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.

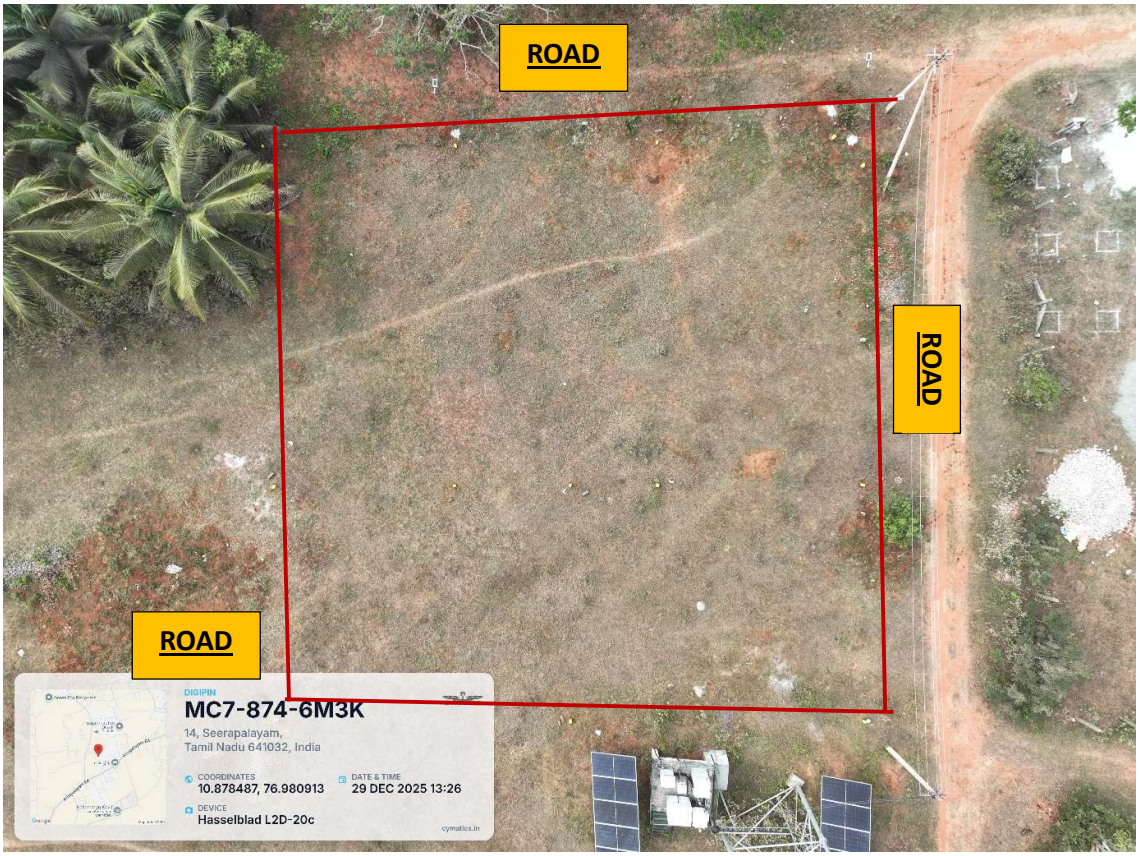
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

