Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

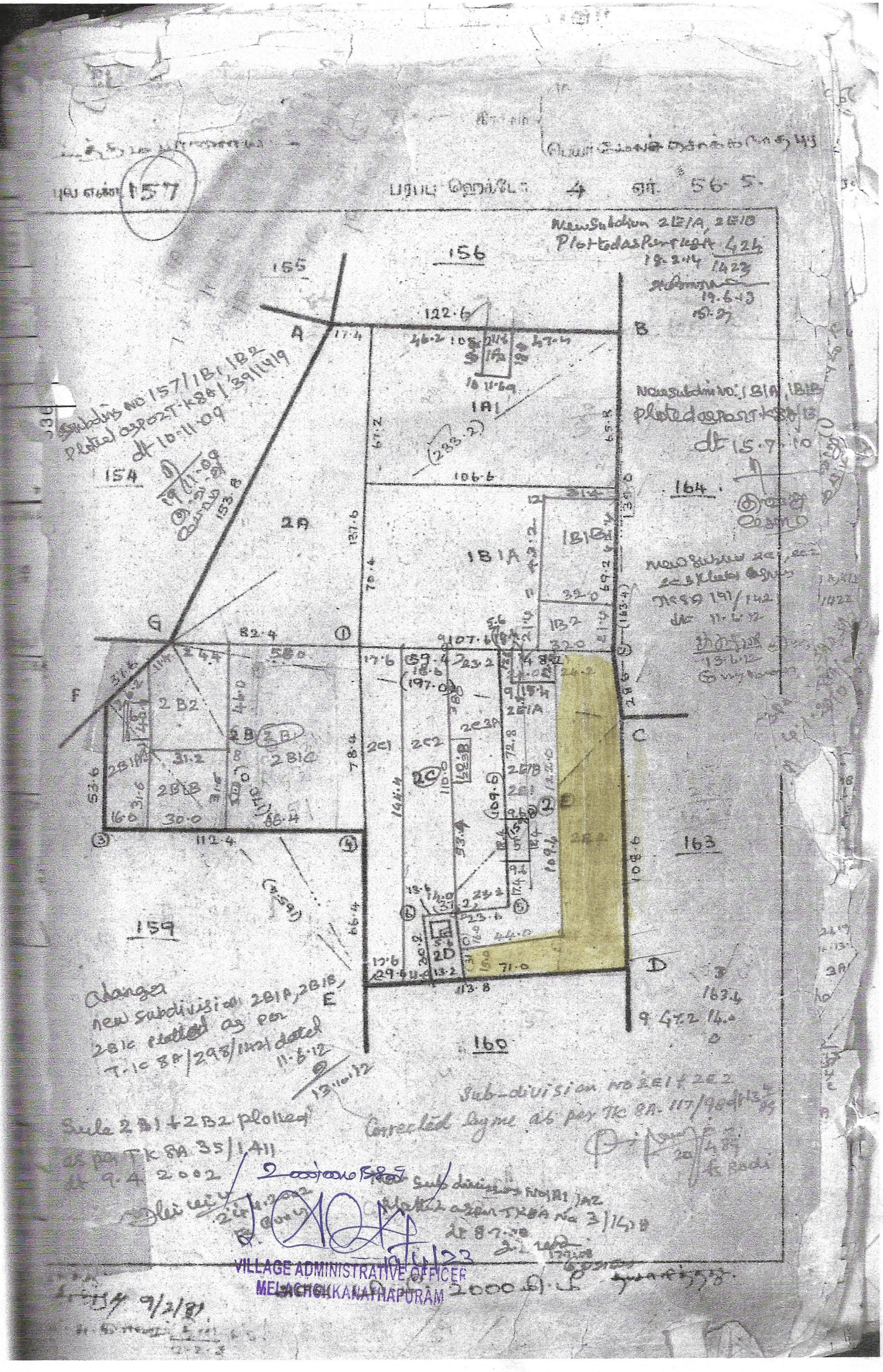
The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD


156
155
154
159
160
163
164
A
B
C
D
E
F
G
1A1
1B1A
1B1B
2A
2B2
2B1
2B1C
2B1B
2C1
2C2
2C3P
2C
2D
2E
2B1A
122.6
82.4
112.4
106.6
71.0
Subdivision No 157/1B1/1B2
Plotted as per TK 26/39/1419
dt 10-11-09
New Subdivision 2B1A, 2B1B
Plotted as per TK 26/15
dt 15.7.10
Subdivision No 2B1A, 2B1B
Plotted as per TK 99 191/142
dt 11.6.12
Subdivision No 2B1C
Plotted as per TK BA 117/2012
dt 13.2.12
Subdivision No 2B1 & 2B2
Plotted as per TK BA No 3/143
dt 8.7.08
Survey No 157
Patta No 4
Sft 56.5
New Subdivision 2B1A, 2B1B
Plotted as per TK 424
dt 19.2.04 142
19.6.03
Survey No 157/1B1/1B2
Plotted as per TK 26/39/1419
dt 10-11-09
Survey No 157/1B1/1B2
Plotted as per TK 26/15
dt 15.7.10
Survey No 157/1B1/1B2
Plotted as per TK 99 191/142
dt 11.6.12
Survey No 157/1B1/1B2
Plotted as per TK BA 117/2012
dt 13.2.12
Survey No 157/1B1/1B2
Plotted as per TK BA No 3/143
dt 8.7.08
Survey No 157/1B1/1B2
Plotted as per TK BA 35/141
dt 9.4.2002
Survey No 157/1B1/1B2
Plotted as per TK BA No 3/143
dt 8.7.08
Survey No 157/1B1/1B2
Plotted as per TK BA 117/2012
dt 13.2.12
Survey No 157/1B1/1B2

