Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

13.03.2026

அனுப்புனர்

A.அர்ச்சனா
NO.12/13, தில்லை நகர்
பூம்புகார் மெயின் ரோடு
மயிலாடுதுறை – 609 001

பெறுநர்

THE CHAIR PERSON
TNRERA, அண்ணா நகர் கிழக்கு
சென்னை – 600 102

அய்யா

பொருள் : மனைப்பிரிவின் **COMPOUND WALL** சம்மந்தமாக

மேற்கொண்ட பொருள் தொடர்பாக, காஞ்சிபுரம் மாவட்டம், வாலாஜாபாத் வட்டம், **ஊத்துக்காடு கிராமத்தில் புல எண்கள்.477/1,3 & 480/8 -** இல் **KKR NAGAR ANNEX** எனும் மனைப்பிரிவு அமைத்துள்ளோம். அதில் மனைப்பிரிவை சுற்றி COMPOUND WALL அமைத்துள்ளோம் அதில் தாங்கள் கூறியவாறு மனைப்பிரிவு சாலைகள் வரும் இடங்களில் சாலையை மரிக்காமல் COMPOUND WALL போடாமல் வழி விட்டுள்ளோம். ஆனால் இந்த மனைபிரிவில் **முதலில் உள்ள 7.2 M சாலையை அதன் அருகில் உள்ள இடத்தின் உரிமையாளர் மூட சொல்லி விட்டார். எனவே பிற்காலத்தில் திறக்க சொன்னால் நங்கள் வழி விடுகிறோம் என்றும் மேலும் எங்களால் எந்த வழி பிரைச்சினையும் இருக்காது என்பதை தெரிவித்து கொள்கிறோம்.**

இப்படிக்கு

A.அர்ச்சனா



APPROVED PLAN SHOWING THE LAYOUT OF HOUSE SITE IN S.NO : 480/7A2, 7B, 9, 10, 11 AND 480/12 OF UTHUKKADU 'B' VILLAGE, NAICKENKUPPAM PANCHAYAT, WALAJABATH PANCHAYAT UNION, WALAJABATH TALUK, KANCHEEPURAM DISTRICT.

APPROVED PLAN SHOWING THE LAYOUT OF HOUSE SITE IN S.NO : 477/1, 3 AND 480/8 OF UTHUKKADU 'B' VILLAGE, NAICKENKUPPAM PANCHAYAT, WALAJABATH PANCHAYAT UNION, WALAJABATH TALUK, KANCHEEPURAM DISTRICT.

APPROVED LAYOUT SWP/DDTCP (KA.DIS) NO:21/2026

AREA STATEMENTS

P. NO:	SURVEY NO:	AREA SQ.FT	P. NO:	SURVEY NO:	AREA SQ.FT
1	480/8	1276	29	477/1, 3	936
2	480/8	1173	30	477/3	858
3	480/8	1220	31	477/3	858
4	480/8	957	32	477/3	858
5	480/8	854	33	477/3	858
6	480/8	909	34	477/3	1116
7	480/8	813	35	477/3	1090
8	480/8	810	36	477/3	880
9	480/8	879	37	477/3	880
10	480/8	961	38	477/3	880
11	480/8	908	39	477/3	880
12	480/8	923	40	477/1, 3	880
13	477/1	969	41	477/1, 3	880
14	477/1, 3	972	42	477/3	880
15	477/3	972	43	477/3	880
16	477/3	975	44	477/3	880
17	477/3	981	45	477/3	880
18	477/3	984	46	477/3	880
19	477/3	905	47	477/3	880
20	477/3	926	48	477/3	965
21	477/3	1341	49	477/3	1391
22	477/3	880	50	477/3	1441
23	477/3	880	51	477/3	1507
24	477/3	880	52	477/3	1423
25	477/3	880	53	477/3	1098
26	477/1, 3	960	54	477/3	933
27	477/1	960	55	477/3	866
28	477/1	936			

