Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

Mr. Kannan &
Mrs. Kothai.A

EY 920096

036046

10 OCT 2025

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061
L.No: 4255 / 81 / 95

FROM:
Mr. Kannan and Mrs. Kothai A
Plot No: 29, Saravanabava Nagar,
Srinivasa Nagar, Old Perungalathur,
Chennai – 600 063

TO:
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Anna Nagar East,
Chennai – 600 102

Subject: Clarification on Patta Extent and Approved Land Extent – Application No. TNRERA/PLI/0822/2026

NOTARY R. JAYASHANKARAN CHENNAI TAMIL NADU REG. No 7017 GOVERNMENT OF INDIA

JAYASHANKARAN, B.A., B.L.
ADVOCATE & NOTARY
MADRAS HIGH COURT ADVOCATES ASSOCIATION
CHENNAI-600 104

G. Kothai

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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தமிழ்நாடு TAMILNADU

EY 920091

Mr. Kannan &
Mrs. Kothai.A

036041

10 OCT 2025

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 21 / 95

Respected Sir/Madam,

We have submitted an application for RERA Registration bearing Application No. **TNRERA/PLF/1452/2026**. In this connection, a query has been raised regarding the difference between the approved extent and the document extent.

We hereby submit the following details for your kind consideration:

- **Approved Plan Extent:** 8120.00 Sq.m
- **Patta Extent:** 8120.00 Sq.m
- **Document Extent:** 8092.90 Sq.m

We respectfully submit that the approval from the DTCP has been obtained based on the Patta extent. Accordingly, the approval has been granted considering the actual Patta extent.

We kindly request you to consider the above clarification and proceed with our application.

Thanking you,

Yours faithfully,

NOTARY R. JAYASHANKARAN CHENNAI TAMIL NADU REG. No 7077 GOVERNMENT OF INDIA

JAYASHANKARAN
ADVOCATE & NOTARY
HIGH COURT ADVOCATES ASSOCIATION
CHENNAI-600 104

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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