Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Date: 11.02.206
Place:

Uthukuli.
From

P N Sreedharan,
P K Duraisamy,
B Vasanthakumar,
Rose Garden,
Uthikuli.

To

The Chairperson,
TNRERA,
Anna Nagar East,
Chennai – 600 040

Respected Sir,

Sub.:- Submission of Affidavit – reg.,
Ref.:- Our Application No. TNRERA/PLI/8790/2025 dt. 01.11.2025
(TNRERA/PLI/7377/2025 dt.29.08.2025)

With reference to the above Application and the subsequent query raised by the scrutiny officer regarding the removal of the Compound wall constructed, we hereby submit our clarification for your kind perusal of as follows.

The road leading towards East to West which is the main approach road to the plots of width 0f 10 meter do not have any obstacles to reach out by the proposed owners and public from the main road. The boundary wall constructed in the both sides of the other 3 roads within the proposed plots with the width of 7.2 meter & 9 meter towards North to South are because of theagricultural land adjoining to the property in both the sides. This may be viewed clearly in the pictures attached for your ready reference.

Further, we hereby declare that we will remove the walls when there are residential plots developed in future in the adjoining lands without any hesitation.

Therefore, we hereby request your good office to process out Application and issue the clearance at the earliest.

Thank you,

Yours truly,










GPS Map Camera
Uthukuli,Tamil Nadu,India
Lat 11.107041, Long 77.447070
Wednesday, 19/11/2025 11:35 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Uthukuli,Tamil Nadu,India
Lat 11.107687, Long 77.447847
Wednesday, 19/11/2025 11:35 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Uthukuli,Tamil Nadu,India
Lat 11.167669, Long 77.443541
Wednesday, 19/11/2025 11:35 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Uthukuli,Tamil Nadu,India
Lat 11.167313, Long 77.448191
Wednesday, 19/11/2025 11:34 AM GMT+05:30
Note : Captured by GPS Map Camera

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.