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



தமிழ்நாடு तमिलनाडु TAMILNADU

FG 799123

21 AUG 2026

Arun

R.LAKSHMANAN
STAMP VENDOR
L.C.No 6/772/B3/96
No 261, E V R ROAD
AMINJIKARAI CHENNAI 29

Affidavit cum Declaration

Mr.ARUN.B, (PAN: BGCPA7737D) Son of Mr.Baskaran, aged about 39 years, Project Named "VV ROYAL GARDEN" Land comprised Survey No. 181/2B1, 181/2B2A & 181/2B2B at Magaral Village, Tiruvallur Taluk, Tiruvallur District. and I am competent to swear this affidavit.

I state that the said layout was approved by DTCP vide ROC no. 2JUCUQ7L/2026/TCP dated 02.05.2026 and the TNRERA Application No. TNRERA/APPL/PLI/5719/2026

3. I hereby declare that all the conditions stipulated by DTCP have been fully complied with and fulfilled as detailed below:

a) Water Supply Arrangement: I state that individual water connection through Borewell system has been provided to each and every plot in the layout. In addition, water supply will also be provided by Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) as per availability.

b) Drainage and Storm Water Drain: I state that complete drainage works and storm water drains have been constructed as per the approved layout plan and DTCP norms, to ensure free flow of rainwater and to prevent water stagnation.

c) Electricity (EB) and Street Lights: I state that Electrification works, including street lights and EB infrastructure, have been completed as per the norms of TANGEDCO and provision for street lights has been made for the entire layout.

d) Road and Other Infrastructure: I state that all internal roads viz., WBM, BT roads as per DTCP specification, have been formed and all other developmental works have been completed.

4. I further declare that all CMDA conditions regarding Roads, Public Purpose, Water Supply, Drainage, Street Lights and EB have been fully fulfilled and the layout is fully developed and ready for habitation.

5. I state that this affidavit is sworn for the purpose of submitting to TNRERA authorities for the grant of final approval / completion certificate for Roads and Public Purpose sites if any further requirement for water source

What is stated above is true and correct to the best of my knowledge and belief.

Date - 03.09.2026

Place: Chennai

DEPONENT



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.