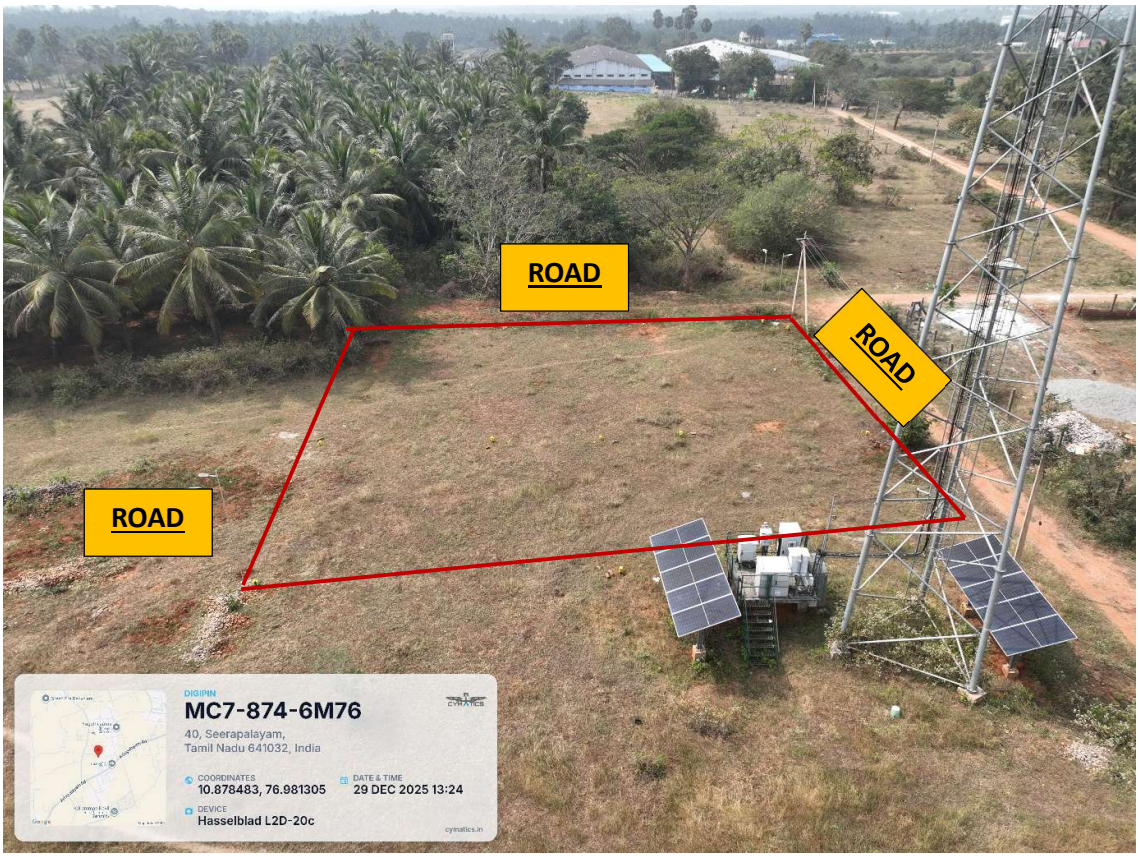
DIGITALLY VERIFIED RECORD

DRONE Photos – All 4 sides and TOP view earmarked with layout boundary in RED color lines and roads marked with YELLOW box and BLACK letters:

