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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

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

Sl No	Approval survey number	Patta				Deed				
		Patta No	Owner	S.No	Extent sq.m	Doc No (Date) & Doc type	Owner	Power Holders	S.No	Extent Cents (sq.m)
1.	222/8C	2053	SELVAN	222/8C	50.00	225/2000 (28.01.2000) Sale Deed & 749/2022(21.02.2022) Power Deed	SELVAN	PAULRAJ AMALRAJ	222/8C	1.235 cents (50.00 sq.m)
2.	222/9A	119	SELVAN	222/9A	300.00	225/2000 (28.01.2000) Sale Deed & 749/2022(21.02.2022) Power Deed	SELVAN	PAULRAJ AMALRAJ	222/9A	7.410 cents (300.00 sq.m)
3.	222/9B	1961	RAMARAJAN	222/9B	300.00	2490/2020 (15.09.2020) Settlement Deed & 4159/2020 (31.12.2020) Power Deed	RAMARAJAN	PAULRAJ AMALRAJ	222/9B	7.410 cents (300.00 sq.m)
4.	222/10	1962	RAMARAJAN	222/10	750.00	2490/2020 (15.09.2020) Settlement Deed & 4159/2020 (31.12.2020) Power Deed	RAMARAJAN	PAULRAJ AMALRAJ	222/10	18.525 cents (750.00 sq.m)
5.	222/11	295	CHELLAMMAL, KRISHNAN & MUTHUKRISHNAN	222/11	1400.00	656/1986 (20.03.1986) RELEASE DEED	CHELLAMMAL, KRISHNAN & MUTHUKRISHNAN	NIL	222/11	35.00 cents (1417.00sq.m)

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6.	223/16B	1358	SASI & RATHAKRISHNAN	223/16 B	1000.00	1991/2020 (05.08.2020) Sale Deed	SASI & RATHAKRISHNAN	NIL	223/16 B	24.700 cents (1000.00sq.m)
7.	225/1	529	SELVAKUMAR & AMALRAJ	225/1	1350.00	1908/2020 (29.07.2020) Sale Deed	SELVAKUMAR AMALRAJ	NIL	225/1	33.345 cents (1350.00sq.m)
8.	225/2	710	SIVARAJAN	225/2	1400.00	1784/2000 (28.06.2000) Sale Deed & 1963/2020 (03.08.2020) Power Deed	SIVARAJAN	PAULRAJ AMALRAJ	225/2	34.500 cents (1400.00 sq.m)
9.	225/6A	2522	ESWARAN	225/6A	250.00	4027/2024 (24.10.2024) Settlement Deed & 4082/2024 (29.10.2024) Power Deed	ESWARAN	PAULRAJ AMALRAJ SELVAKUMAR	225/6A	6.175 cents (250.00 sq.m)
10.	225/6B	2522	ESWARAN	225/6B	250.00	4027/2024 (24.10.2024) Settlement Deed & 4082/2024 (29.10.2024) Power Deed	ESWARAN	PAULRAJ AMALRAJ SELVAKUMAR	225/6B	6.175 cents (250.00 sq.m)
11.	225/7	2522	ESWARAN	225/7	550.00	4027/2024 (24.10.2024) Settlement Deed & 4082/2024 (29.10.2024) Power Deed	ESWARAN	PAULRAJ AMALRAJ SELVAKUMAR	225/7	13.585 cents (550.00 sq.m)

