Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திண்டுக்கல் **வட்டம் : நிலக்கோட்டை**

வருவாய் கிராமம் : சேவுகம்பட்டி **பட்டா எண் : 12411**

உரிமையாளர்கள் பெயர்

1. தேவ அற்புதசிங் மகன் ஜேம்ஸ் டீ ரிச்சர்ட்
2. முத்துச்சாமி மகன் சிவக்குமார்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
546	10D	0 - 13.00	0.36	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	5A	0 - 2.00	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	5B	0 - 2.00	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	5C	0 - 41.50	1.13	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	7A	0 - 1.00	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally

								signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	7B	0 - 2.00	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	7C	0 - 40.50	1.09	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	8A1	0 - 0.50	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	8A2	0 - 2.00	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	8A3	0 - 20.00	0.55	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	8A4A	0 - 9.90	0.28	--	--	--	--	2023/0103/13/283568--2023/13/12/002659SD ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	8B1	0 - 2.00	0.06	--	--	--	--	2023/0103/13/283568-- ------

								Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	8B2A	0 - 24.90	0.69	--	--	--	--	2023/0103/13/283568--2023/13/12/002659SD ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	9A	0 - 0.50	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	9B	0 - 1.50	0.06	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
546	9C	0 - 37.00	1.03	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
550	3A1	0 - 29.50	0.83	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
550	3A2	0 - 5.50	0.15	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM

550	3B	0 - 67.50	1.86	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
550	3C	0 - 32.00	0.88	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
550	4A1	0 - 32.00	0.89	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
550	4A2	0 - 44.50	1.24	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
550	4B	0 - 63.00	1.75	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
551	3D	0 - 10.00	0.26	--	--	--	--	2023/0103/13/283568-- ------ Digitally signed:approved through AutoMutation - 08/11/2023 05:28:07:PM
		4 - 84.30	13.53					

குறிப்பு :

	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **13/12/002/012411/20239** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2.	இத் தகவல்கள் 19-01-2025 அன்று 05:06:35 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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.