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





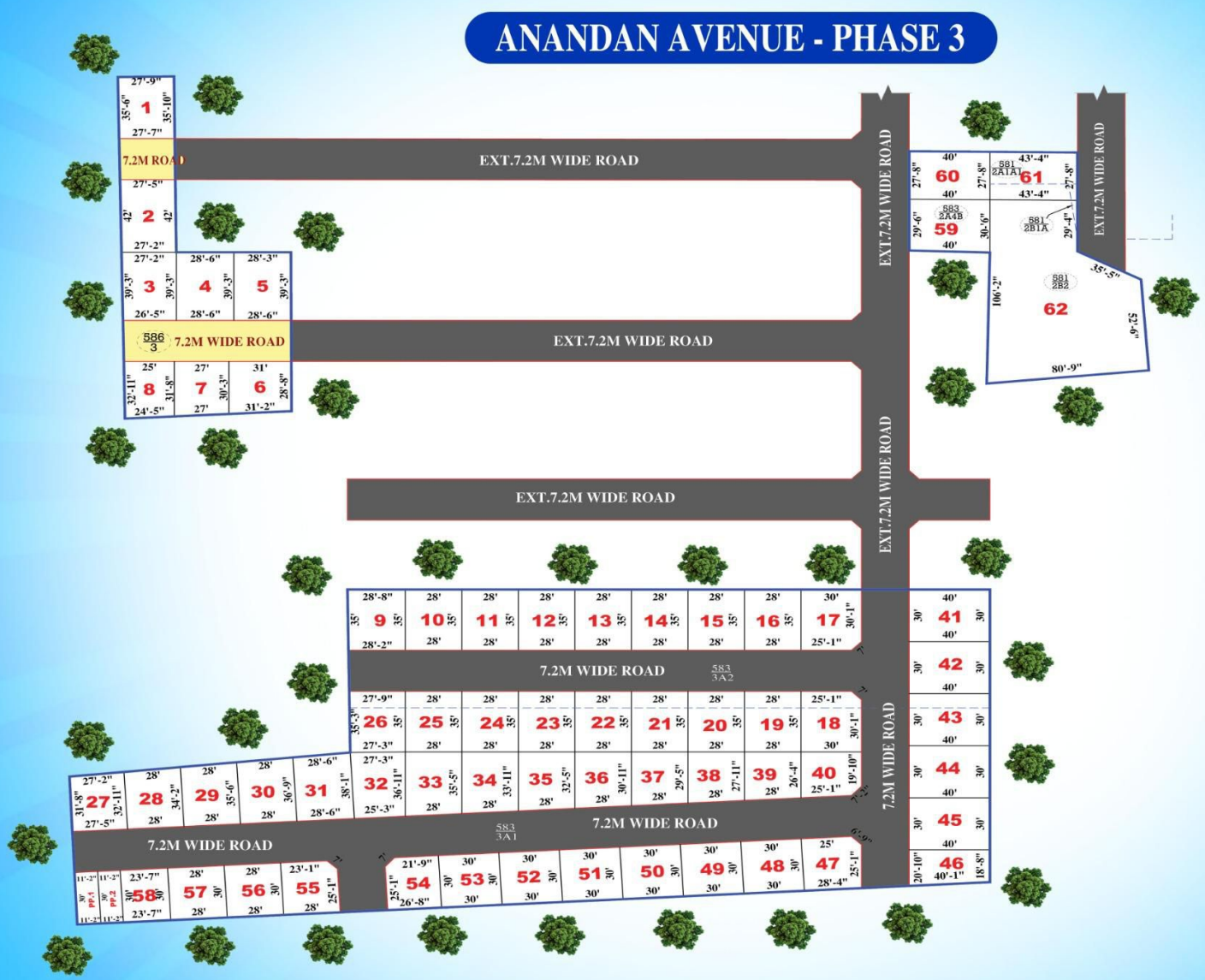






PLAN SHOWING THE CMDA APPROVED HOUSE SITE IN SY.NO.581/2A1A1, 581/2B1A, 