APPROVED LAYOUT SWP/DDTCP (KA.DIS) NO:60/2025

AREA STATEMENTS

P. NO:	SURVEY NO:	AREA SQ.FT	P. NO:	SURVEY NO:	AREA SQ.FT
1	480/12	1116	29	480/10	1040
2	480/12	1056	30	480/10	1028
3	480/12	948	31	480/10, 11	1028
4	480/12	960	32	480/10, 11	1040
5	480/10, 12	960	33	480/10, 11	1015
6	480/10, 12	948	34	480/7A2	855
7	480/10	948	35	480/7A2	813
8	480/10	960	36	480/7A2	822
9	480/9B, 10	816	37	480/7A2	831
10	480/9B, 10	804	38	480/7A2, 11	844
11	480/9B	1068	39	480/11	850
12	480/9B	1080	40	480/11	850
13	480/9B	975	41	480/11	872
14	480/9B	984	42	480/11	924
15	480/9B	942	43	480/11	900
16	480/9B	972	44	480/11	900
17	480/9B	1009	45	480/7A2, 7B, 11	900
18	480/9B	1048	46	480/7A2, 7B	900
19	480/9B	985	47	480/7A2, 7B	900
20	480/9B	1061	48	480/7A2, 7B	900
21	480/9B	860	49	480/7A2, 7B	943
22	480/9B	869	50	480/7B	912
23	480/9B	1027	51	480/7B	953
24	480/9B	1015	52	480/7B	946
25	480/9B, 10	1015	53	480/7B	778
26	480/9B, 10	1027	OWNER'S USE	480/7B	1054
27	480/9B, 10	854			
28	480/10	955			


EXIST ROAD
EXIST ROAD
KKR NAGR ANNEX
EXIST ROAD


EXISISTING 9.0 M ROAD
KKR NAGR ANNEX
THE HOUSE OWNER
OBJECTION OPEN
THE WALL


EXISISTING 9.0 M ROAD
KKR NAGR
ANNEX
KKR NAGR ANNEX
7.2 M ROAD COMPUND WALL
NOT OPEN DUE TO ADJUSTANT
HOUSE OWNER OBJECTION,
HE IS TOLD TO CLOSE THE WALL



