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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

From

Mr.V.Nagarajan

No:4BC, Kambar First Cross Street, Chelli Nagar, Selaiyur, Chennai 600073

To

Tamil Nadu Real Estate Regulatory Authority,

No. 133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai – 600102.

Dear Sir/Madam,

We would like to respectfully inform you that the village name has already been correctly mentioned as Puthur. Kindly verify the records once again.

It has been a long time since we submitted our file, and we have been continuously addressing the queries raised. We kindly request you to consider our application and release the Order Copy at the earliest.

If required, you are welcome to visit our site at any time for inspection. We are happy to cooperate, and you may verify all the details directly at the site. We have no objections and are confident that everything is in order.

We sincerely request your kind support and early approval.

Thank you for your time and consideration.

Thank you

V.Nag

Scanned with OKEN Scanner

Dear Madam,

As per our project conditions, there is no provision for an OHT (Overhead Tank). Therefore, we are unable to provide or demonstrate a drinking water facility for this site.

However, I have submitted all the other details you requested, along with supporting photographs and the Local Body receipt for your verification.

I kindly request you to review the submitted documents and approve our application at the earliest.

Your prompt approval would be greatly appreciated.

Thank you.

From

Mr.V.Nagarajan And N.Devi (Name of the Promoters)

No:4BC, Kambar First Cross Street, Chelli Nagar, Selaiyur, Chennai 600073

To

Tamil Nadu Real Estate Regulatory Authority,

No. 133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai – 600102.

Dear Sir/Mam

Your have raised a query regarding why the GPS-tagged photographs display Pudur Village under Chennai. As per the PIN code 600126, the GPS system automatically shows the location under Chennai District. We do not have any control over how the GPS identifies or displays the district, and therefore we are unable to change it to Chengalpattu.We have submitted only the GPS-tagged photographs taken at our actual project site. The GPS coordinates (Latitude and Longitude) in the photographs are genuine and accurately represent our site location. You may kindly verify the location using the latitude and longitude coordinates provided in the GPS photographs.If you require any further clarification, you are most welcome to visit our project site at any time. We will be happy to show you the land and confirm that the submitted GPS-tagged photographs belong to our project site.Therefore, we kindly request you to consider this clarification and process our application at the earliest. We would be grateful if you could issue the Order Copy as soon as possible.

TNRERA/PLI/4554/2026 Nagaraj 859.26 Sqmt

TNRERA/PLI/4555/2026 Devi 653.59 Sqmt

Thank you, Sir.

V. Nag

N. Devi

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Do not waste water, use it economically.

Original

Nedugundram Village Panchayat, Kattankolathur Block, Chengalpattu District

Miscellaneous Receipt

Receipt Number : 2026-2027/35/7/18/7/80

Date : 05-06-2026 14:19

Name of the Payer : V Nagarajan

Payer Mobile Number : 9677114444

Mode of Payment : Demand Draft

Demand No	Major Head	Minor Head	Receipt Detail	Amount (₹)
1613011	Fees	Planning permit (Planning permit)	Sub Division Approval	54,240
			Total	**54,240**

Rupees(₹) : Fifty-Four Thousand Two Hundred and Fourty Only

Panchayat Secretary,
Nedugundram Village Panchayat.

Executive Authority/
Village Panchayat President
Nedugundram Village Panchayat

*This is Computer Generated Bill. No Signature Required.

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GPS Map Camera
Chennai, Tamil Nadu, India
Sdb Mahalakshmi Nagar, Mappedu, Puthur,
Chennai, Tamil Nadu 600126, India
Lat 12.885948° Long 80.12949°
Saturday, 25/07/2026 01:06 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Sdb Mahalakshmi Nagar, Mappedu, Puthur,
Chennai, Tamil Nadu 600126, India
Lat 12.886095° Long 80.129385°
Saturday, 25/07/2026 01:08 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Sdb Mahalakshmi Nagar, Mappedu, Puthur,
Chennai, Tamil Nadu 600126, India
Lat 12.885878° Long 80.129495°
Saturday, 25/07/2026 01:16 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Sdb Mahalakshmi Nagar, Mappedu, Puthur,
Chennai, Tamil Nadu 600126, India
Lat 12.886107° Long 80.12936°
Saturday, 25/07/2026 01:08 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
Sdb Mahalakshmi Nagar, Mappedu, Puthur,
Chennai, Tamil Nadu 600126, India
Lat 12.885948° Long 80.12949°
Saturday, 25/07/2026 01:06 PM GMT +05:30
Google









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.