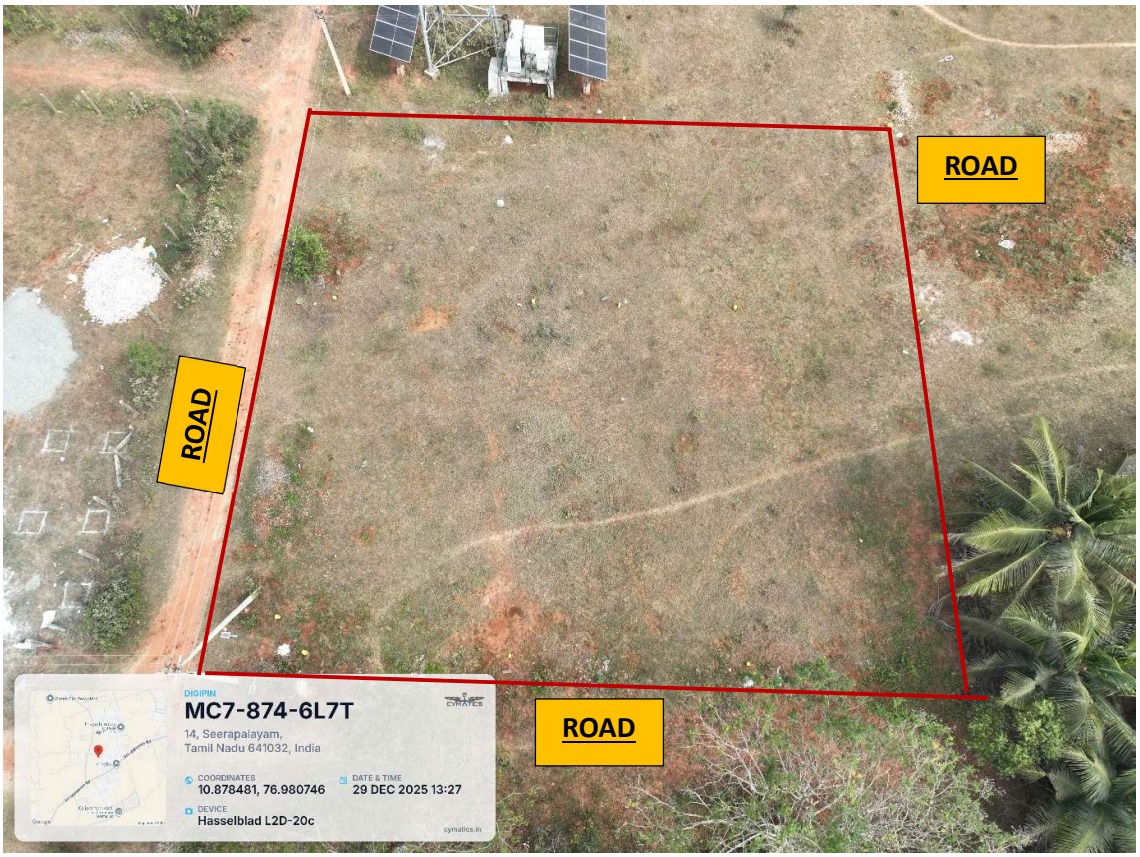
Top View



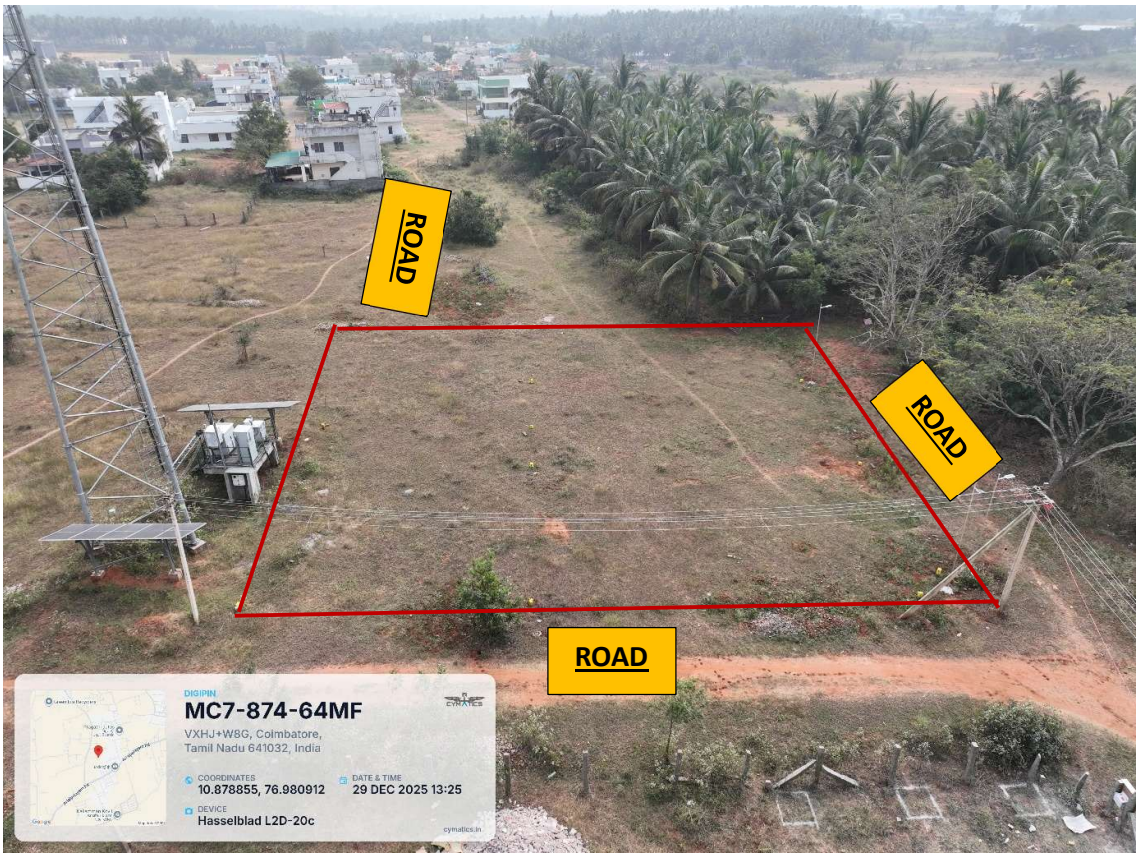
From East


ROAD
ROAD
ROAD
DIGIPIN
MC7-874-6M76
40, Seerapalayam,
Tamil Nadu 641032, India
COORDINATES
10.878483, 76.981305
DATE & TIME
29 DEC 2025 13:24
DEVICE
Hasselblad L2D-20c
cymatics.in