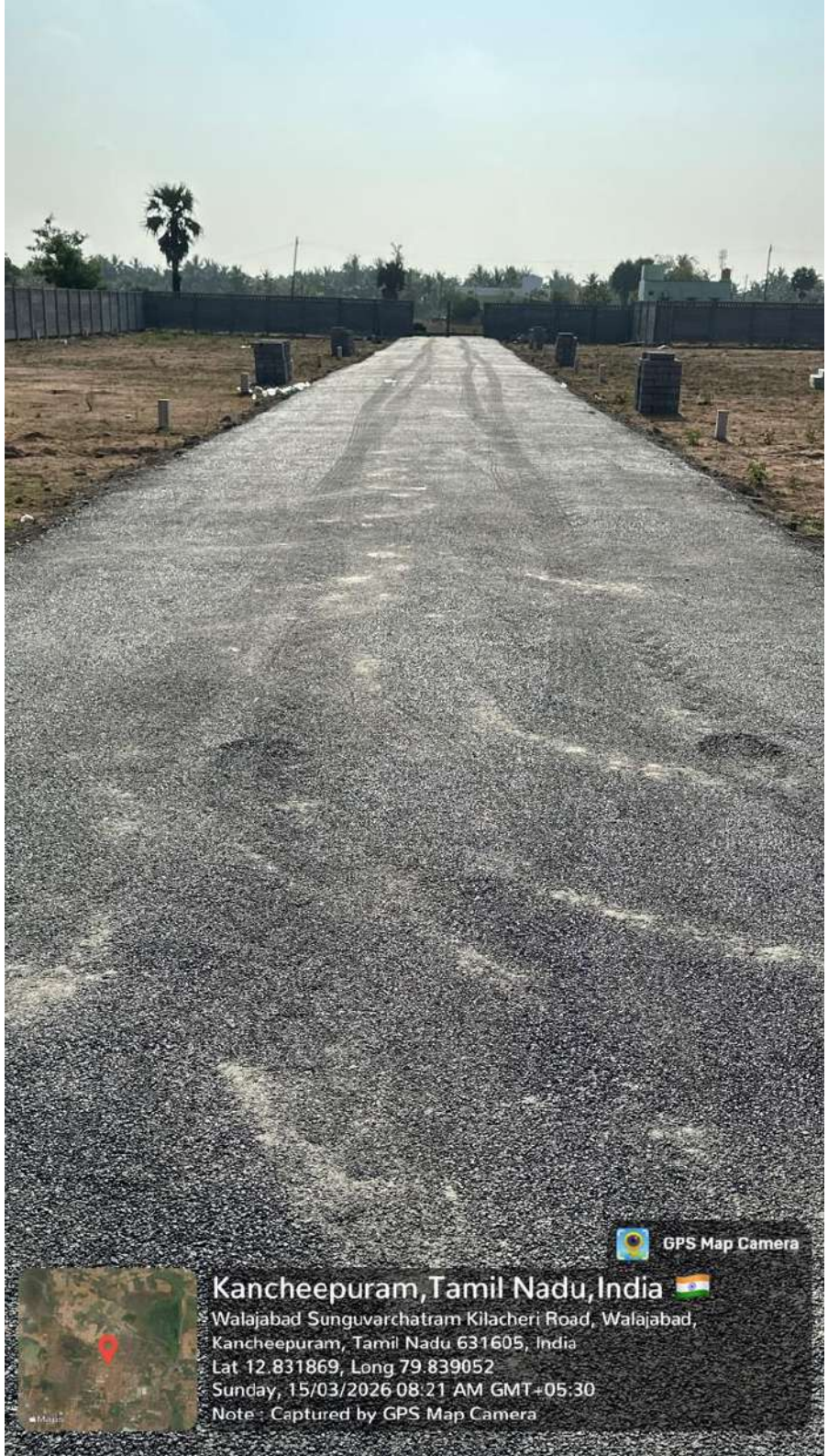

KKR NAGR ANNEX
EXIST ROAD
KKR NAGR
ANNEX


KKR NAGR ANNEX
KKR NAGR ANNEX
EXISISTING 9.0 M ROAD

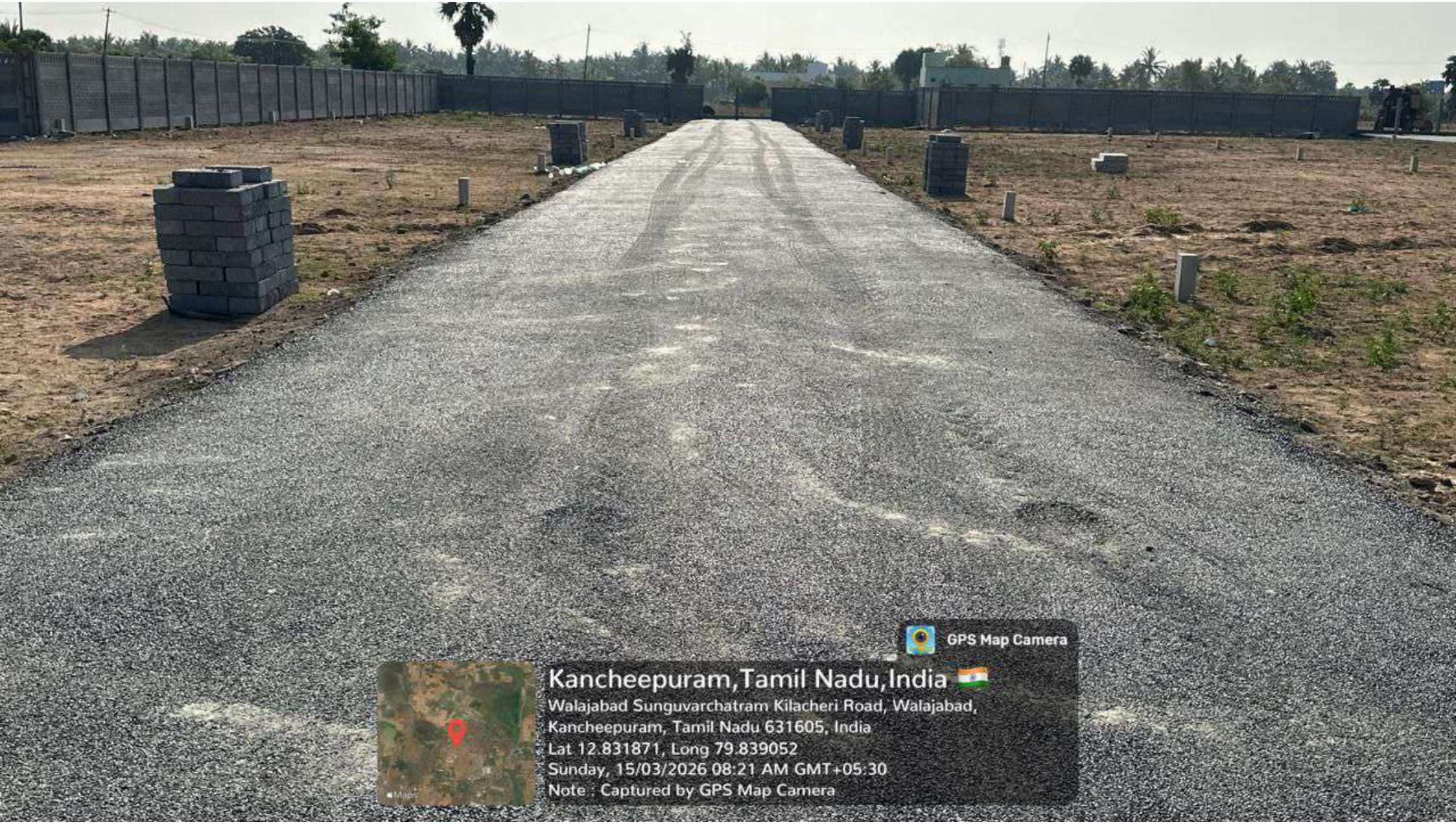

KKR NAGR
ANNEX