581/2B2, 583/2A4B, 583/3A1, 583/3A2 & 586/3 OF NEDUGUNDRAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT

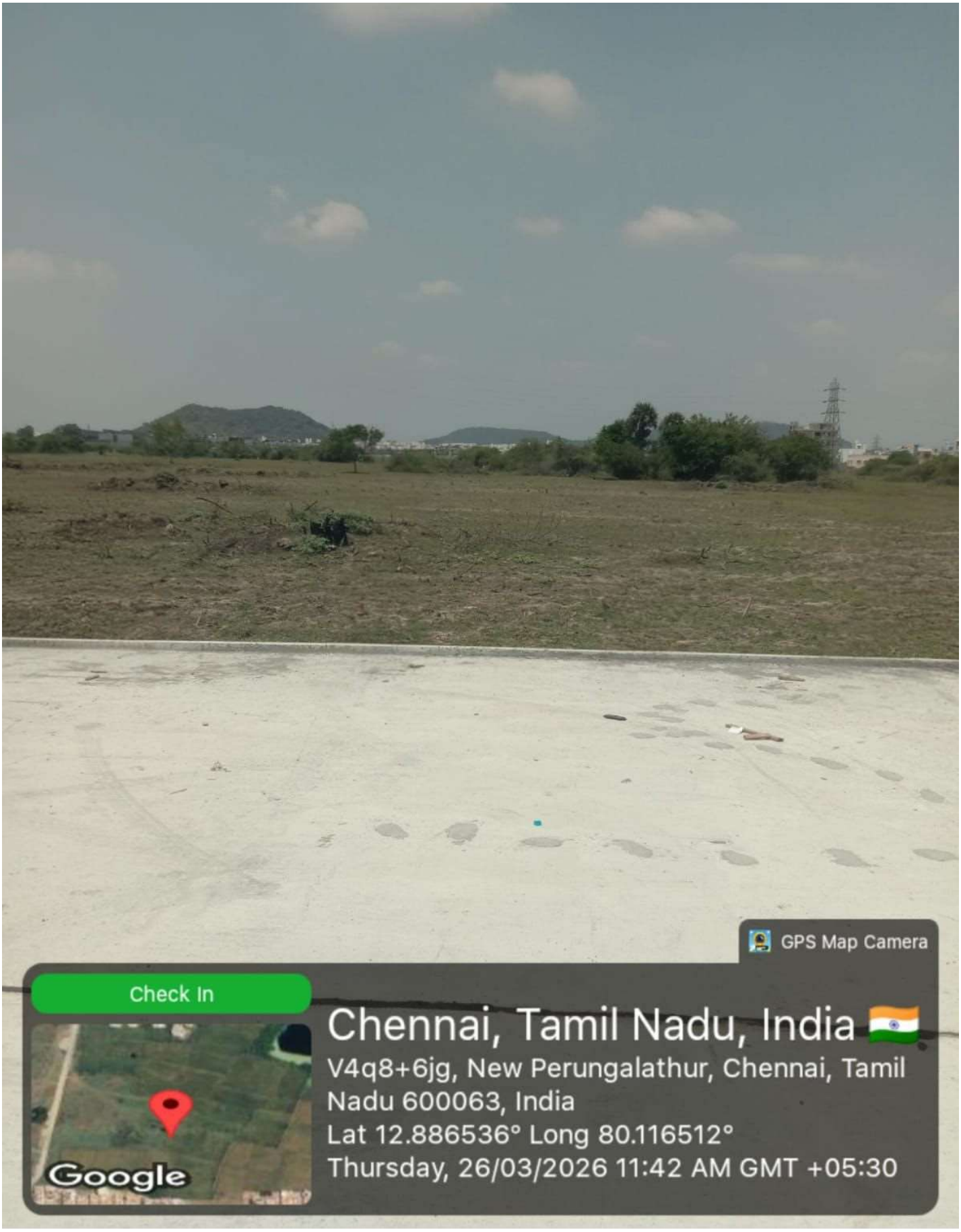
ANANDAN AVENUE - PHASE 3

