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™
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DIGITALLY VERIFIED RECORD

Thiruchirapalli District, Thiruchirapalli East Taluk, Thiruchirapalli City Municipal Corporation, Ariyamangalam Zone, Ward T , Alathur (P) Block No.47 - EXTENT DETAILS						
Sl.No.	Document No	New Survey No.	Old Survey No.	As per Doc.	As per TSLR	Land Owners Name
				Extent in acre. cent	Extent in Hec.Ares	
1	Sale Deed No.565/2025	36/1	155/1A	0.75	0.30.50	**T.Rohithkumar S/o.G.Thiyagarajan**
2		36/2	155/1B	1.57	0.63.50	
3	Sale Deed No.4218/2024	36/4	155/1D	0.95	0.38.50	
4	Sale Deed No.4219/2024	36/3	155/1C	1.55	0.61.50	
5	Sale Deed No.5808/2024	36/8	155/1H	1.00	0.40.50	
6	Settlement deed no. 6068/2024	34/1	153/1	0.06	0.02.50	
7		35/1	154/1A	0.87	0.35.00	
8		36/6	155/1F	0.81	0.31.50	
9		36/7	155/1G	1.38	0.56.00	
10		36/20	155/1G	0.38	0.14.00	
11	Sale Deed No.6831/2023	35/3	154/1C	2.61	1.05.50	
12	Sale Deed No.7114/2023	35/2	154/1B	1.74	0.70.50	
13	Sale Deed No.7966/2023	34/4	34/2, 153/2A	0.50	0.20.24	
14		36/5	155/1E	1.00	0.39.50	
				15.17	**6.09.24**	
					or 15.05 acre	

15.17 acre of land as per the ownership documents, but as per revenue records of TSLRs 15.05 acre only arrived. While applied for development of Layout in DTCP, the least extent of 15.05 acre only taken and issued the approval, as per the TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES - 2019 - G.O.Ms. No.18, Municipal Administration and Water Supply (MA 1) dated 4th February 2019 - Rule No. 35, Sub Rule No. C (B) Explanation No.(iv) .

LAND OWNERSHIP FLOW CHART															
	SALE DEED						PATTA				GPA				
Sl.No.	Survey No. as per approved Plan	Document No. & date	Owner	Survey No.	Extent Acre . Cent	Extent - Sq.mtr.	patta No. / TSLR	Owner	Survey No.	Extent in Sq mtr.	Doc,No. date	Executed	in favour of / applicant	survey no.	Extent in sq mtr.
1	34/1	6068/2024/ 24.09.2024	T.Rohithkumar	34/1	0 - 06	243	1	T.Rohithkumar	34/1	250					
2	34/4	7966/2023/ 25.11.2023	T.Rohithkumar	34/4	0 - 50	2023	2	T.Rohithkumar	34/4	2024					
3	35/1	6068/2024/ 24.09.2024	T.Rohithkumar	35/1	0 - 87	3520	3	T.Rohithkumar	35/1	3500					
4	35/2	7114/2023/ 19.102023	T.Rohithkumar	35/2	1 - 74	7040	4	T.Rohithkumar	35/2	7050					
5	35/3	6831/2023/ 09.10.2023	T.Rohithkumar	35/3	2 - 61	10560	5	T.Rohithkumar	35/3	10550					
6	36/1	565/2025/ 01.02.2025	T.Rohithkumar	36/1	0 - 75	3035	6	T.Rohithkumar	36/1	3050					
7	36/2	565/2025/ 01.02.2025	T.Rohithkumar	36/2	1 - 57	6352	7	T.Rohithkumar	36/2	6350					
8	36/3	4219/2024/0 8.07.2024	T.Rohithkumar	36/3	1 - 55	6271	8	T.Rohithkumar	36/3	6150					
9	36/4	4218/2024/ 08.07.2024	T.Rohithkumar	36/4	0 - 95	3844	9	T.Rohithkumar	36/4	3850					
10	36/5	7966/2023/ 25.11.2023	T.Rohithkumar	36/5	1 - 00	4046	10	T.Rohithkumar	36/5	3950					
11	36/6	6068/2024/ 24.09.2024	T.Rohithkumar	36/6	0 - 81	3277	11	T.Rohithkumar	36/6	3150					
12	36/7	6068/2024/ 24.09.2024	T.Rohithkumar	36/7	1 - 38	5583	12	T.Rohithkumar	36/7	5600					
13	36/8	5808/2024/ 14.09.2024	T.Rohithkumar	36/8	1 - 00	4046	13	T.Rohithkumar	36/8	4050					
14	36/20	6068/2024/ 24.09.2024	T.Rohithkumar	36/20	0 - 38	1537	14	T.Rohithkumar	36/20	1400					
					15.17	61378				60924					
						15.17				15.05					

As per document 15.17 acre availed but as per TSLRS 15.05 acre availed - as per DTCP Rules the least extent of 15.05 acre taken into account and issued approval.

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.