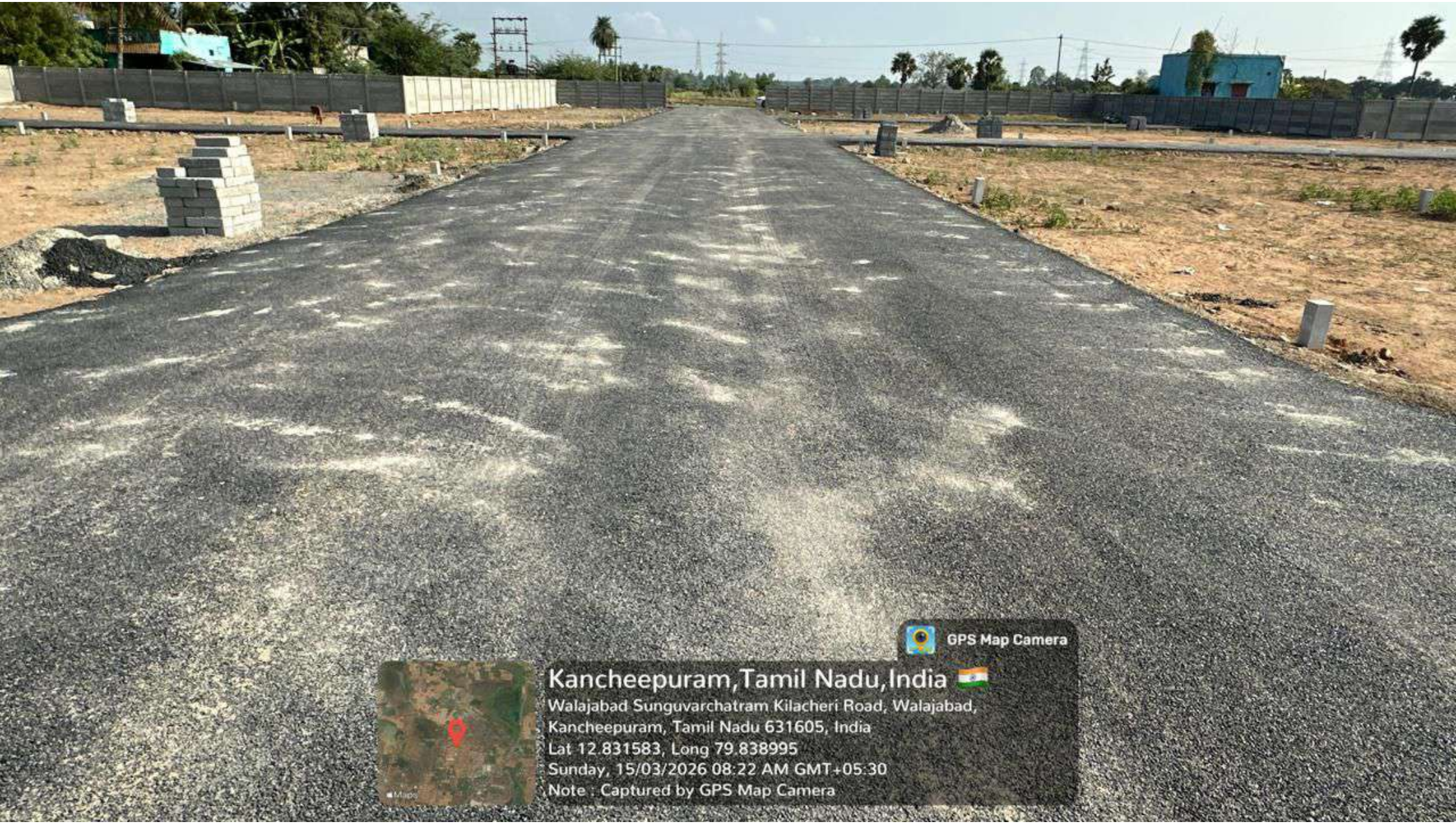

GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.832331, Long 79.839135
Sunday, 15/03/2026 08:19 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.832338, Long 79.839135
Sunday, 15/03/2026 08:19 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.831869, Long 79.839052
Sunday, 15/03/2026 08:21 AM GMT+05:30
Note : Captured by GPS Map Camera

