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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verified.realestate

PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT AT SASTRI NAGAR ANNEX, MADHAVARAM, CHENNAI- 600 110. COMPRISED IN OLD S.NO: 1361/1 Part, 1364/1B Part, 1365/1A Part, AS PER NEW PATTA T.S.NO: 50/2 & 50/3, BLOCK NO: 50, WARD: D, OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, GREATER CHENNAI CORPORATION. DIVISION: 030, ZONE : 03,

REF: ROAD AND PUBLIC PURPOSE 1 HAS BEEN GIFTED TO GCC VIDE DOCUMENT NO: 1513/2026, DATED: 05.03.2026.



LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

PLOT EXTENT		8367.38 Sq. M	
PLOT NO	SQ. M	PLOT NO	SQ. M
1	88.09	30	105.35
2	78.61	31	105.35
3	75.59	32	105.35
4	115.12	33	105.35
5	131.22	34	105.35
6	114.37	35	105.35
7	105.36	36	105.35
8	105.36	37	105.65
9	83.67	38	129.85
10	84.83	39	105.35
11	104.19	40	105.35
12	105.35	41	105.35
13	105.35	42	105.35
14	126.00	43	105.35
15	140.45	44	105.35
16	115.38	45	105.35
17	75.40	46	105.35
18	76.56	47	105.35
19	81.05	48	105.35
20	79.89	49	180.31
21	130.10	50	183.93
22	120.48	51	90.93
23	84.71	52	85.77
24	103.53	53	99.89
25	73.25	54	99.89
26	175.96	55	100.44
27	105.35	56	100.92
28	105.35	57	101.38
29	105.35	58	101.13

PLOTTABLE AREA	6167.18 Sq. M
ROAD AREA (GIFTED TO GCC)	: 2127.00 SQ.M
PUBLIC PURPOSE- 1 (GIFTED TO GCC)	: 38.38 SQ.M
PUBLIC PURPOSE- 2 (GIFTED TO TNEB)	: 34.82 SQ.M

For StepsStone Promoters Pvt. Ltd.
Managing Director
For SMART IDEAL INFRA LLP
Designated Partner
OWNER

V. VIJAY, B.E.
Registered Engineer 203932024 Gr-II
Greater Chennai Corporation
Plot No.3, F-1, Ganesh Flats,
Usha Nagar 2nd Street, Ullagaram,
Chennai - 600 091. Mob: 9597664399
REGISTERED ENGINEER

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் SD./WDC.NO3/000787/2026
(மனை உட்பிரிவு)
நாள் 09/06/2026... வார்டு ....030....
ஒப்பளிக்கப்பட்டது

உ.செ.பொ. ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள்..09/06/2026
NO3/000787/2026
தி.ஆ.எண்
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approval vide no:
LA/WDC NO3/000787/2026
Dt: 09/06/2026

AEE

for Commissioner

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம் நகல்
பணித்துறை

for SMART IDEAL INFRA LLP

Designated Partner

for Stepstone Promoters Pvt. Ltd.

Managing Director

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.