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,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate


S S கார்டன்
அரசு அங்கீகாரம் பெற்ற வீட்டு மனைகள்
DTCP APPROVED NO: 34/2025
தொடர்புக்கு: 9443387893
8925552424
GPS Map Camera
Tirupathur,Tamil Nadu,India
Pallipet Road, Vaniyambadi, Tirupathur, Tamil Nadu 635754, India
Lat 12.692790, Long 78.606537
Wednesday, 19/11/2025 11:06 AM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera

Madanancheri, Tamil Nadu, India

Mjv4+4rj, Thumberi Rd, Madanancheri, Tamil Nadu 635754, India

Lat 12.693287° Long 78.606597°

Thursday, 27/11/2025 02:51 PM GMT +05:30

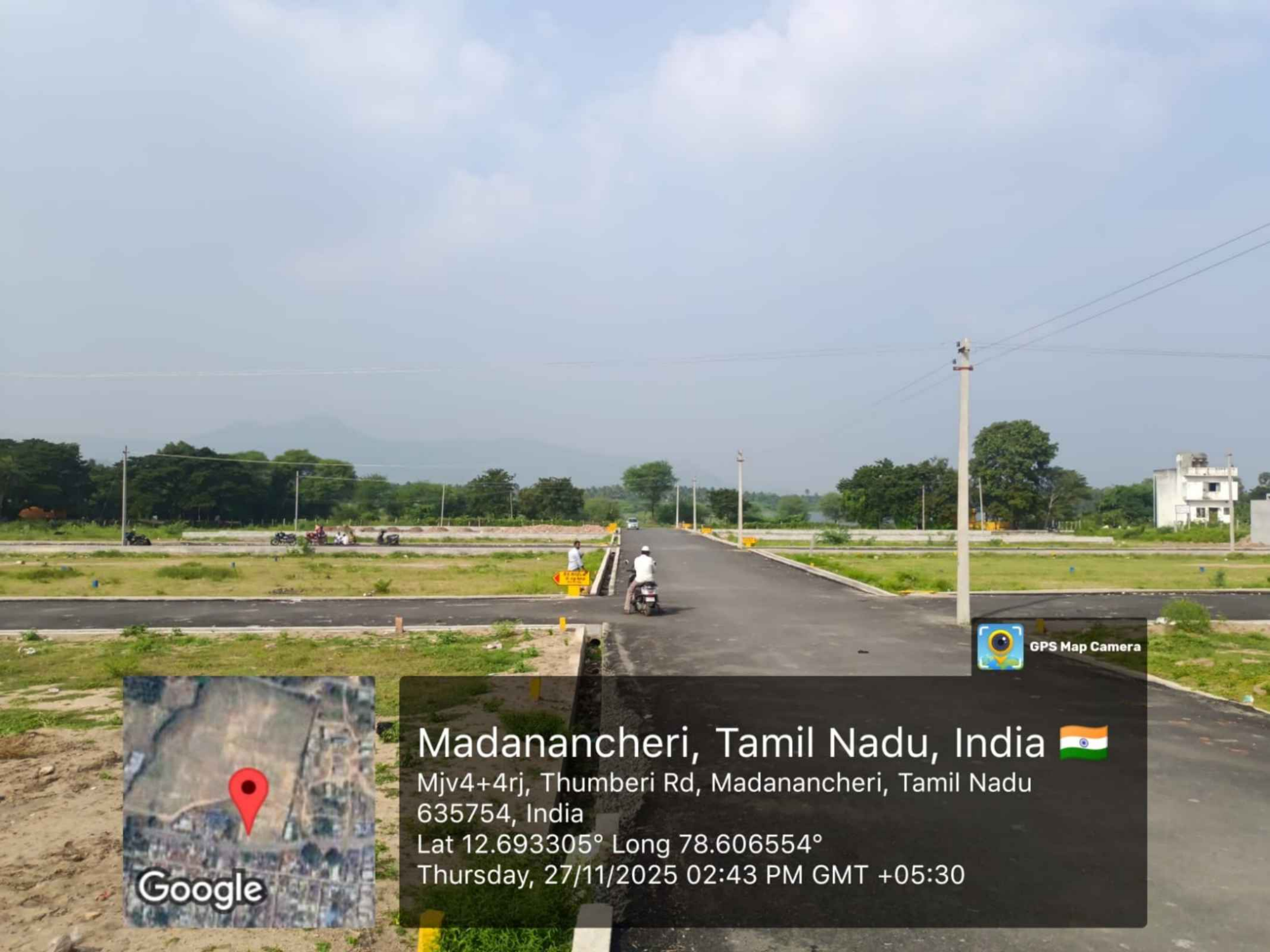
GPS Map Camera

Vaniyambadi, Tamil Nadu, India 🇮🇳

Mjv4+7vc, Jaffarabad, Vaniyambadi, Tamil Nadu 635754, India

Lat 12.693426° Long 78.606575°

Thursday, 27/11/2025 02:44 PM GMT +05:30


GPS Map Camera
Madanancheri, Tamil Nadu, India
Mjv4+4rj, Thumberi Rd, Madanancheri, Tamil Nadu 635754, India
Lat 12.693305° Long 78.606554°
Thursday, 27/11/2025 02:43 PM GMT +05:30
Google