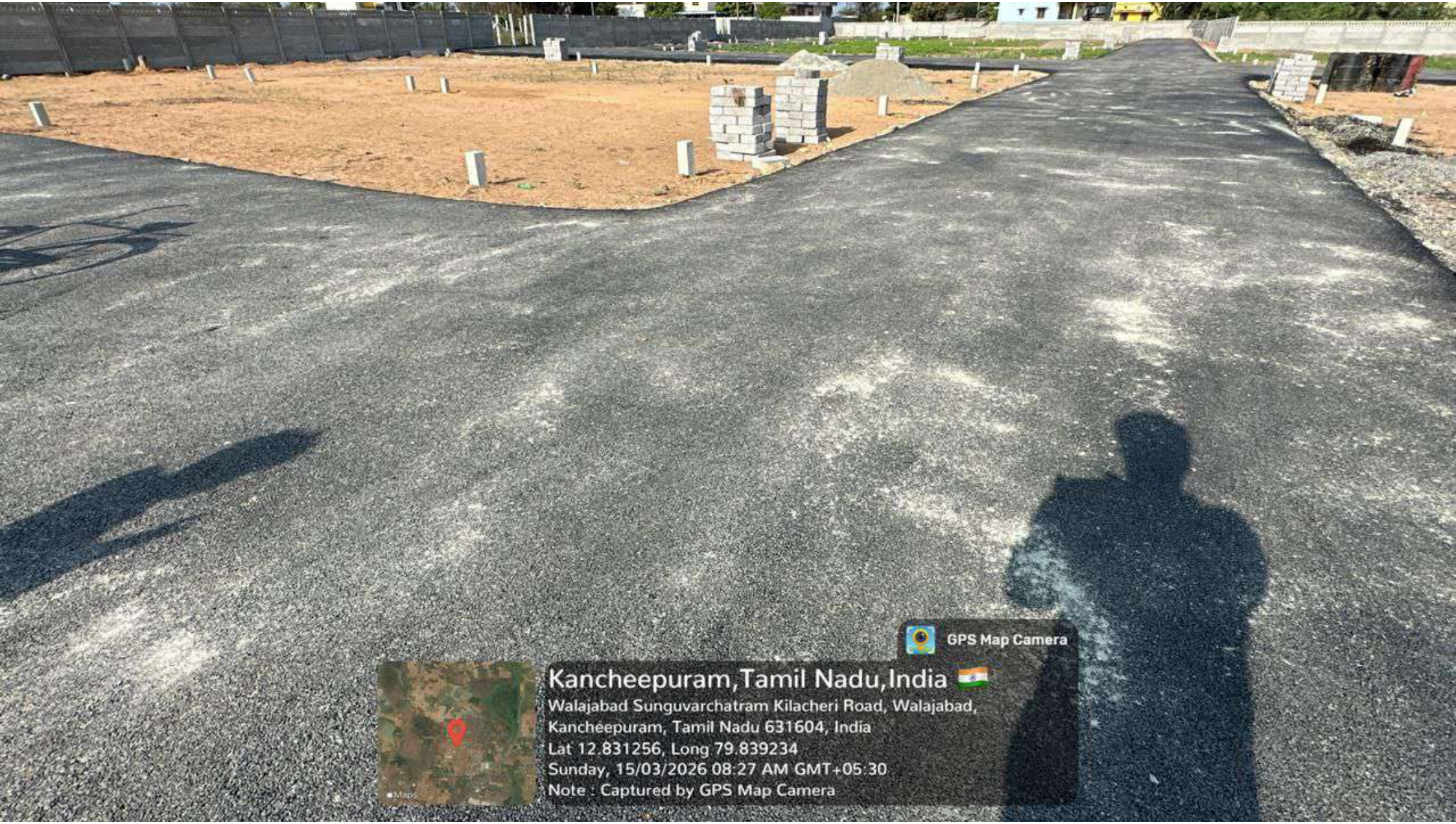

GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.831583, Long 79.838997
Sunday, 15/03/2026 08:22 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.831871, Long 79.839052
Sunday, 15/03/2026 08:21 AM GMT+05:30
Note : Captured by GPS Map Camera

