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

GPS Map Camera

Chengalpattu,Tamil Nadu,India

Saditits Rosad, Tintikualukundram, Chengalpattu, Tamil Nadul
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GPS Map Camera

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Lat 12.[illegible], Long 80.0089153

Thursday, 02/12/2025 08:18 GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Chengalpattu, Tamil Nadu, India

Tiruvelukkunram, Chengalpattu, Tamil Nadu 603108, India

Lat 12.588209, Long 80.069131

Tuesday, 02/12/2025 08:18 GMT+05:30

Note - Captured by GPS Map Camera

GPS Map Camera

Chengalpattu,Tamil Nadu,India

Tirubalukundram, Chengalpattu, Tamil Nadu 603109, India

Lat 12.586202, Long 80.080137

Tuesday, 02/12/2025 08:19 GMT+05:30

Note - Captured by GPS Map Camera

GPS Map Camera

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GPS Map Camera

Chengalpattu,Tamil Nadu,India

Tirukalukundram, Chengalpattu, Tamil Nadu 603109, India

Lat 12.586241, Long 80.069168

Tuesday, 02/12/2025 09:20 GMT+05:30

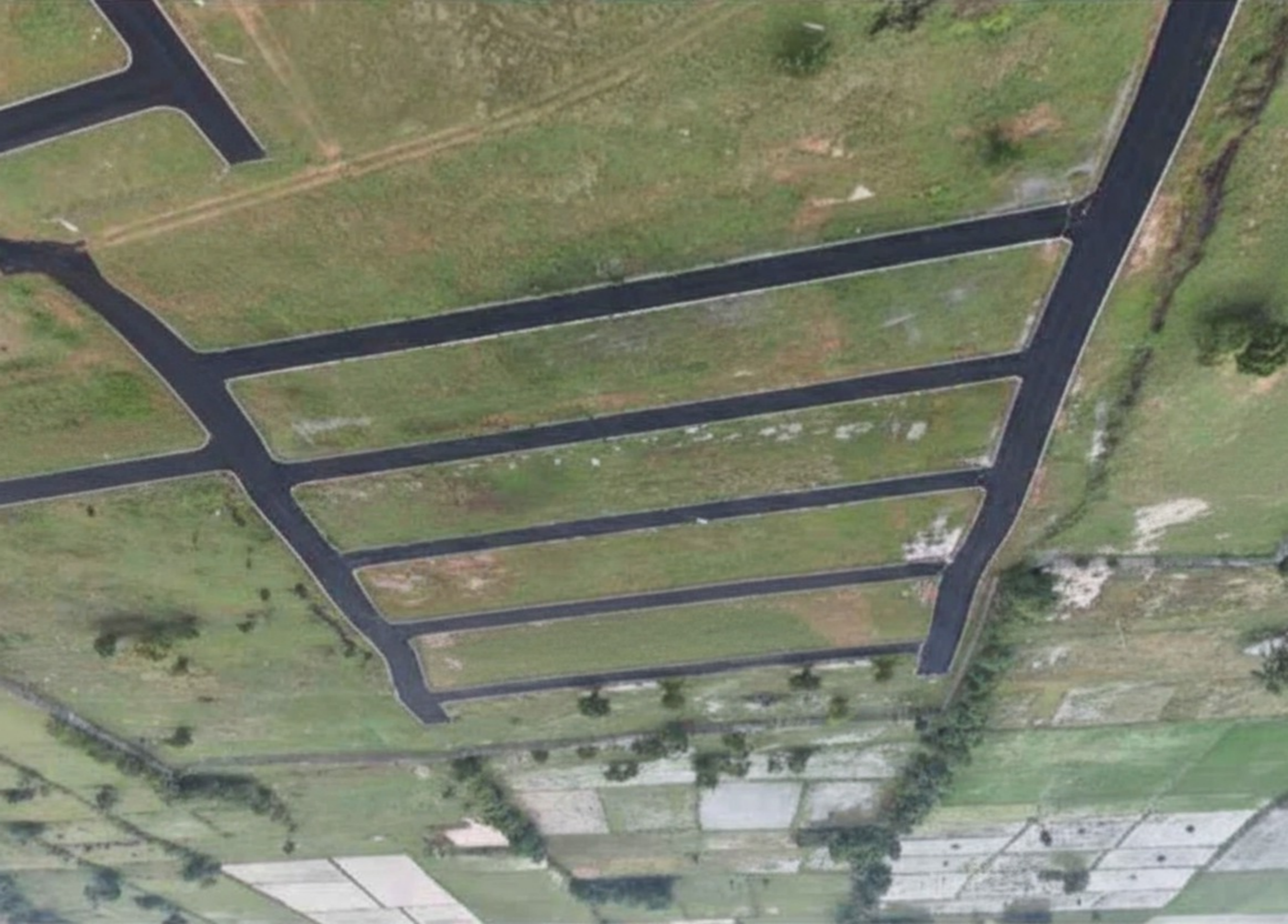
Note : Captured by GPS Map Camera

GPS Map Camera

Chengalpattu,Tamil Nadu,India

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092109, India
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Puliyur, Tamil Nadu, India 🇮🇳

Mdr1042, Puliyur, Tamil Nadu 603109, India

Lat 12.584727° Long 80.068933°

Friday, 09/01/2026 12:41 PM GMT +05:30

Google

GPS Map Camera

Tirukazhukundram, Tamil Nadu, India 🇮🇳

H3p9+v2, Tirukazhukundram, Tamil Nadu 603109, India

Lat 12.586263° Long 80.06933°

Friday, 09/01/2026 12:48 PM GMT +05:30

GPS Map Camera

Tirukazhukundram, Tamil Nadu, India 🇮🇳

H3p9+v2, Tirukazhukundram, Tamil Nadu 603109, India

Lat 12.586003° Long 80.06917°

Friday, 09/01/2026 12:47 PM GMT +05:30






GPS Map Camera
Chengalpattu, Tamil Nadu, India
Santax Read, Thirukalukundram, Chengalpattu, Tamil India
007109, India
Lat 12.566600 Long 80.068825
Date: 02/07/2023 09:22 GMT +05:30
Note: Captured by GPS Map Camera

GPS Map Camera

Tirukazhukundram, Tamil Nadu, India 🇮🇳

H3p9+v2, Tirukazhukundram, Tamil Nadu 603109, India

Lat 12.584802° Long 80.068648°

Friday, 09/01/2026 12:40 PM GMT +05:30



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.