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

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruvallur Taluk : Tiruvallur Town : Tiruvallur Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam Part (Ward B)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0004--	52	1	513/2,4 PT -	-	ரயத்துவாரி	நஞ்சை	0	-	7-1	4	5.75		0	65	58.0	-	0.00	-	கோவிந்த பண்டிதர் மகன் டிஜி.சிங்காரம்	நிலம்	2023/01/07/001402SD DT. 2023-11-04 11:49:36.245 TR DT: 04-11-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 04-11-2023
பெயர் / Name : Suresh Kumar K
பதவி / Designation : Tahsildar
இடம் / Place : திருவள்ளூர் வட்டம் / Tiruvallur, திருவள்ளூர மாவட்டம் / Tiruvallur

குறிப்பு / Remarks :

	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/01/07/001/002/0004/52/1** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/01/07/001/002/0004/52/1**
	2.	இத் தகவல்கள் 11-11-2024 அன்று 01:51:45 PM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 11-11-2024 at 01:51:45 PM
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

District : Tiruvallur

Taluk : Tiruvallur

Town : Tiruvallur

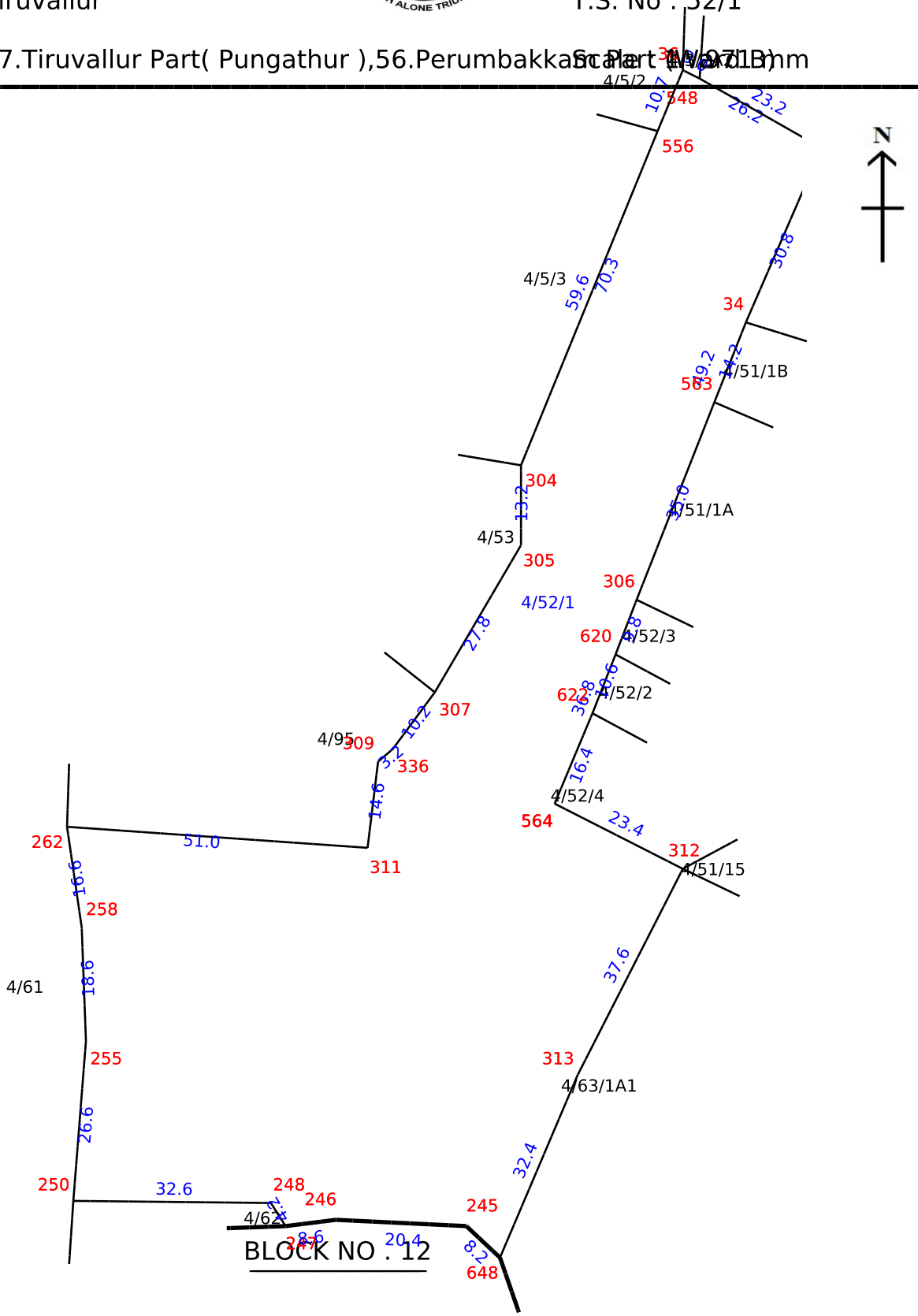
Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam(Part)

