Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

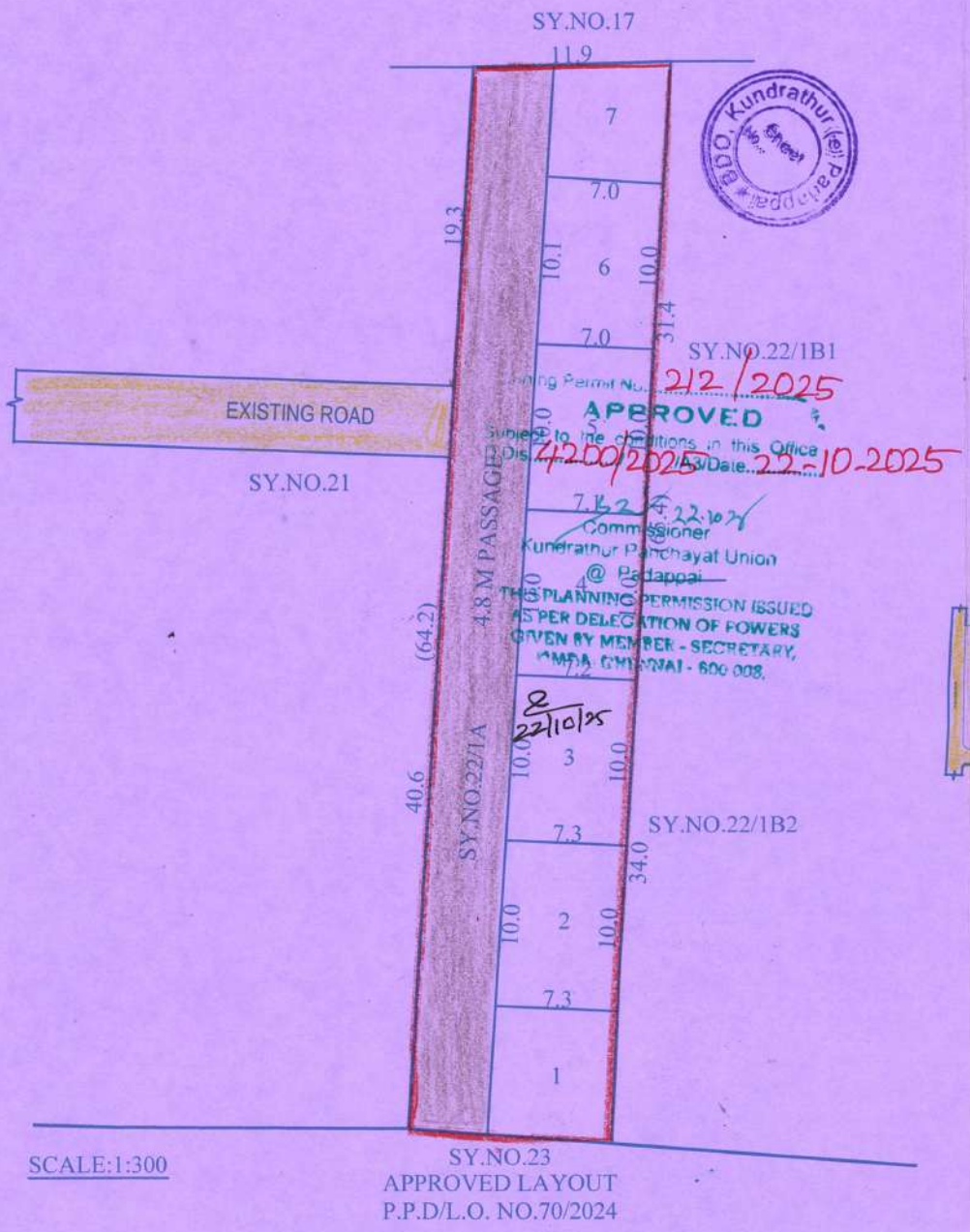
Published for reference. The authority's own register is the operative record.