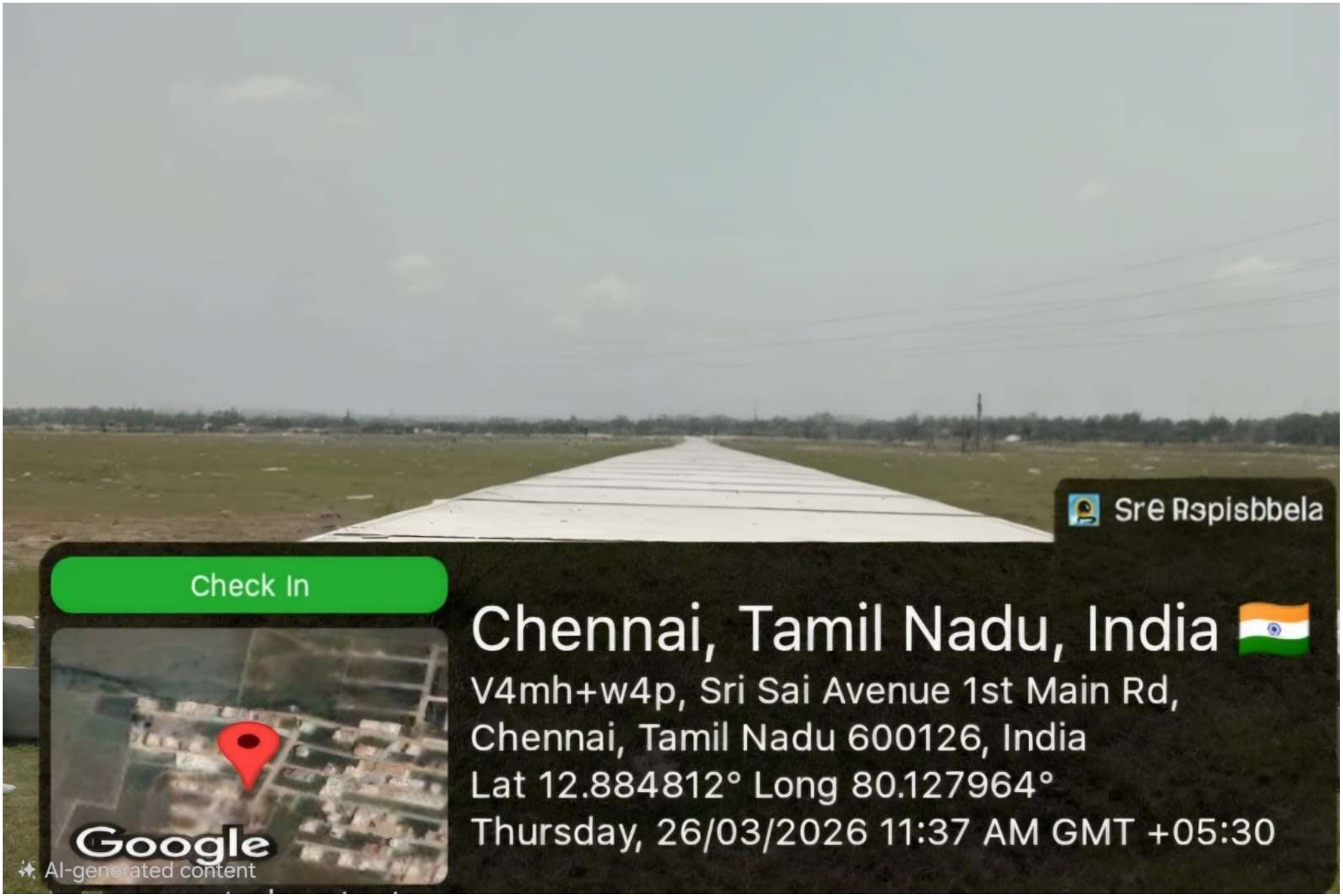


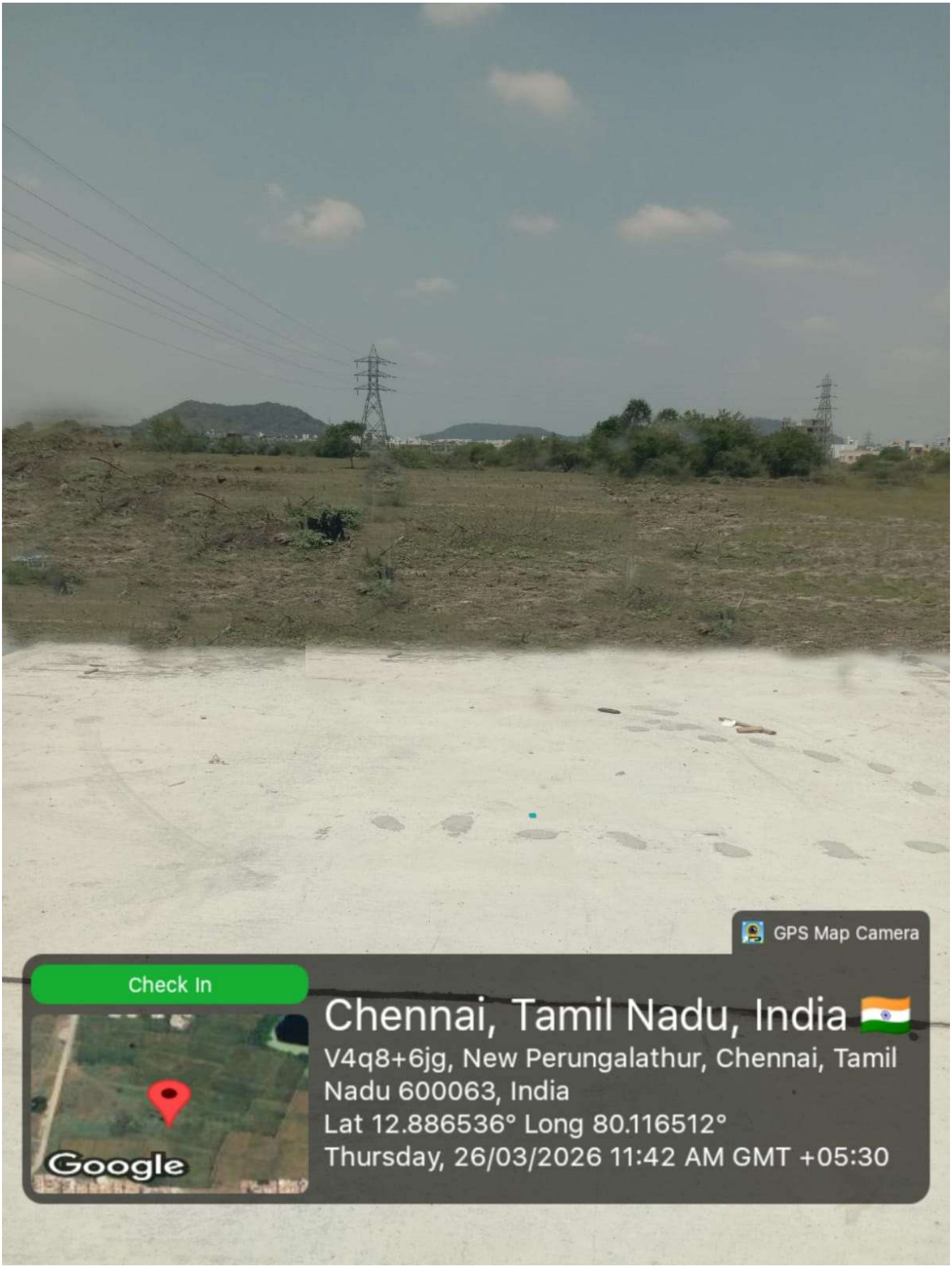


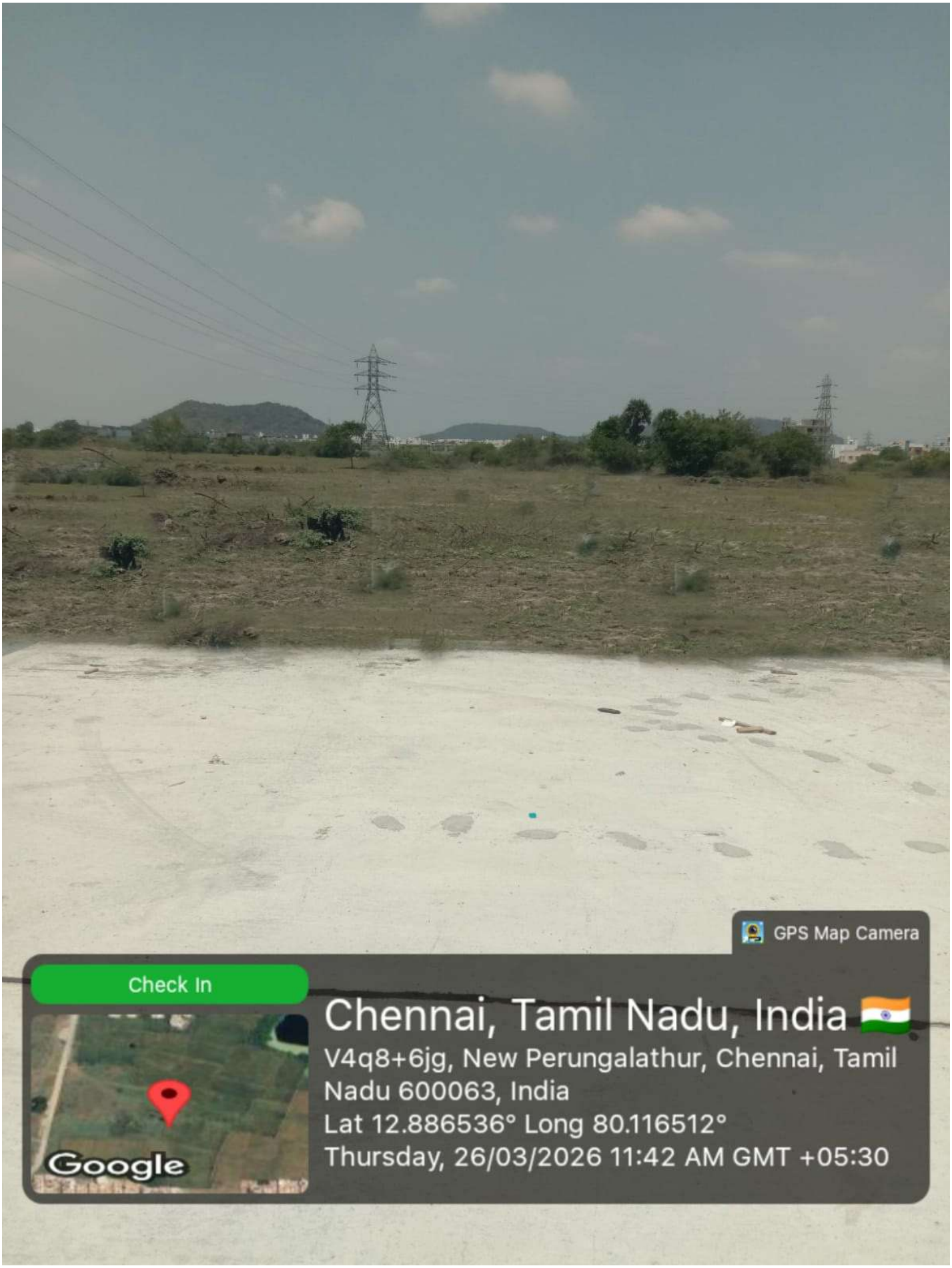
PLOT NO	SQFT	PLOT NO	SQFT
1	987	32	984
2	1146	33	1013
