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

Sl No	Survey Number as per approved plan	Sale deed				Patta			
		Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	No	Owner	Survey Number	Extent Sq.m
1	4/3B2B1A, 4/3B2A2, 4/3B2B1B and 4/3B2B2	10312/2025	MP Developers and constructions private Limited	4/3B2B1A, 4/3B2A2, 4/3B2B1B and 4/3B2B2	4215.19 Sq.m	5105	MP Developers and constructions private limited	4/113	101
						5106	MP Developers and constructions private limited	4/114	101
						5107	MP Developers and constructions private limited	4/115	101
						5108	MP Developers and constructions private limited	4/116	101
						5109	MP Developers and constructions private limited	4/117	101
						5110	MP Developers and constructions private limited	4/59	81
						5111	MP Developers and constructions private limited	4/60	15
						5111	MP Developers and constructions private limited	4/62	50
						5111	MP Developers and constructions private limited	4/87	18
						5112	MP Developers and constructions private limited	4/61	40
						5112	MP Developers and constructions private limited	4/88	53
						5113	MP Developers and constructions private limited	4/105	101
						5114	MP Developers and constructions private limited	4/106	101
						5115	MP Developers and constructions private limited	4/107	101

						5116	MP Developers and constructions private limited	4/108	101
						5117	MP Developers and constructions private limited	4/109	101
						5118	MP Developers and constructions private limited	4/110	101
						5119	MP Developers and constructions private limited	4/111	101
						5120	MP Developers and constructions private limited	4/112	101
						5121	MP Developers and constructions private limited	4/70	76
						5121	MP Developers and constructions private limited	4/80	103
						5122	MP Developers and constructions private limited	4/63	100
						5123	MP Developers and constructions private limited	4/64	57
						5123	MP Developers and constructions private limited	4/91	43
						5124	MP Developers and constructions private limited	4/65	89
						5124	MP Developers and constructions private limited	4/71	9
						5125	MP Developers and constructions private limited	4/66	48
						5125	MP Developers and constructions private limited	4/72	7
						5125	MP Developers and constructions private limited	4/92	53
						5126	MP Developers and constructions	4/67	28

							private limited		
						5126	MP Developers and constructions private limited	4/74	78
						5127	MP Developers and constructions private limited	4/68	38
						5127	MP Developers and constructions private limited	4/75	68
						5128	MP Developers and constructions private limited	4/69	61
						5128	MP Developers and constructions private limited	4/79	75
						5129	MP Developers and constructions private limited	4/81	100
						5129	MP Developers and constructions private limited	4/84	62
						5130	MP Developers and constructions private limited	4/73	86
						5130	MP Developers and constructions private limited	4/97	22
						5131	MP Developers and constructions private limited	4/76	92
						5131	MP Developers and constructions private limited	4/98	16
						5132	MP Developers and constructions private limited	4/78	89
						5132	MP Developers and constructions private limited	4/83	18
						5133	MP Developers and constructions private limited	4/93	105
						5134	MP Developers and constructions private limited	4/94	95

						5135	MP Developers and constructions private limited	4/95	110
						5136	MP Developers and constructions private limited	4/96	107
						5137	MP Developers and constructions private limited	4/99	108
						5138	MP Developers and constructions private limited	4/100	121
						5139	MP Developers and constructions private limited	4/101	110
						5140	MP Developers and constructions private limited	4/102	108
						5141	MP Developers and constructions private limited	4/85	160
						5142	MP Developers and constructions private limited	4/89	104
						5143	MP Developers and constructions private limited	4/90	100
2	4/3B2A2	18784/2024	Gajalakshmi Realtors Pvt Ltd	4/3B2A2	559.44 Sq.m	4466	Gajalakshmi Realtors Pvt Ltd	4/3B2A2A, 4/3B2B1A1, 4/46A, 4/47A,4/48 A, 4/49A, 4/50A, 4/51A,4/52 A, 4/53A, 4/54A, 4/55A, 4/56A, 4/57A, 4/58A	559.44 Sq

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.