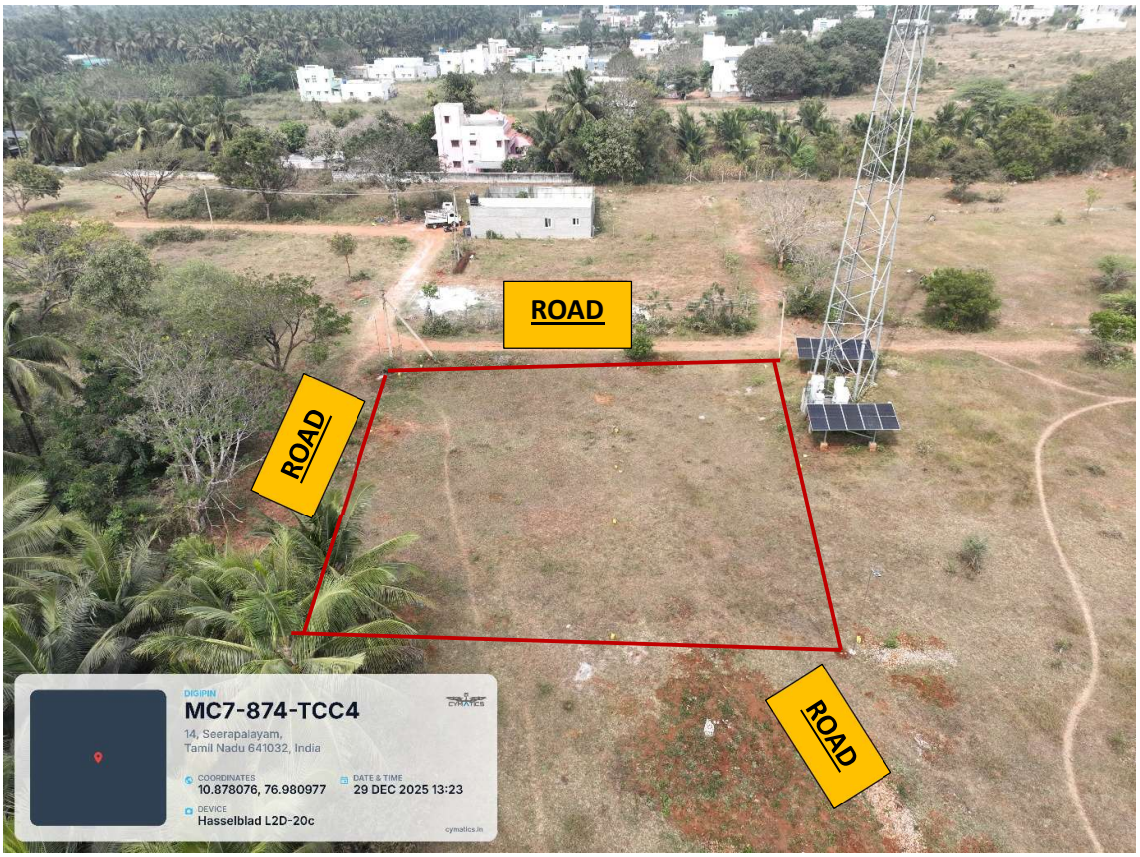
From West


ROAD
ROAD
ROAD
DIGIPIN
MC7-874-6L7T
14, Seerapalayam,
Tamil Nadu 641032, India
COORDINATES
10.878481, 76.980746
DATE & TIME
29 DEC 2025 13:27
DEVICE
Hasselblad L2D-20c
cymatics.in