3	1051	34	971
4	1119	35	929
5	1114	36	887
6	915	37	845
7	836	38	802
8	798	39	759
9	994	40	754
10	980	41	1200
11	980	42	1200
12	980	43	1200
13	980	44	1200
14	980	45	1200
15	980	46	791
16	980	47	861
17	1038	48	900
18	1038	49	900
19	980	50	900
20	980	51	900
21	980	52	900
22	980	53	900
23	980	54	788
24	980	55	828
25	980	56	840
26	966	57	840
27	881	58	707
28	939	59	1200
29	975	60	1106
30	1012	61	1195
31	1066	62	6613

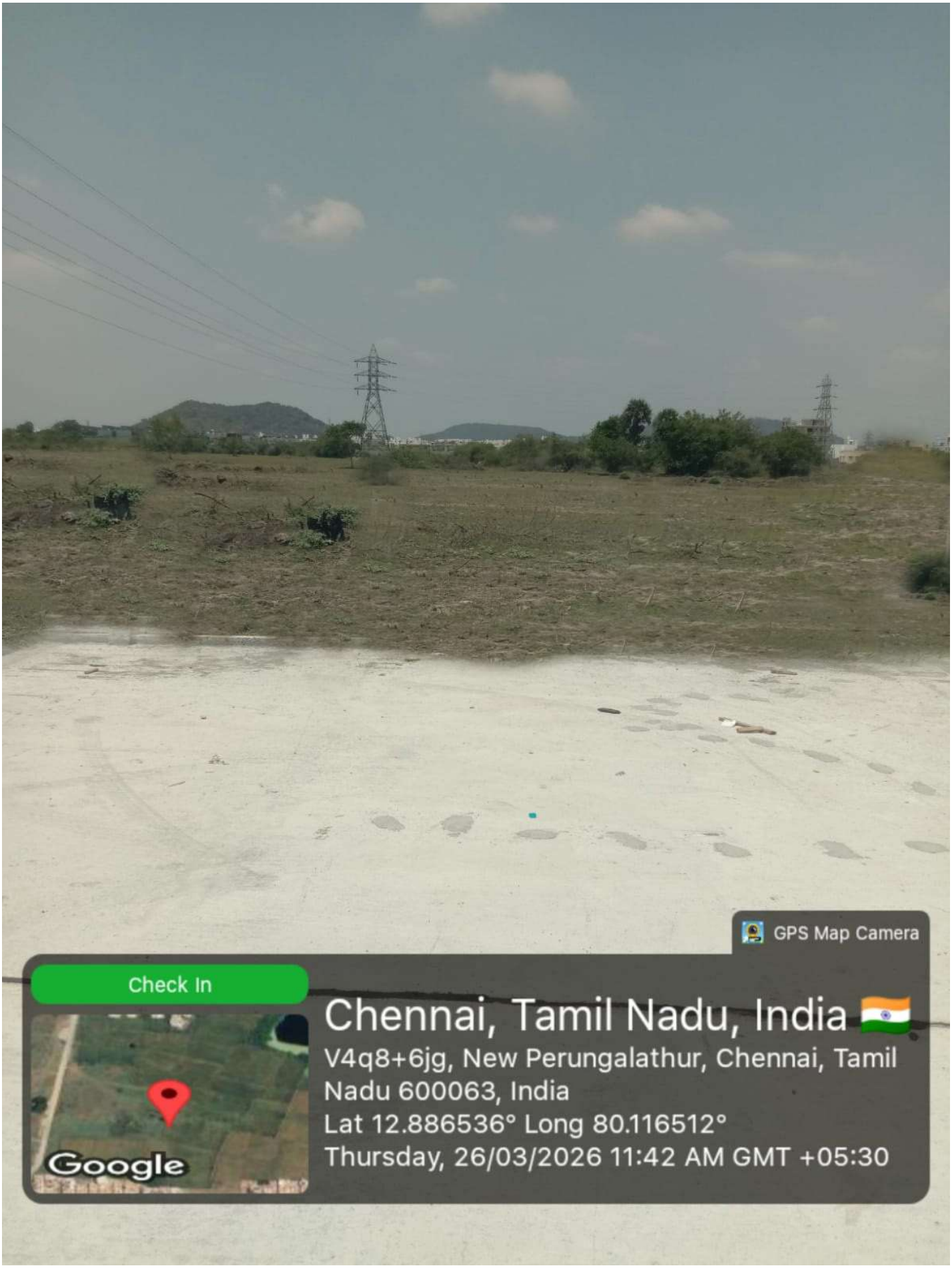

GPS Map Camera
Check In
Google
Chennai, Tamil Nadu, India
V4mh+w4p, Sri Sai Avenue 1st Main Rd,
