Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

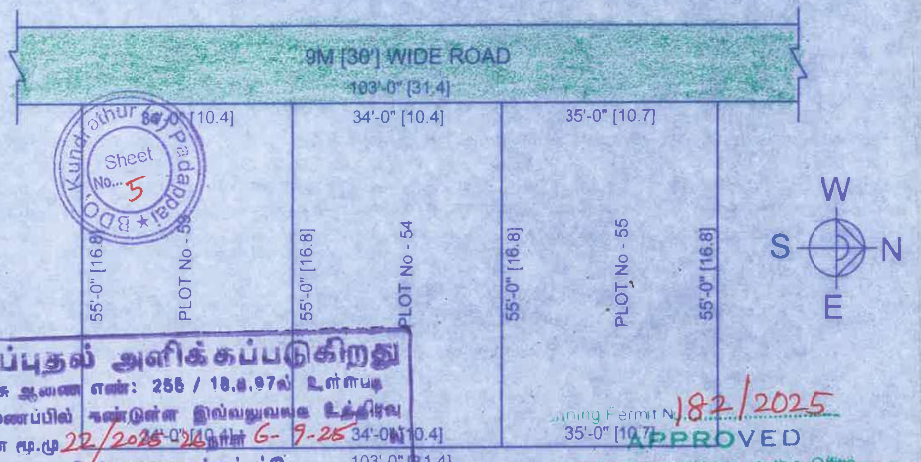
Published for reference. The authority's own register is the operative record.

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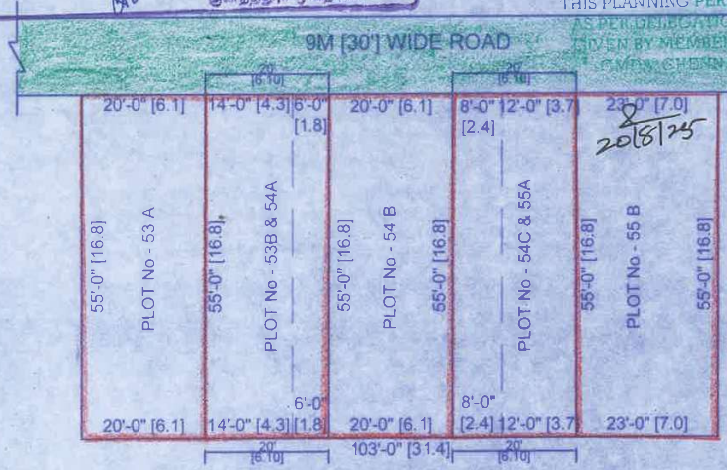
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE AT PLOT Nos - 53, 54 and 55, COMPRISED IN OLD S.Nos - 174/1, 174/2, 175/1 & 175/2 and 176, PATTA No - 3550, AS PER PATTA NEW S.Nos.174/2 , 174/3 , 175/1C, 176/1B, "BALAJI NAGAR PHASE - I", VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMITS.



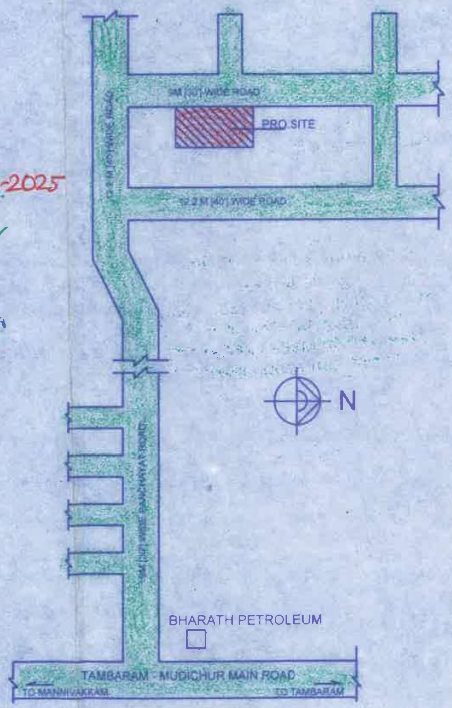

ஒப்புதல் அளிக்கப்படுகிறது
அருகு ஆணை எண்: 255 / 18.8.97ல் உள்ளபடி
இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்திரவு
எண் மு.மு 22/2025-26 நாள் 6-9-25
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு
வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது

Planning Permit No. 182/2025
APPROVED
Subject to the conditions in this Office
D.Dis. 3545/2025 Date 20-8-2025
Commissioner
Kundrathur Panchayat Union
@ Padappai
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER SECRETARY CMDA, CHENNAI




M.M.D.A LAYOUT APPROVED DETAILS :-
P.P.D / L.O No : 79 / 86

RECLASSIFICATION DETAILS:
A.R. No. 76/2025
Letter No. R1/0146/2023 -1
Dated : 15.07.2025




## AREA STATEMENT

| PLOT EXTENT | SQFT | SQMT |
|---|---|---|
| AS PER DOC [PLOT Nos - 53-54-55] | 5665.00 | 526.49 |
| PLOT No - 53A | 1100.00 | 102.23 |
| PLOT No - 53B & 54A | 1100.00 | 102.23 |
| PLOT No - 54B | 1100.00 | 102.23 |
| PLOT No - 54C & 55A | 1100.00 | 102.23 |
| PLOT No - 55B | 1265.00 | 117.57 |
| TOTAL AREA | 5665.00 | 526.49 |