From North

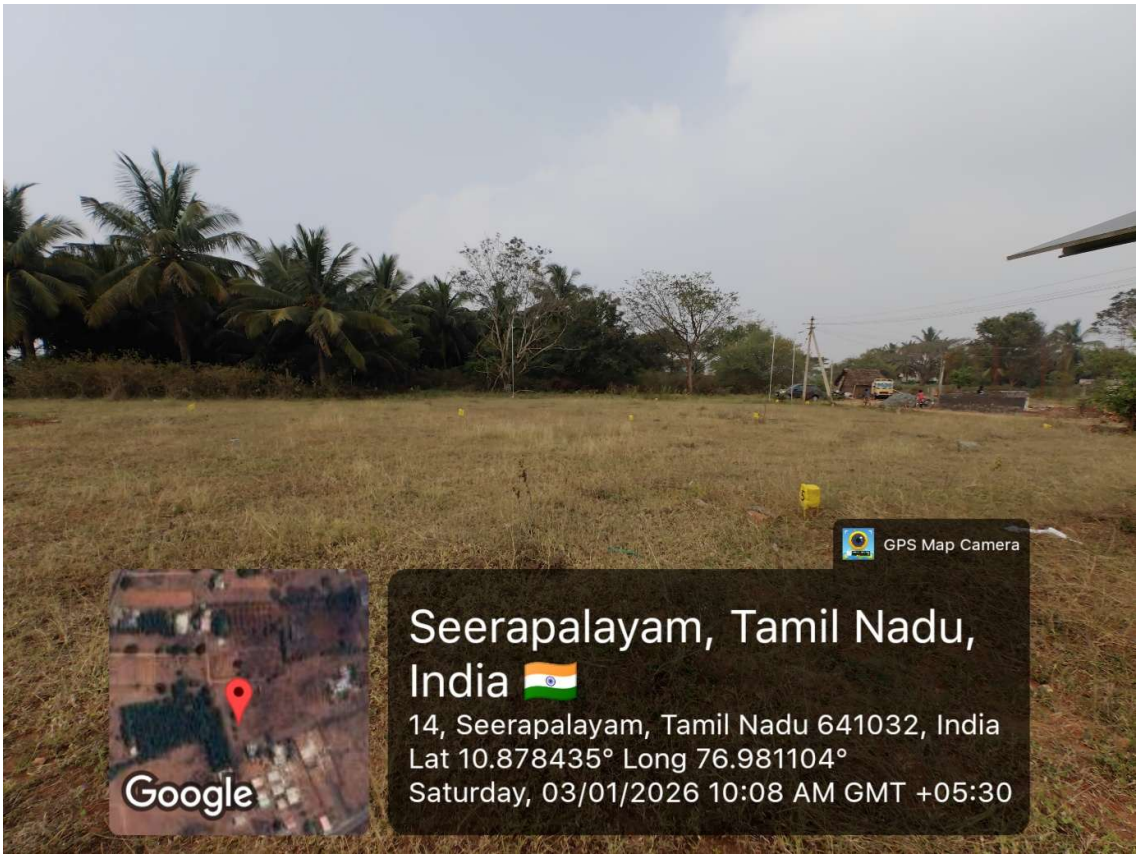

ROAD
ROAD
ROAD
DIGIPIN
MC7-874-64MF
VXHJ+W8G, Coimbatore,
Tamil Nadu 641032, India
COORDINATES
10.878855, 76.980912
DATE & TIME
29 DEC 2025 13:25
DEVICE
Hasselblad L2D-20c
cymatics.in