Chennai, Tamil Nadu 600126, India
Lat 12.884812° Long 80.127964°
Thursday, 26/03/2026 11:37 AM GMT +05:30
AI-generated content

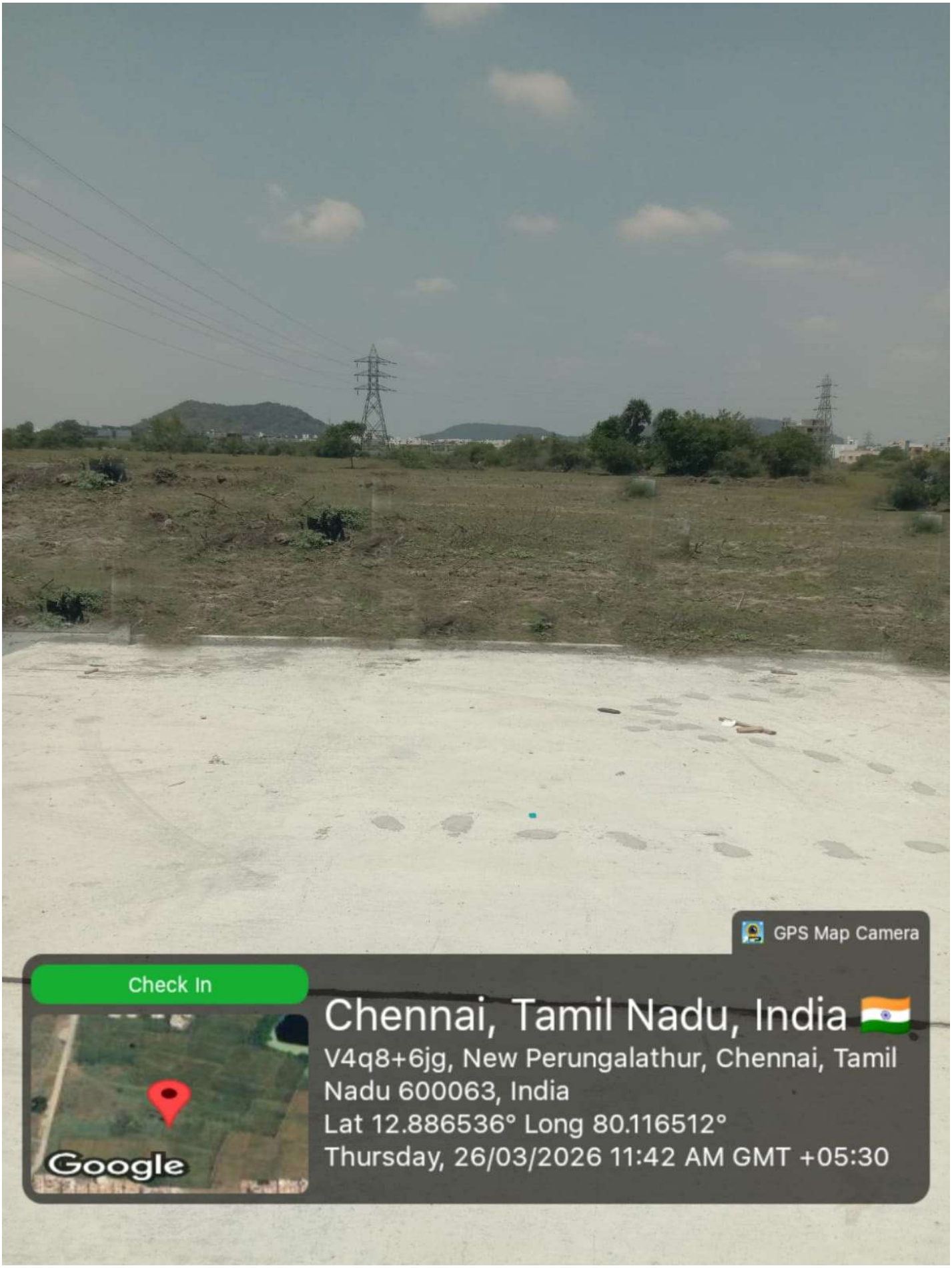