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

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PLAN SHOWING THE PROPOSED SUBDIVISION OF HOUSE SITES IN SURVEY.NO:22/1A, OF KULATHUVANCHERI VILLAGE, KUNDRATHUR TALUK, KANCHIPURAM DISTRICT, WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

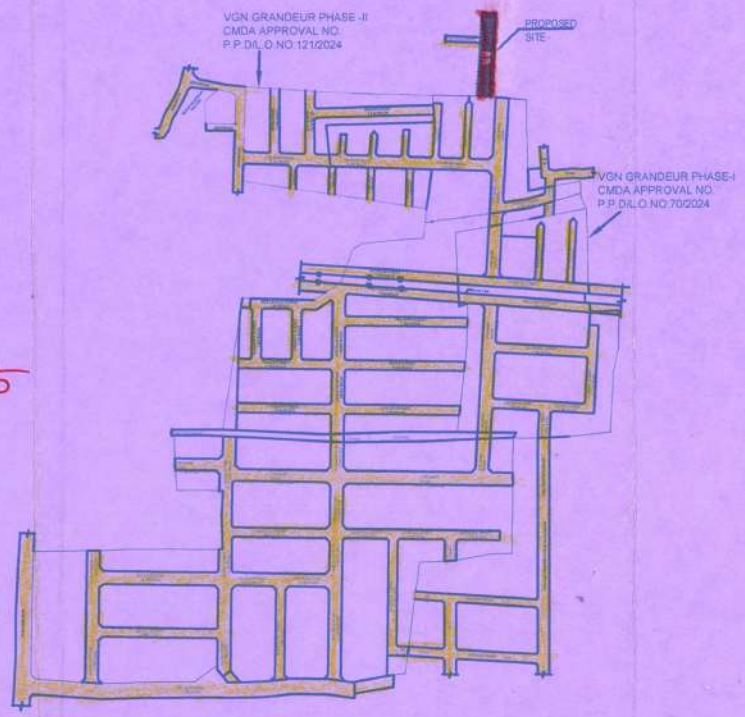


SCALE:1:300

APPROVED LAYOUT
P.P.D/L.O. NO.70/2024

EDO, Kundrathur (e) Panchayat

Building Permit No. 212/2025
APPROVED
Subject to the conditions in this Office
Dis. 4200/2025/B3 Date 22-10-2025
Commissioner
Kundrathur Panchayat Union
@ Padappai
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA, CHENNAI - 600 008.
22/10/25



KEY PLAN
(NOT TO SCALE)

ஒப்புதல் அளிக்கப்படுகிறது

இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்திரவு எண்: மு.மு. 4/2025-26 நாள்: 10/12/2025 கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது.

10/12/2025

தலைமை நிர்வாக அலுவலர்
அய்யப்பன்தாங்கல் ஊராட்சி
சென்னை – 600 056.

North
W E
S

EXTENT DETAIL

S.NO	SY.NO	EXTENT (IN AC)	EXTENT (IN AC)
1	22/1A	0.18 (As per doc)	728.43 (As per doc)

AREA STATEMENT

EXTENT IN	SQ.M
PLOT NO : 1	58.46
PLOT NO : 2	72.92
PLOT NO : 3	72.50
PLOT NO : 4	72.00
PLOT NO : 5	70.74
PLOT NO : 6	70.76
PLOT NO : 7	49.74
4.8 M PASSAGE	309.24
TOTAL AREA	776.36

COLOUR INDEX

LAYOUT BOUNDARY
EXISTING ROAD
PROPOSED ROAD

NOTE:-

TOTAL EXTENT OF THE PROPOSED LAYOUT SITE : 776.36 SQ.M (0.19AC)
4.8M PASSAGE AREA : 309.24 SQ.M
TOTAL NO. OF PLOTS : 7

For VGN ENTERPRISES PRIVATE LIMITED

Authorised Signatory

OWNER/ POWER AGENT

Er. R.G. CHANDHIRASEKARAN
CMDA Registered Engineer Grade III (RE)
RE / GR-III / 2019 / 04 / 075
Registered Engineer Grade-III (RE)
Greater Chennai Corporation , RE 301122024
DTCP Registered Engineer Grade-III (RE)
CGLDIST/RE/GR-III/2019/11/033
6/27, NEHRU STREET,
C. PALLAVARAM, CHENNAI-600 043.
Cell : 9840183387 / 9841797833

LICENSED SURVEYOR / ARCHITECT

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.