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,
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Land Ownership Flow

Sl.No.	Approval survey number	PATTA				TITLE DEED				
		Patta No	Owner	S.No	Extent sq.m	Doc No & dated	Owner	S.No	Extent (Cents)	Extent (sq.m)
1	158/1C9A	2058	M/S DRA Realty Pvt.Ltd	158/1C9A	1000.00	7049/2025	M/S Sevaganaplli Land Partners	158/1C9A	0.25 CENTS	1011.00
2	158/1C9B	1922	M/S Sevaganaplli Land Partners	158/1C9B	2800.00	7049/2025	M/S Sevaganaplli Land Partners	158/1C9B	0.69 CENTS	2792.45
3	166/1	1009	Ramesh Reddy	166/1	1400.00	7963/2025	M/S DRA Realty Pvt.Ltd	166/1	0.35 CENTS	1416.45
4	166/3A	1922	M/S Sevaganaplli Land Partners	166/3A	5600.00	21201/2023	M/S Sevaganaplli Land Partners	166/3A	1.38 CENTS	5584.86
5	166/3B	1922	M/S Sevaganaplli Land Partners	166/3B	150.00	21201/2023	M/S Sevaganaplli Land Partners	166/3B	0.04 CENTS	161.92
6	166/3C	1922	M/S Sevaganaplli Land Partners	166/3C	4800.00	7049/2025	M/S Sevaganaplli Land Partners	166/3C	1.19 CENTS	4817.12
7	166/3D	1922	M/S Sevaganaplli Land Partners	166/3D	2200.00	21201/2023	M/S Sevaganaplli Land Partners	166/3D	0.54 CENTS	2185.92
8	166/3E1	1922	M/S Sevaganaplli Land Partners	166/3E1	850.00	21201/2023	M/S Sevaganaplli Land Partners	166/3E1	0.21 CENTS	849.87
9	166/3E2	1922	M/S Sevaganaplli Land Partners	166/3E2	1600.00	21201/2023	M/S Sevaganaplli Land Partners	166/3E2	0.40 CENTS	1618.80

Sl.No.	Approval survey number	PATTA				TITLE DEED				
		Patta No	Owner	S.No	Extent sq.m	Doc No & dated	Owner	S.No	Extent (Cents)	Extent (sq.m)
10	166/3F	1922	M/S Sevaganaplli Land Partners	166/3F	2850.00	21201/2023	M/S Sevaganaplli Land Partners	166/3F	0.71 CENTS	2874.08
11	166/2B2	1941	M/S Sevaganaplli Land Partners	166/2B2	405.00	4350/2024	M/S DRA Realty Pvt.Ltd	166/2B	0.10 CENTS	404.80
12	167/2C	2205	M/S Sevaganaplli Land Partners	167/2C	1450.00	7049/2025	M/S Sevaganaplli Land Partners	167/2C	0.35 CENTS	1416.80
13	167/2D	1922	M/S Sevaganaplli Land Partners	167/2C	250.00	7049/2025	M/S Sevaganaplli Land Partners	166/2D	0.06 CENTS	242.88
14	167/1G	1009	Ramesh Reddy	167/2C	300.00	7963/2025	M/S DRA Realty Pvt.Ltd	167/1G	0.07 CENTS	283.29
15	168/1B	1009	Ramesh Reddy	168/1B	2150.00	7963/2025	M/S DRA Realty Pvt.Ltd	168/1B	0.53 CENTS	2145.44
16	176/1B2D	2000	M/S DRA Realty Pvt.Ltd	176/1B2D	267.00	4292/2024	M/S DRA Realty Pvt.Ltd	176/1B2	0.03 ½ CENTS	141.62
17	176/2B4A	2000	M/S DRA Realty Pvt.Ltd	176/2B4A	911.00	4292/2024	M/S DRA Realty Pvt.Ltd	176/2B	0.23 CENTS	931.04
18	177/1A1A	2000	M/S DRA Realty Pvt.Ltd	177/1A1A	102.00	4292/2024	M/S DRA Realty Pvt.Ltd	177/1A1	0.23 CENTS	931.04
19	177/1A1B	2000	M/S DRA Realty Pvt.Ltd	177/1A1B	951.00	4292/2024	M/S DRA Realty Pvt.Ltd			
TOTAL EXTENT AS PER APPROVEL IN SQ.M = 8097.00										

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.