From South

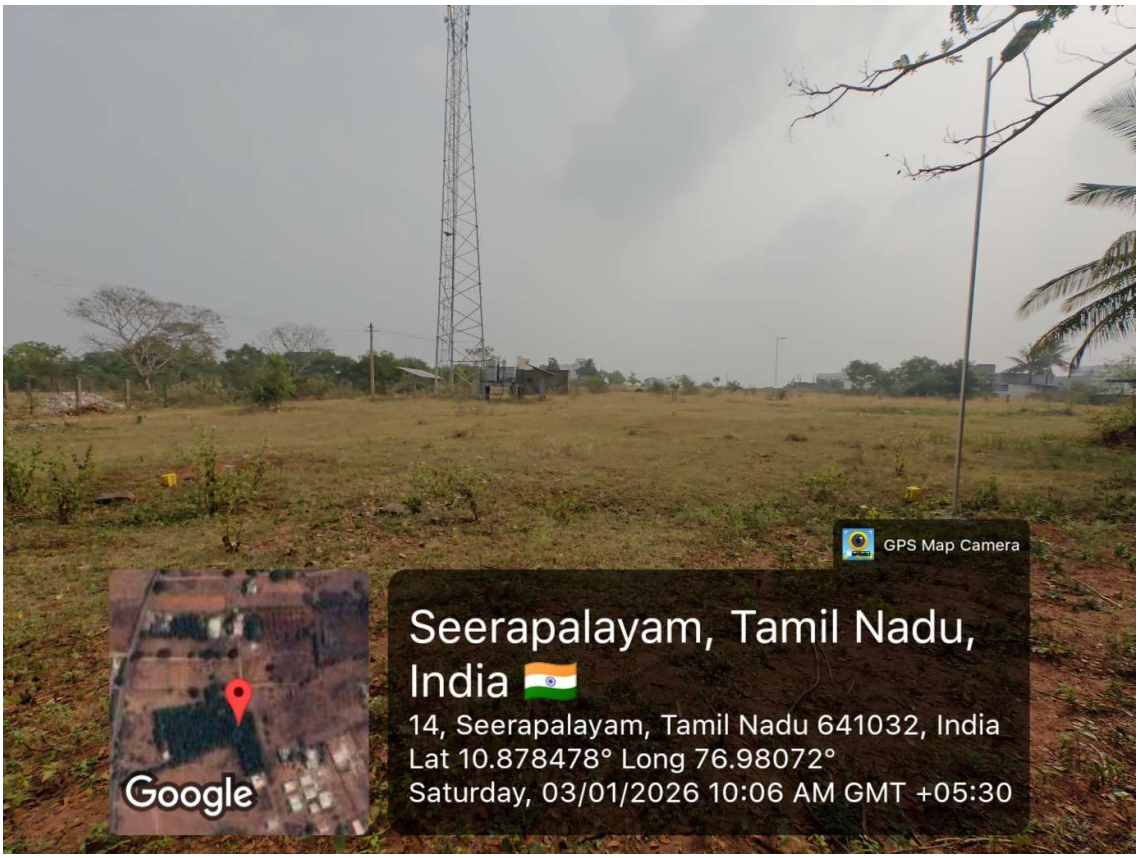

ROAD
ROAD
ROAD
DIGIPIN
MC7-874-TCC4
14, Seerapalayam,
Tamil Nadu 641032, India
COORDINATES
10.878076, 76.980977
DATE & TIME
29 DEC 2025 13:23
DEVICE
Hasselblad L2D-20c
cymatics.in