Block : 0004

Area : Hect 00 Ares 87 Sq m 50

T.S. No : 52/1

Scale 1:1000



Signed By Tahsildar

Name of approver : tahu

Date of Approval : 04-07-2022

Date of Issue: 11-11-2024 13:56:04

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruvallur Taluk : Tiruvallur Town : Tiruvallur Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam Part (Ward B)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0004--	95	0	513/1 -	-	ரயத்துவாரி	நஞ்சை	0	-	7-1	4	5.75		0	25	0.0	-	0.00	-	கோவிந்தபண்டிதர் மகன் T.G.சிங்காரம்	நிலம்	TR.NO/2019/0167/01/001030-2019-08-19 14:57:37.588-Settlement File No : 1443/19 Settlement Approval Date : 2019-08-19 TR DT: 20-08-2019

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 20-08-2019
பெயர் / Name : Manikandan R
பதவி / Designation : Settlement Tahsildar
இடம் / Place : திருவள்ளூர் வட்டம் / Tiruvallur, திருவள்ளூர மாவட்டம் / Tiruvallur

குறிப்பு / Remarks :

	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/01/07/001/002/0004/95/0** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/01/07/001/002/0004/95/0**
	2.	இத் தகவல்கள் 11-11-2024 அன்று 01:23:29 PM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 11-11-2024 at 01:23:29 PM
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

District : Tiruvallur

Taluk : Tiruvallur

Town : Tiruvallur

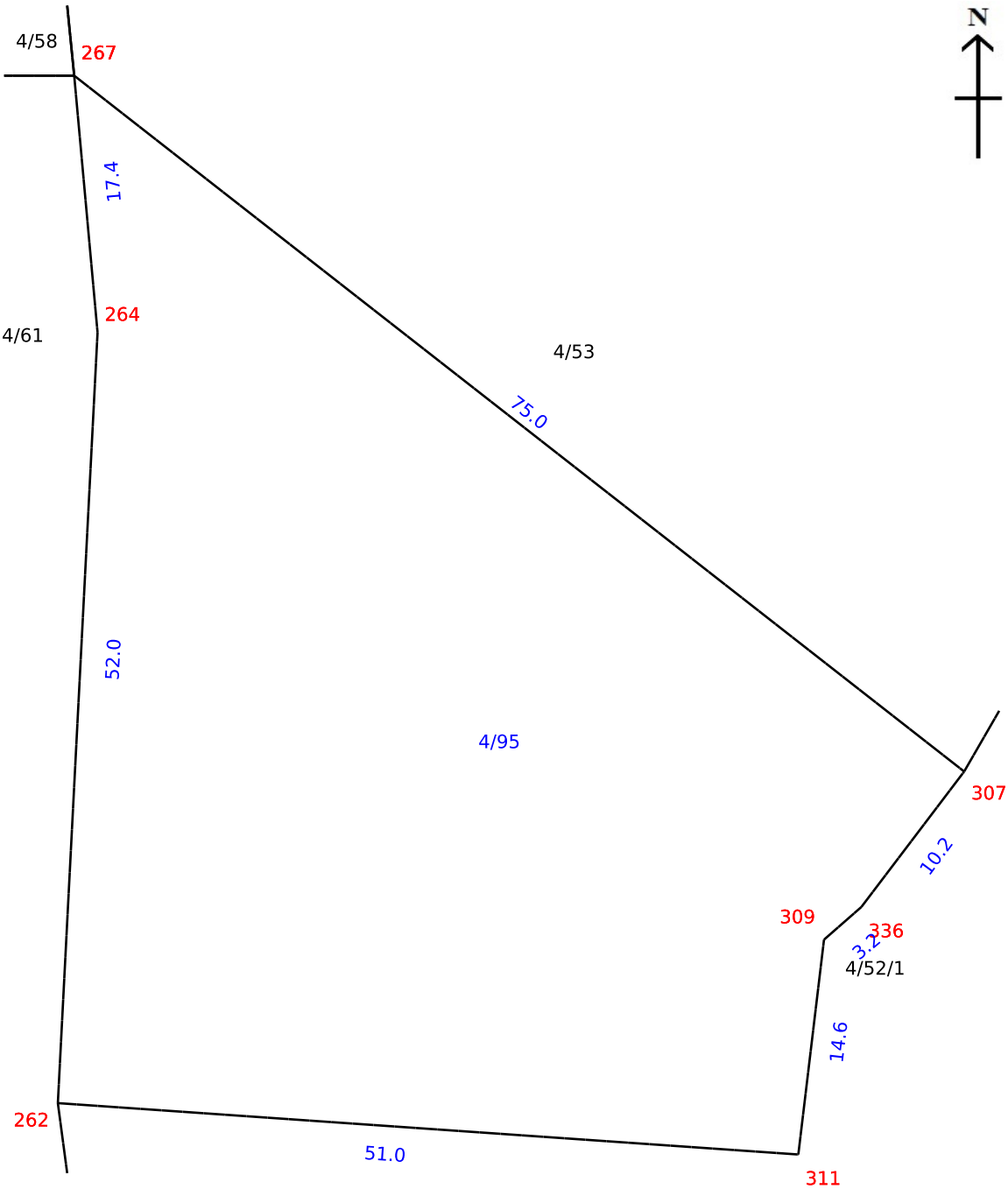
Ward : 57.Tiruvallur Part(Pungathur),56.Perumbakkam Part (Ward 39)

Block : 0004

Area : Hect 00 Ares 25 Sq m 00

T.S. No : 95

Scale 1 : 439



Signed By Tahsildar

Name of approver : tahu

Date of Approval : 04-07-2022

Date of Issue: 11-11-2024 13:29:32

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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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.