COLOUR INDEX

EXG ROAD SHOWN THUS
PRO. PLOT SHOWN THUS
SITE U/R

APPLICANT :-

LICENSED SURVEYOR

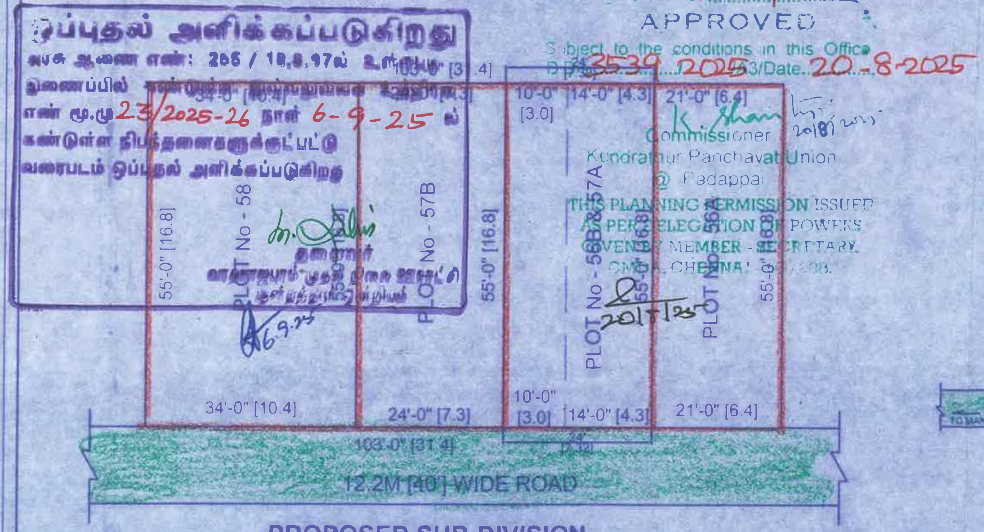
Er.E.FAZ[illegible]HUSSAIN, B.E.,
REGISTERED ENGINEER
Tambaram City Municipal Corporation
Reg.No:[illegible]
M/s.DESIGN ENGINEERS
No:22/65, Venkatesan Street,
West Tambaram, Chennai-600 045.
Ph:044-42034219 / Mob: 9790374661

Drawing Prepard By
DESIGN ENGINEERS, TAMBARAM
PH : 044 42034219

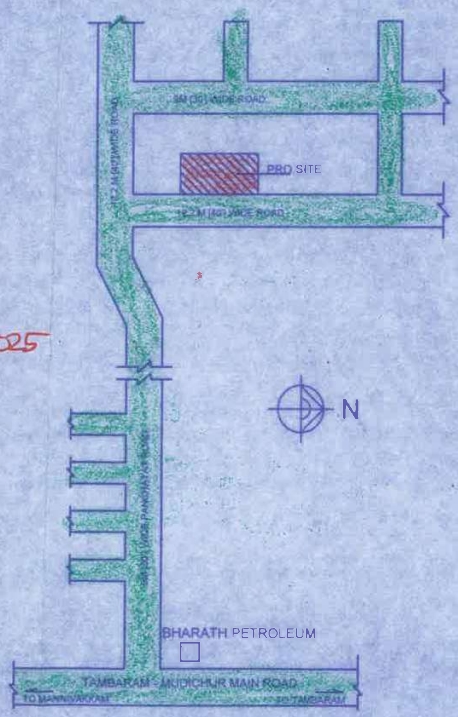
# PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE AT PLOT Nos - 56, 57 and 58, COMPRISED IN OLD S.Nos - 174/1, 174/2, 175/1 & 175/2 and 176, PATTA No - 3550, AS PER PATTA NEW S.Nos.174/2 , 174/3 , 175/1C, 176/1B, "BALAJI NAGAR PHASE - I", VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR PANCHAYAT UNION LIMITS.




EXISTING SUB-DIVISION




PROPOSED SUB-DIVISION
SCALE - 1:100




KEY PLAN [NTS]

M.M.D.A LAYOUT APPROVED DETAILS

P.P.D / L.O No : 79 / 86

RECLASSIFICATION DETAILS:
A.R.No. 76/2025
Letter No. R1/0146/2023 -1
Dated : 15.07.2025

Planning Permit No. 177 / 2025
APPROVED
Subject to the conditions in this Office
D.P. No. 3539 / 2025 Dated 20-8-2025
Commissioner
Kundrathur Panchayat Union
@ Padappai
THIS PLANNING PERMISSION ISSUED
PER DELEGATION OF POWERS
VENDER MEMBER - SECRETARY
CMDA, CHENNAI

ஒப்புதல் அளிக்கப்படுகிறது
அரசு ஆணை எண்: 205 / 18.9.97ல் உள்ளபடி
இணைப்பில் [illegible]
என் மு.மு 23/2025-26 நாள் 6-9-25 ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு
வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது

## AREA STATEMENT

| PLOT EXTENT | SQFT | SQMT |
|---|---|---|
| AS PER DOC [PLOT Nos - 56-57-58] | 5665.00 | 526.49 |
| PLOT No - 56A | 1155.00 | 107.34 |
| PLOT No - 56B & 57A | 1320.00 | 122.68 |
| PLOT No - 57B | 1320.00 | 122.68 |
| PLOT No - 58 | 1870.00 | 173.79 |
| TOTAL AREA | 5665.00 | 526.49 |

COLOUR INDEX

EXG ROAD SHOWN THUS
PRO. PLOT SHOWN THUS
SITE U/R

APPLICANT :-

T K Chelyuth

LICENSED SURVEYOR

Er.P. HUSSAIN, B.E.,
REGISTERED ENGINEER
Tambaram City Municipal Corporation
Reg. No. [illegible]
M/s. DESIGN ENGINEERS
[illegible]
West Tambaram, Chennai - 600 045.
Ph: 044-4203 4219 / Mob: 9790574691

Drawing Prepard By
DESIGN ENGINEERS, TAMBARAM
PH : 044 42034219

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

**Verified RealEstate**
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Chennai 600 097, India
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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.