GPS geotag Map Camera Photos taken from all 4 sides of the layout:

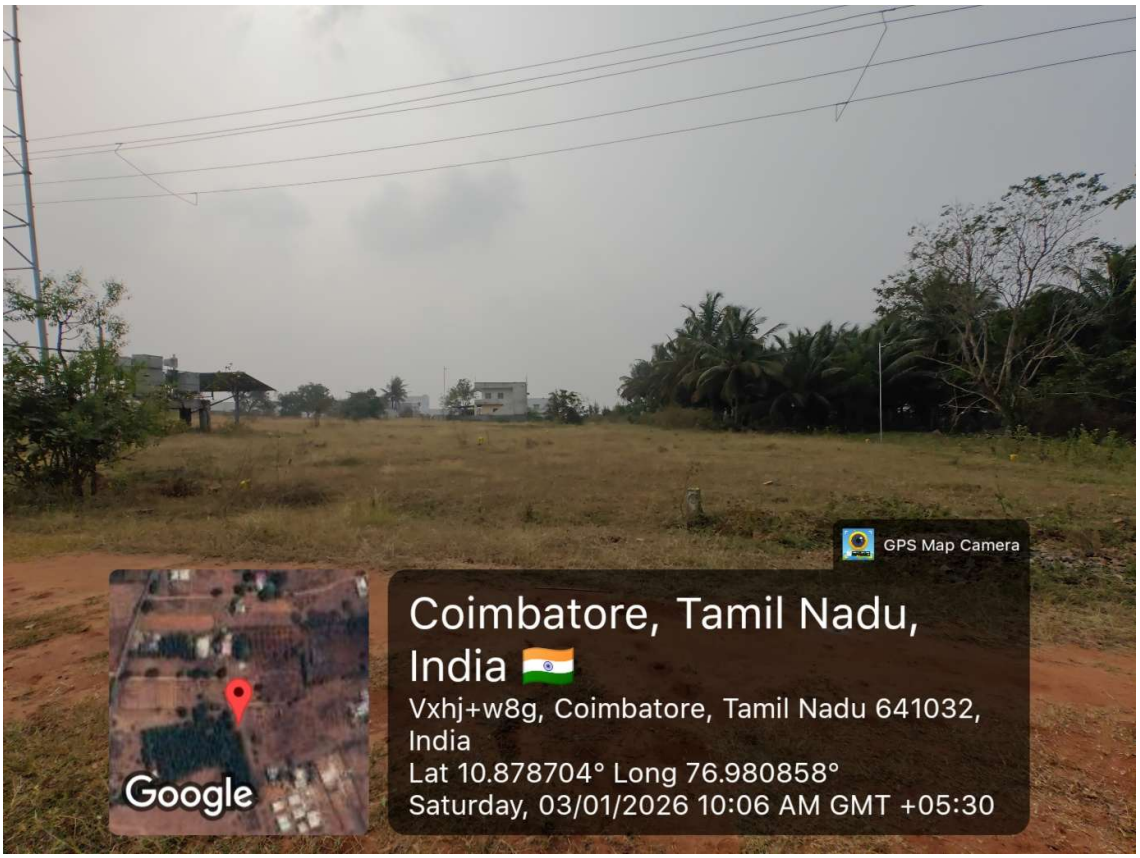
East



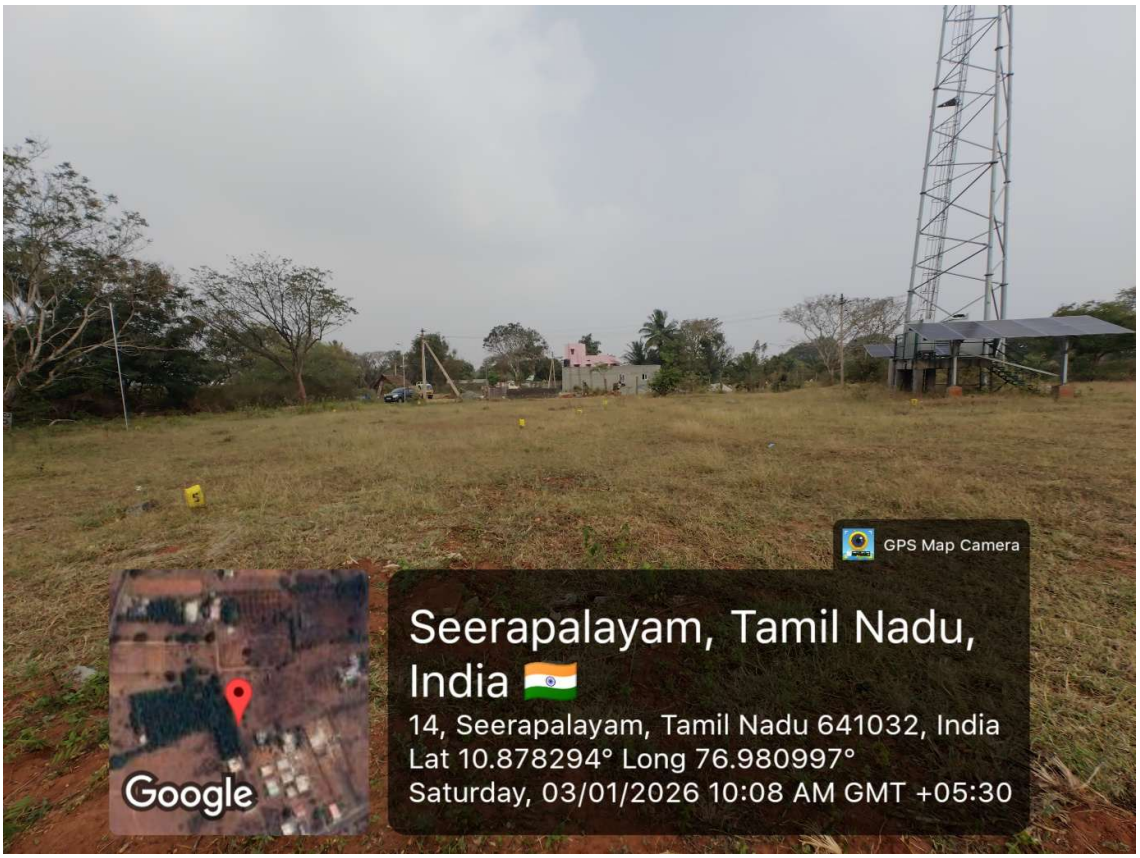
West


GPS Map Camera
Seerapalayam, Tamil Nadu, India
14, Seerapalayam, Tamil Nadu 641032, India
Lat 10.878478° Long 76.98072°
Saturday, 03/01/2026 10:06 AM GMT +05:30
Google

North


GPS Map Camera
Coimbatore, Tamil Nadu, India 🇮🇳
Vxhj+w8g, Coimbatore, Tamil Nadu 641032, India
Lat 10.878704° Long 76.980858°
Saturday, 03/01/2026 10:06 AM GMT +05:30
Google

South


GPS Map Camera
Seerapalayam, Tamil Nadu, India
14, Seerapalayam, Tamil Nadu 641032, India
Lat 10.878294° Long 76.980997°
Saturday, 03/01/2026 10:08 AM GMT +05:30
Google

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

hello@verified.realestate · +91 9996 12 9996

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.