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RE REGULATORY RECORD

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Document History of the Property situated at DOOR NO.254/1, 296/1 TO 296/12 and 296/14, Konnur High road, Ayanavaram, Chennai – 600023., comprised in T.S. Nos. : 4/2 & 4/4, 5/2 to 5/11, BLOCK No. : 23, of Ayanavaram Village, Ayanavaram Taluk, Chennai District, Land measuring an extent of 8 Grounds and 702 sq. ft. (19902 Sq. Ft.) as per document, 1879 sq. mtr. As per patta

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Sl. No.	Nature of the Document	Document No. & Date	Executed by	In favour of.	Extent	Survey No.	Village.
1.	Deed of Sale	2403/1961 Dt.27.07.1961	KG Rama Iyer	T V Rajammal	6 grounds & 628 sq. ft.	Pymash No.711/1	Ayanavaram
2.	Extract from the Town Survey Land Register	C.A. No. 101/74-75 Dt.28.09.1974	Tahsildar North West, Madras - 7	T V Rajammal	6 grounds & 628 sq. ft.	T.S. No.5, Block No.23	Ayanavaram
3.	Deed of Sale	1217/1962 Dt.16.04.1962	Sarangapani Naicker	T V Rajammal	2 grounds & 403 sq. ft.	Pymash No.711/1	Ayanavaram
4.	Extract from the Town Survey Land Register	C.A. No. 101/74-75 Dt.28.09.1974	Tahsildar North West, Madras - 7	T V Rajammal	2 grounds & 403 sq. ft.	T.S. No.4/2, Block No.23	Ayanavaram
5.	Settlement Deed	4062/1981 Dt.31.08.1981	T V Rajammal	H Ganapathy	2 grounds & 403 sq. ft.	T.S. No.4/2, Block No.23	Ayanavaram
6.	Settlement Deed	4064/1981 Dt.31.08.1981	T V Rajammal	H Gopalakrishnan	2095 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
7.	Settlement Deed	695/2009 Dt.06.03.2009	T V Rajammal	G Hariharan	1520 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
8.	Settlement Deed	696/2009 Dt.06.03.2009	T V Rajammal	G Anantha Krishnan	1166 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
9.	Settlement Deed	697/2009 Dt.06.03.2009	T V Rajammal	G Vaidyanathan	1052 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram

10.	Settlement Deed	698/2009 Dt.06.03.2009	T V Rajammal	H Jaya	1610 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
11.	Settlement Deed	699/2009 Dt.06.03.2009	T V Rajammal	H Gopala Krishnan	1668 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
12	Settlement Deed	700/2009 Dt.06.03.2009	T V Rajammal	H Ganapathy	1214 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
13	Death Certificate	Dt.15.05.2013	T V Rajammal died on 29.04.2013				
14	Settlement Deed	2956/2020 Dt.14.10.2020	H Ganapathy	G Hariharan	3281 sq. ft.	T.S. No.4 part & 5 part, Block No.23	Ayanavaram
15	Settlement Deed	2957/2020 Dt.14.10.2020	H Ganapathy	G Vaidyanathan	2831 sq. ft.	T.S. No.4 part & 5 part, Block No.23	Ayanavaram
16	Settlement Deed	2958/2020 Dt.14.10.2020	G Vaidyanathan	G Anantha Krishnan	1052 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
17	Settlement Deed	2959/2020 Dt.14.10.2020	G Anantha Krishnan	G Hariharan	512 sq. ft.	T.S. No.5 part, Block No.23	Ayanavaram
18	Patta	Dt.29.04.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	H Gopala Krishnan	225 sq. mtr.	T.S. No.5/2 , Block No.23	Ayanavaram
19	Patta	Dt.29.04.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Hariharan	140.5 sq. mtr.	T.S. No.5/3 , Block No.23	Ayanavaram

20	Patta	Dt.01.05.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Anantha Krishnan	61 sq. mtr.	T.S. No.5/4 , Block No.23	Ayanavaram
21	Patta	Dt.21.04.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Anantha Krishnan	98 sq. mtr.	T.S. No.5/5 , Block No.23	Ayanavaram
22	Patta	Dt.30.09.2022	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	H Jaya	149.50 sq. mtr.	T.S. No.5/6 , Block No.23	Ayanavaram
23	Patta	Dt.30.09.2022	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	H Gopala Krishnan	155 sq. mtr.	T.S. No.5/7 , Block No.23	Ayanavaram
24	Patta	Dt.29.04.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Anantha Krishnan, H Jaya, G Hariharan, H Gopala Krishnan, G Vaidyanathan	406.5 sq. mtr.	T.S. No.5/8 , Block No.23	Ayanavaram
25	Patta	Dt.25.07.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Hariharan,	47.5 sq. mtr.	T.S. No.5/9 , Block No.23	Ayanavaram
26	Patta	Dt.09.05.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Vaidyanathan	73 sq. mtr.	T.S. No.5/10, Block No.23	Ayanavaram

27	Patta	Dt.09.05.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Hariharan	39.5 sq. mtr.	T.S. No.5/11, Block No.23	Ayanavaram
28	Patta	Dt.12.05.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Hariharan	280 sq. mtr.	T.S. No.4/2, Block No.23	Ayanavaram
29	Patta	Dt.12.05.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.	G Vaidyanathan	203.5 sq. mtr.	T.S. No.4/4, Block No.23	Ayanavaram
30	Combined Sketch	Dt.13.12.2023	Deputy Inspector, Survey and Land Records, Ayanavaram, Chennai – 23.		1879 sq. mtr.	T.S. No.4/2, 4/4, 5/2 to 5/11, Block No.23	
31	POA	7362/2023 Dt.24.11.2023	H Ganapathy H Jaya Easwaran, H Gopala Krishnan, G Anantha Krishnan, G Vaidyanathan	P Kruthivas	13679.20 sq. ft. of UDS in 8 grounds & 726 sq. ft.	T.S. No.4/2, 4/4, 5/2 to 5/11, Block No.23	Ayanavaram
32	POA	7711/2023 Dt.14.12.2023	G Hariharan	P Kruthivas	8 grounds & 726 sq. ft.	T.S. No.4/2, 4/4, 5/2 to 5/11, Block No.23	Ayanavaram

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.