District : Theni

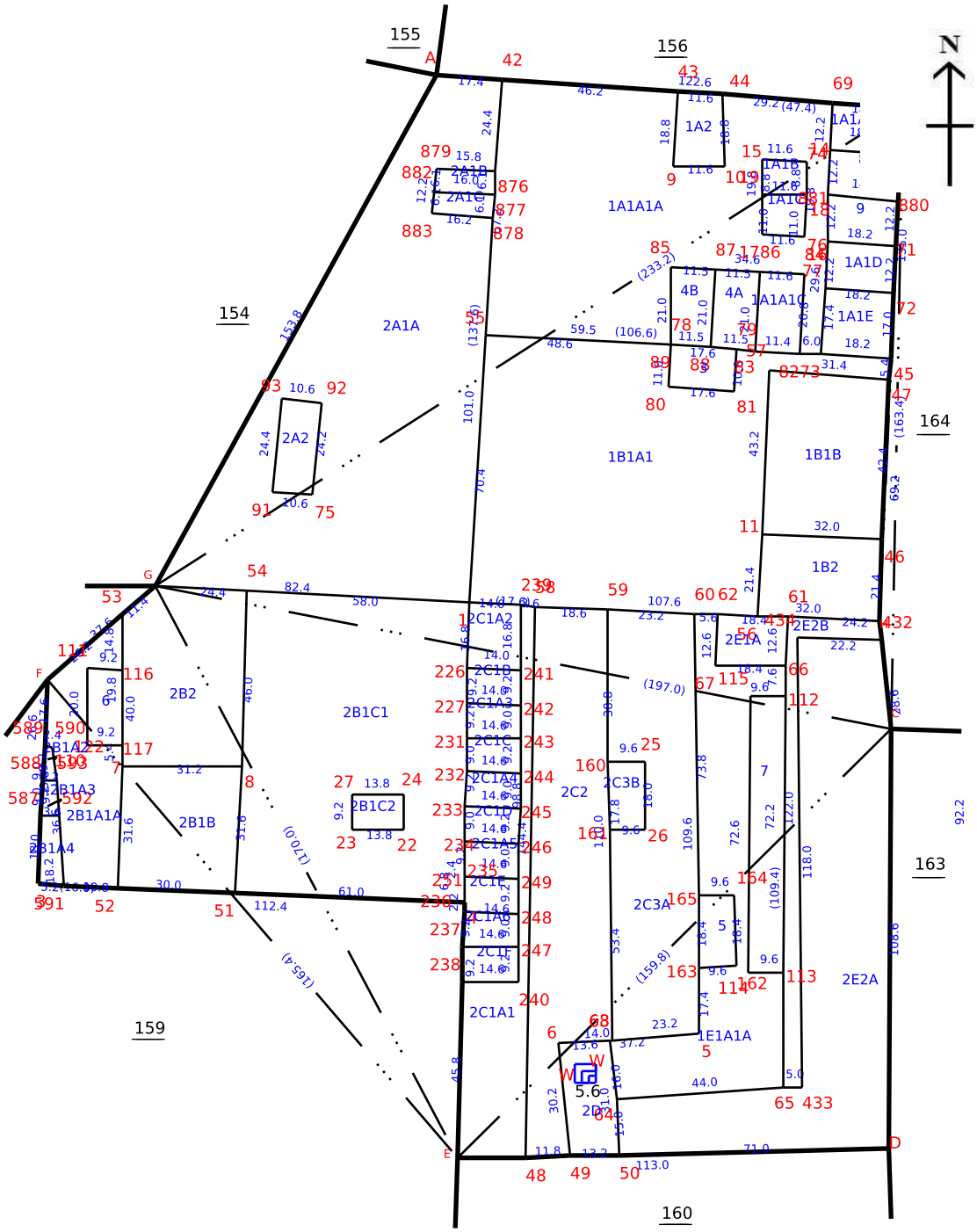
Taluk : Bodinayakkanur

Village : Melachockanathapuram [7]

Survey No : 157

Area : Hect 04 Ares 86.73

Scale : 1 : 1743




Date of Issue: 22-06-2023 10:48:42

Data Digitally Signed By
Alagumani Matchakalai
260 fv.9

Survey and Settlement Department, Government of TamilNadu

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

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# 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.