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12.	225/8	690	MUTHULINGAM	225/8	900.00	3157/2002 (26.11.2002) Sale Deed & 1688/2020 (08.07.2020) Power Deed	MUTHULINGAM	PAULRAJ	225/8	22.230 cents (900.00 sq.m)
13.	225/9A	2531	JEEVAGAN	225/9A	756.00	4023/2024 (24.10.2024) Settlement Deed, 4024/2024 (24.10.2024) Settlement Deed & 4080/2024 (29.10.2024) Power Deed	JEEVAGAN	PAULRAJ AMALRAJ SELVAKUMAR	225/9 (part)	5.195 cents (+) 13.500 cents = 18.695cents (756.00 sq.m)
14.	225/9B	2532	ESWARAN	225/9B	547.00	4025/2024 (24.10.2024) Settlement Deed & 4082/2024 (29.10.2024) Power Deed	ESWARAN	PAULRAJ AMALRAJ SELVAKUMAR	225/9 (part)	13.500 cents (547.00 sq.m)
15.	225/9C	2533	VIJAYAKRISHNAN	225/9C	547.00	4026/2024 (24.10.2024) Settlement Deed & 4081/2024 (29.10.2024) Power Deed	VIJAYAKRISHNAN	PAULRAJ AMALRAJ SELVAKUMAR	225/9 (part)	13.500 cents (547.00 sq.m)
16.	225/10	471	VASANTH	225/10	1050.00	556/2024 (09.02.2024) Settlement Deed & 1812/2024 (20.05.2024) Power Deed	VASANTH	PAULRAJ AMALRAJ	225/10	25.935 cents (1050.00 sq.m)

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17.	226/1A1	2576	DHANUSHA	226/1A1	1477.00	439/2025 (03.02.2025) Settlement Deed & 445/2025 (05.02.2025) Power Deed	DHANUSHA	PAULRAJ AMALRAJ SELVAKUMAR	226/1A1	36.480 cents (1477.00 sq.m)
18.	226/2	994	SIVALINGAM	226/2	400.00	2555/1994 (15.12.1994) Sale Deed & 1872/2023 (03.05.2023) Power Deed	SIVALINGAM	PAULRAJ AMALRAJ	226/2	9.880 cents (400.00 sq.m)
19.	226/3	489	SIVALINGAM	226/3	400.00	2555/1994 (15.12.1994) Sale Deed & 1872/2023 (03.05.2023) Power Deed	SIVALINGAM	PAULRAJ AMALRAJ	226/3	9.880 cents (400.00 sq.m)
20.	226/4	691	THAHEERA BANU & SALIM	226/4	750.00	2048/2013 (12.06.2013) Sale Deed & 4158/2020 (31.12.2020) Power Deed	THAHEERA BANU & SALIM	PAULRAJ AMALRAJ	226/4	18.000 cents (728.00 sq.m)
21.	226/5A	951	KANNAN & THANGADURAI	226/5A	1000.00	478/1999 (15.03.1999) Sale Deed & 1199/2025 (20.03.2025) Power Deed	KANNAN & THANGADURAI	PAULRAJ AMALRAJ SELVAKUMAR	226/5A	23.750 cents (962.00 sq.m)

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22.	226/5B	1459	APPATHURAI	226/5B	1050.00	4008/2007 (20.12.2007) Sale Deed & 342/2025 (30.01.2025) Power Deed	APPATHURAI	PAULRAJ AMALRAJ SELVAKUMAR	226/5B	25.490 cents (1032.00 sq.m)
23.	227/12	1948	NAGARAJAN	227/12	700.00	1628/2000 (30.03.2000) Sale Deed & 3516/2024 (18.09.2024) Power Deed	NAGARAJAN	PAULRAJ AMALRAJ	227/12	17.290 cents (700.00 sq.m)
Total area as per patta					17,177.00	Total area as per document				17,116.00

Explanation:

- **Survey no: 222/11**:

  The land **222/11** as per Release deed have an extent of 35.00 cents (1417.00 sq.mts). But as per site only 1400.00 sq.mts available. Hence, patta issued for **1400.00 sq.mts** only.

- **Survey nos: 226/4, 226/5A & 226/5B**:

  The above mentioned lands as per documents (Both Sale deeds and Power deeds) and in ground have an extent of **728.00 sq.mts (226/4), 962.00 sq.mts (226/5A) & 1032.00 sq.mts (226/5B)** only respectively. But, according to old A-register and old Patta the lands had an extent of **750.00 sq.mts (226/4), 1000.00 sq.mts (226/5A) & 1050.00 sq.mts (226/5B)** respectively. Hence, the patta was issued for the whole extent. But, during layout approval process the DTCP Kanyakumari office have requested to consider the document extent (minimum extent). I have attached the call for particulars letter copy from the DTCP Kanyakumari office, dated: 02.05.2025 for clarification. Also, the minimum extent was considered and approved by the DTCP office which was mentioned in the table in the top right corner of the DTCP final approval plan.

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

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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.