Verified RealEstate™

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,
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Sl No	Document Area				Sold area before Approval		DTCP approved area (A-B)	Patta & Approved Area				GPA				
	Doc No & date	Owner	Survey Number	Purchase Area A.c, (Sq.m) **(A)**	Sold Area cent (sq.mt) **(B)**	Sold Document No		PATTA No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	infavour of/ Applicant	Survey Number	Extent sq.m
1	954/2000 28/7/2000	P.Arumugam	152/2A	0.65 ACRE (2630.55 sq.mt)	6.12 cent (247.01)	3198/2021	-	188	P.Arumugam	152/2A1A1	**1371.00**	1525/2025 12.08.2024	P.Arumugam	P.Subbiah	152/2A1A1	1371.00
					5.00 cent (202.00)	1959/2020	-	-	-	-	-	-	-	-	-	-
					20.00 cent (809.00)	1958/2020	-	-	-	-	-	-	-	-	-	-
2			153	0.95 ACRE (3844.65 sq.mt)	2.14 cent (86.00)	3198/2021	-	188	P.Arumugam	153/2A1	**2956.00**	1525/2025 12.08.2024	P.Arumugam	P.Subbiah	153/2A1	2956.00
					10.00 cent (404.00)	3170/2021		-	-	-	-	-	-	-	-	-
					10.00 cent (404.00)	3173/2021	-	-	-	-	-	-	-	-	-	-
3			155/1	0.09 ACRE (364.23 sq.mt)	-	-	-	151	P.Arumugam	155/1	**350.00**	-	-	-	-	-
4			162	0.29 ACRE (1173.63 sq.mt)	1.74 cent (70.42)	3198/2021	-	188	P.Arumugam	162/1A	**1110.00**	1525/2025 12.08.2024	P.Arumugam	P.Subbiah	162/1A	1110.00
		Total		**8013.06**	**2222.43**		**5790.63**	-	-	-	-	-	-	-	-	-
5	952/2000 27/7/2000	Palavesam @Chellappa	152/2A	0.76 ACRE (3075.72 sq.mt)	10.00 cent (404.00)	2032/2022	-	591	Palavesam @Chellappa	152/2A2A1	**1865.00**	1524/2025 12.08.2024	Palavesam @Chellappa	P.Subbiah	152/2A2A	1865.00
					20.00 cent (809.40)	3172/2021	-	-	-	-	-	-	-	-	-	-
6	952/2000 27/7/2000	Palavesam @Chellappa	161/3A	0.11 ACRE (445.17 sq.mt)	-	-	-	189	Palavesam @Chellappa	161/3A1	**440.00**	1524/2025 12.08.2024	Palavesam @Chellappa	P.Subbiah	161/3A1	440.00
7	952/2000 27/7/2000	Palavesam @Chellappa	162	1.11 ACRE (4492.17 sq.mt)	-	-	-	189	Palavesam @Chellappa	162/2	**4500.00**	1524/2025 12.08.2024	Palavesam @Chellappa	P.Subbiah	162/2	4500.00
		Total		**8013.06**	**1213.40**		**6799.66**	-	-	-	-	-	-	-	-	-
8	3198/2021 26.10.2021	Maharasi	152/2A1A	0.0612 ACRE **(247.68 sq.mt)**	-	-	**247.68**	472	Maharasi	152/2A1A2	**247.00**	-	-	-	-	-
9	3198/2021 26.10.2021	Maharasi	153/2	0.0214 ACRE **(86.61 sq.mt)**	-	-	**86.61**	472	Maharasi	153/2A2	**86.00**	-	-	-	-	-
10	3198/2021 26.10.2021	Maharasi	162/1	0.0174 ACRE **(70.42 sq.mt)**	-	-	**70.42**	472	Maharasi	162/1B	**70.00**	-	-	-	-	-
				16430.83 sq.mt	**3435.83**		**12995.00**			TOTAL	**12995.00**					

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.