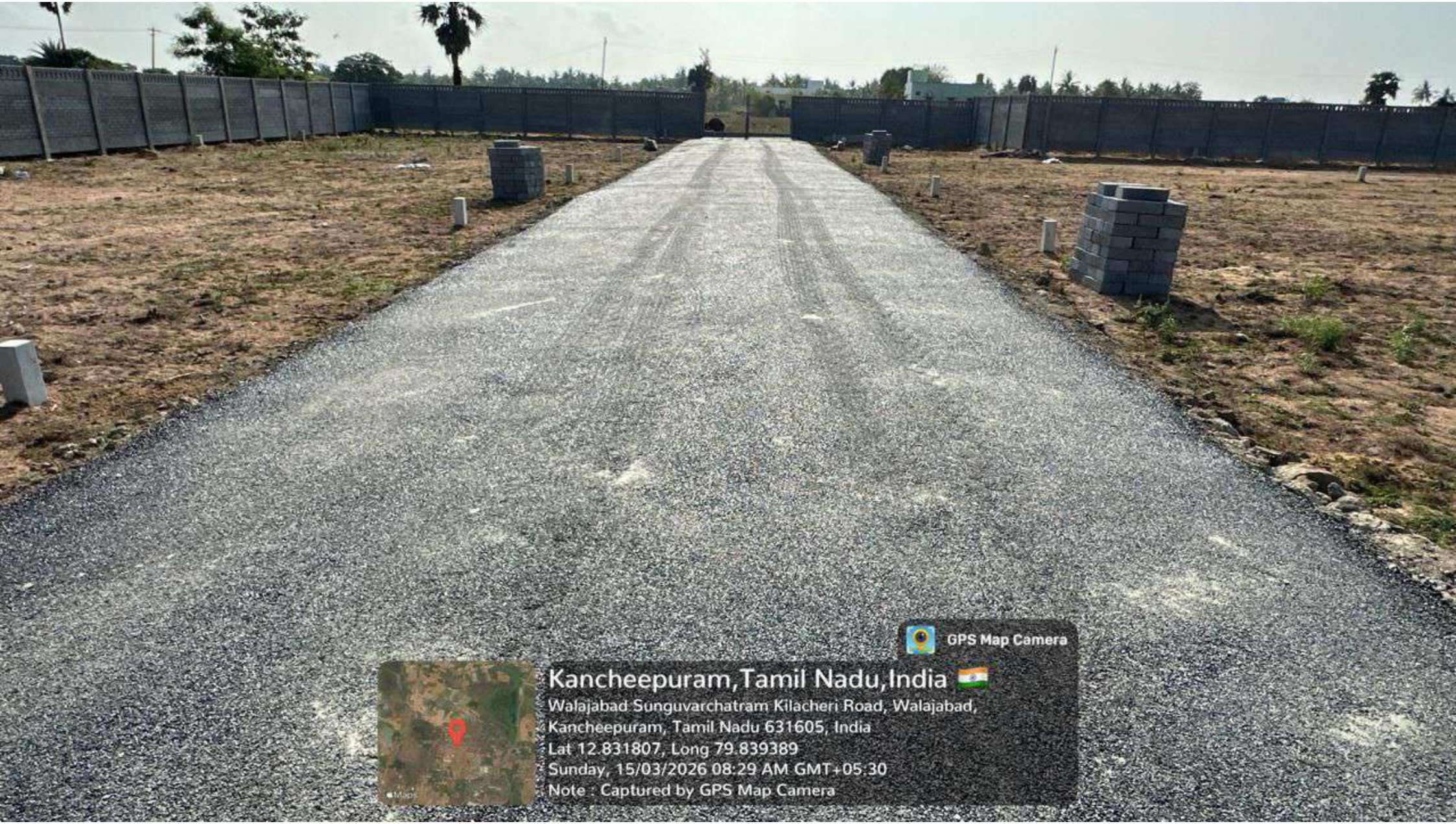

GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.831583, Long 79.838995
Sunday, 15/03/2026 08:22 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.831340, Long 79.838939
Sunday, 15/03/2026 08:23 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631604, India
Lat 12.831244, Long 79.839233
Sunday, 15/03/2026 08:27 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631604, India
Lat 12.831256, Long 79.839234
Sunday, 15/03/2026 08:27 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631604, India
Lat 12.831246, Long 79.839234
Sunday, 15/03/2026 08:27 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kancheepuram,Tamil Nadu,India
Walajabad Sunguvarchatram Kilacheri Road, Walajabad,
Kancheepuram, Tamil Nadu 631605, India
Lat 12.831807, Long 79.839389
Sunday, 15/03/2026 08:29 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.