GPS Map Camera

Ariyalur, Tamil Nadu, India 🇮🇳

25a, High Rd, Jaffarabad, Ariyalur, Tamil Nadu 635754, India

Lat 12.693345° Long 78.606436°

Thursday, 27/11/2025 02:42 PM GMT +05:30



GPS Map Camera

Vaniyambadi, Tamil Nadu, India

Mjv4+7vc, Jaffarabad, Vaniyambadi, Tamil Nadu 635754, India

Lat 12.69332° Long 78.606856°

Thursday, 27/11/2025 02:40 PM GMT +05:30

GPS Map Camera

Madanancheri, Tamil Nadu, India

Mjv4+4rj, Thumberi Rd, Madanancheri, Tamil Nadu 635754, India

Lat 12.692862° Long 78.607003°

Thursday, 27/11/2025 02:37 PM GMT +05:30

Google

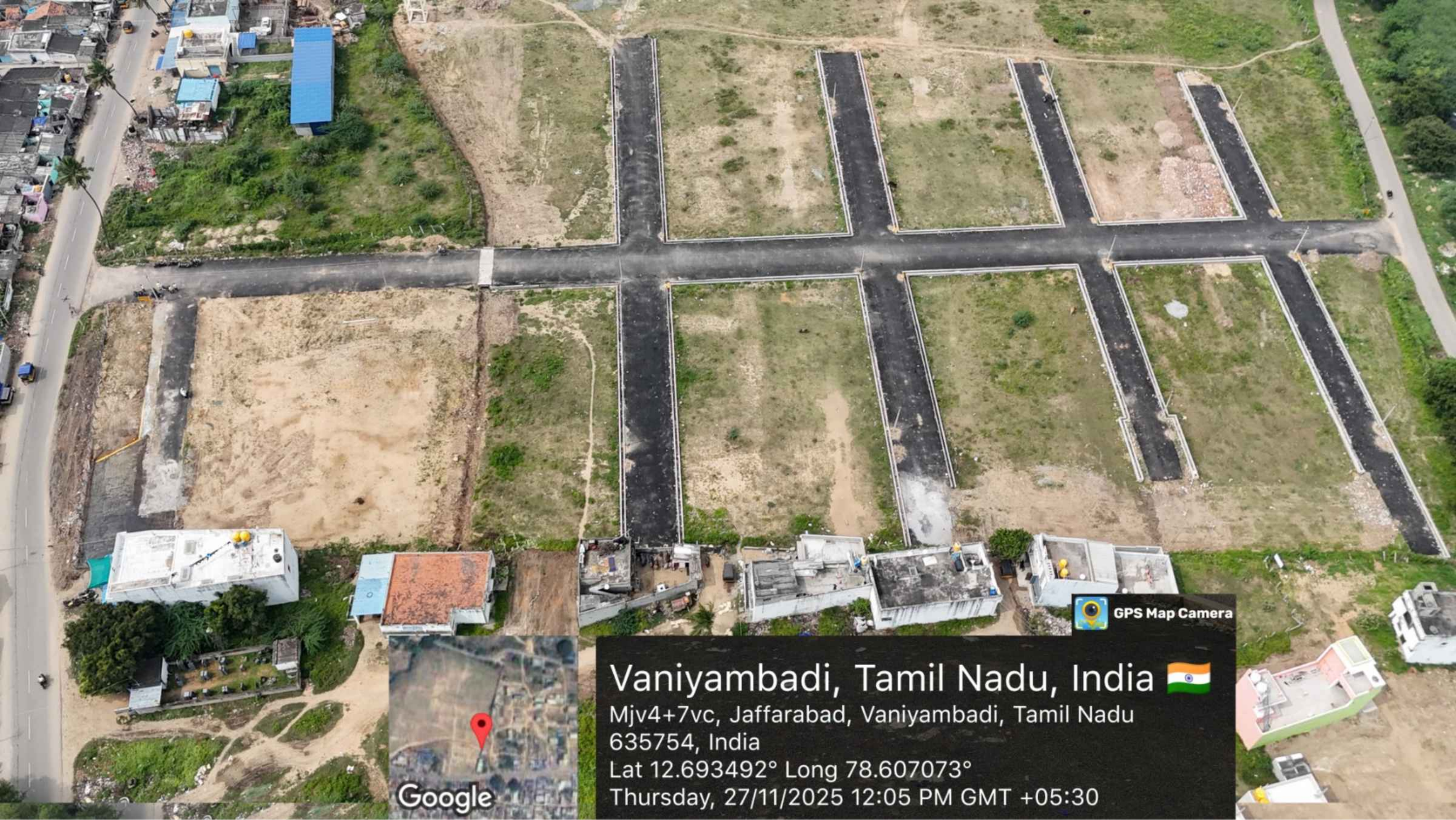

GPS Map Camera
Madanancheri, Tamil Nadu, India
Mjv4+4rj, Thumberi Rd, Madanancheri, Tamil Nadu
635754, India
Lat 12.69301° Long 78.607017°
Thursday, 27/11/2025 02:35 PM GMT +05:30
Google


635754, New St, Jaffarabad,
Vaniyambadi, Tamil Nadu 635754,
Lat: 12.69279, Lng: 78.60677
27/11/25 02:23:48 PM GMT+05:30




GPS Map Camera
Vaniyambadi, Tamil Nadu, India
Mjv4+7vc, Jaffarabad, Vaniyambadi, Tamil Nadu
635754, India
Lat 12.69466° Long 78.606834°
Thursday, 27/11/2025 12:08 PM GMT +05:30
Google




GPS Map Camera
Vaniyambadi, Tamil Nadu, India
Mjv4+7vc, Jaffarabad, Vaniyambadi, Tamil Nadu 635754, India
Lat 12.693492° Long 78.607073°
Thursday, 27/11/2025 12:05 PM GMT +05:30
Google

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.