

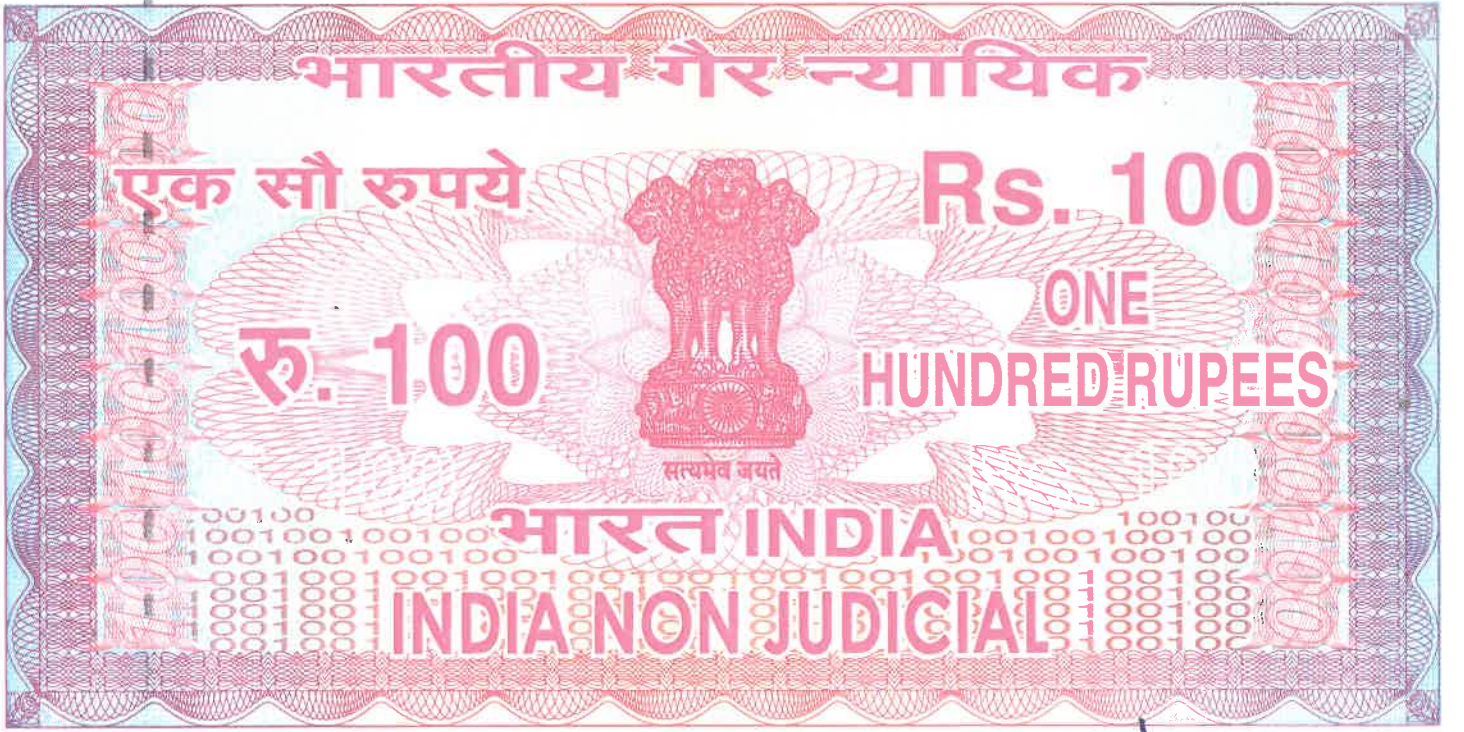
RE

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.



தமிழ்நாடு தமி்லநாடு TAMILNADU

K. Chittiyamma
Bangalore

EH 311053

S. RAJA KUMARAN, S.K.
L. No. : 1A/LR/2013
No. 19, Vepermare Street
Chennai - 600 001

29 JAN 2026

விடுநர்

K.CHITTIYAMMA

No.104/4, 2nd Cross Road,
Behind ISRO Layout Keb,
Vittal Nagar, JP Nagar, Bangalore South,
Bangalore-560078.

பெறுநர்

The Tamil Nadu Real Estate
Regulatory Authority
Chinthamani Complex, 1st Avenue,
G Block, AnnaNagar East,
Chennai – 600102.

ஐயா,

ராணிப்பேட்டை மாவட்டம், அரக்கோணம் வட்டம், மின்னல் கிராமம், சர்வே எண்கள். 31/12A, 12B, 13, 32/10, 11, 47A/5A-ல் ஏக்கர் 2.36 செண்ட் பரப்பு கொண்ட மனைப்பிரிவுக்கு DTCP ஒப்புதல் பெற்ற பின்னர் உள்ளாட்சி ஒப்புதல் ஆனது 2 பக்கங்கள் மட்மே ஆன்லைனில் ஒப்புதல் பெறப்பட்டது. எனவே இதனை கருத்தில் கொண்டு TNRERA ஒப்புதல் வழங்குமாறு கேட்டுக் கொள்கிறேன்.

இப்படிக்கு

சுமதி

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

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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.

