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

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DIGITALLY VERIFIED RECORD

Planning Permit No. D.35022/2691
APPROVED
Subject to the conditions in this Office
Lr. No. 3059/2023/A2
Dt. 15.10.2025
COMMISSIONER
PANCHAYAT UNION POONAMALLEE

THIS PLANNING PERMISSION IS ISSUED IN R DELEGATION OF POWERS CONFERRED ON MEMBER-SECRETARY, CMDA BY THE GOVERNMENT

15/10/25

S.No.21
RESIDENTIAL

S.No.22
RESIDENTIAL



Approved Layout
PPD NO. 176
LO NO. 2022

Road gift deed
No.6933/2022

செ.பி.ம. குழும் ஏப்புரல்வாக திட்ட அனுமதி அளிப்பதன் மூல விண்ணப்பதாரரின் மேல் நில உரிமையை உறுதிப்படுத்தவில்லை. திட்ட அனுமதி அளிப்பதற்கு முன்பு, விண்ணப்பதாரரால் சமர்ப்பிக்கப்பட்ட ஆவணங்களில் (கிரையப்பத்திரம், பாத்தி பட்டாதாரப்பத்திரம், பொது அதிகாரப்பத்திரம், மேலும்பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அதன் மூலம் முதற்கட்டமாக விண்ணப்பதாரருக்கு வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது.

சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிப்படுத்திக் கொள்ளவேண்டும்மேலும் அதன் மேல் வேறு யாரேனும் தனி நபர் உரிமை கோரினால் அவர்கள் அதனை பொருத்தமான நகுதியுள்ள நீதிமன்றத்தின் முன தீர்த்துக் கொள்ளலாம். இதனை முழுவு செய்ய செ.பி.ம. முழுமை பொறுத்தமாக நடைமுறை அல்ல.

PLAN SHOWING THE PROPOSED SUB DIVISION OF HOUSE SITES SUBDIVIDED INTO PLOT NOS. A,B,C&D.COMPRISED IN OLD S.NO.25/3A AND PATTA S.NO. 25/3A2, PATTA NO.234, PANAVEDUTHOTTAM VILLAGE, POONAMALLEE TALUK ,TIRUVALLUR DISTRICT, POONAMALLEE PANCHAYAT UNION.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

S.No.26
AGRICULTURAL
LANDS

AS PER PATTA	:	642.69 SQ.M
AS PER DOCUMENT	:	642.69 SQ.M
PLOTTABLE AREA	:	642.69 SQ.M
TOTAL NO.OF PLOTS	:	4 Nos

PLOT NO A	:	182.12 SQ.M
PLOT NO B	:	171.85 SQ.M
PLOT NO C	:	162.59 SQ.M
PLOT NO D	:	126.13 SQ.M
TOTAL	:	642.69 SQ.M

LEGEND:

SITE BOUNDARY

EXISTING ROAD

For CHENNAI AFFORDABLE VENTURE LLP

R. Regunath

Authorised Signatory

OWNER SIGNATURE

T. PRAKASH, B.E. (Civil)., MBA.,
Greater Chennai Corporation
Class-I Licensed Surveyor No. 2241
No. A401, Isha Yara Apartments
Vadakkupattu Road, Madavakkam,
Chennai-600 100. Mob: 98414-27068
E-mail: prakash@buildtecinfra.com

LICENSED SURVEYOR

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.