

RERA Document

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

Proposed construction of Stilt Floor + 4 + 5th Floor Part Residential Building (Height-18.30M) With 15 Dwelling Units availing Premium FSI old Door No.224 , New Door No.54, Choolaimedu High Road,Choolaimedu, Puliur Chennai-600 094, of comprised in Survey No.T.S.No 138,Block No:20 Puliur Village, Egmore Taluk Chennai District for Limits of Greater Chennai Corporation

SALE DEED						PATTA				GPA				
S.No. / Flat No.	Survey Number As per Approved Plan	Doc No & date	Owner	Survey No.	Extent A.c, (Sq.m)	No	Owner	Survey No	Extent Sq.m	Doc No dated	Executed	infavour of/ Applicant	Survey No.	Extent sq.m
1.	T.S.No.138	1999/29.04.2022	1. Lakshmi R 2.Mrs Jansirani Dhanachandradass 3.S Azhagumani 4.R.Selvamani		549.50	1	Lakshmi R	T.S.No.138	549.50	1172/17.03.2025	Mrs.Lakshmi R	M/s Opera Housing Pvt Ltd	T.S.No. 138	1479.50 Sqft Out of 5918 Sqft (1/4 th UDS) (Sale Power - 683.50 Sqft)
2						2	Mrs Jansirani Dhanachandradass							
						3.	S Azhagumani							
						4.	R.Selvamani							
							Total		549.50	1173/17.03.2025	Mrs.Jansirani Dhanachandradass	M/s Opera Housing Pvt Ltd	T.S.No. 138	1479.50 Sqft Out of 5918 Sqft (1/4 th UDS) (Sale Power - 703.50 Sqft)
										1174/17.03.2025	S AZHAGUMANI	M/s Opera Housing Pvt Ltd	T.S.No. 138	1479.50 Sqft Out of 5918 Sqft (1/4 th UDS) (Sale Power - 663.50 Sqft)
4										1175/17.03.2025	R SELVAMANI	M/s Opera Housing Pvt Ltd Mangement Services	T.S.No. 138	1479.50 Sqft Out of 5918 Sqft (1/4 th UDS) (Sale Power - 295.50 Sqft)

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](#)



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

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

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

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



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,
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Chennai 600 097, India
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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.