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Google

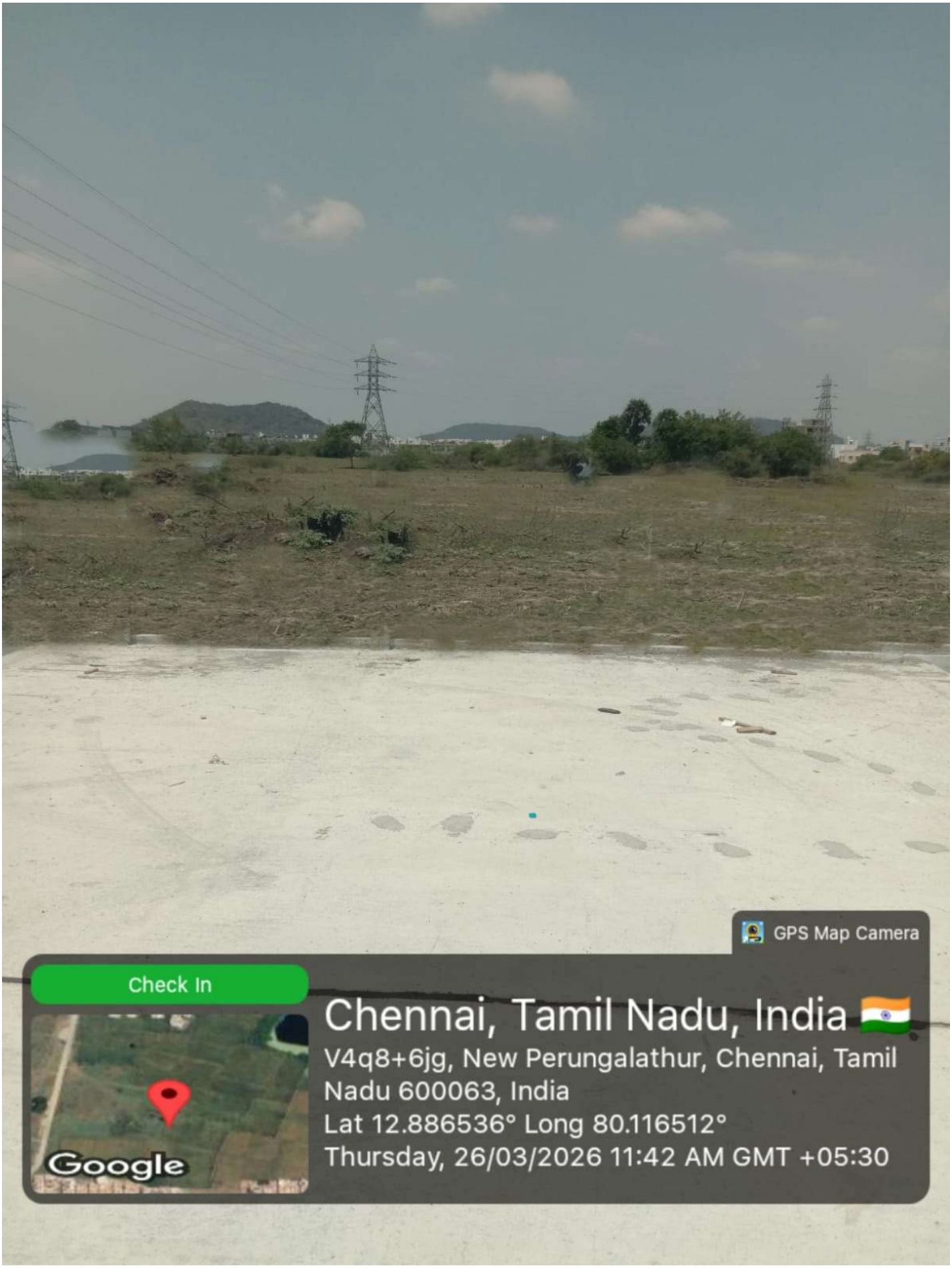

Sre Rspisbbela
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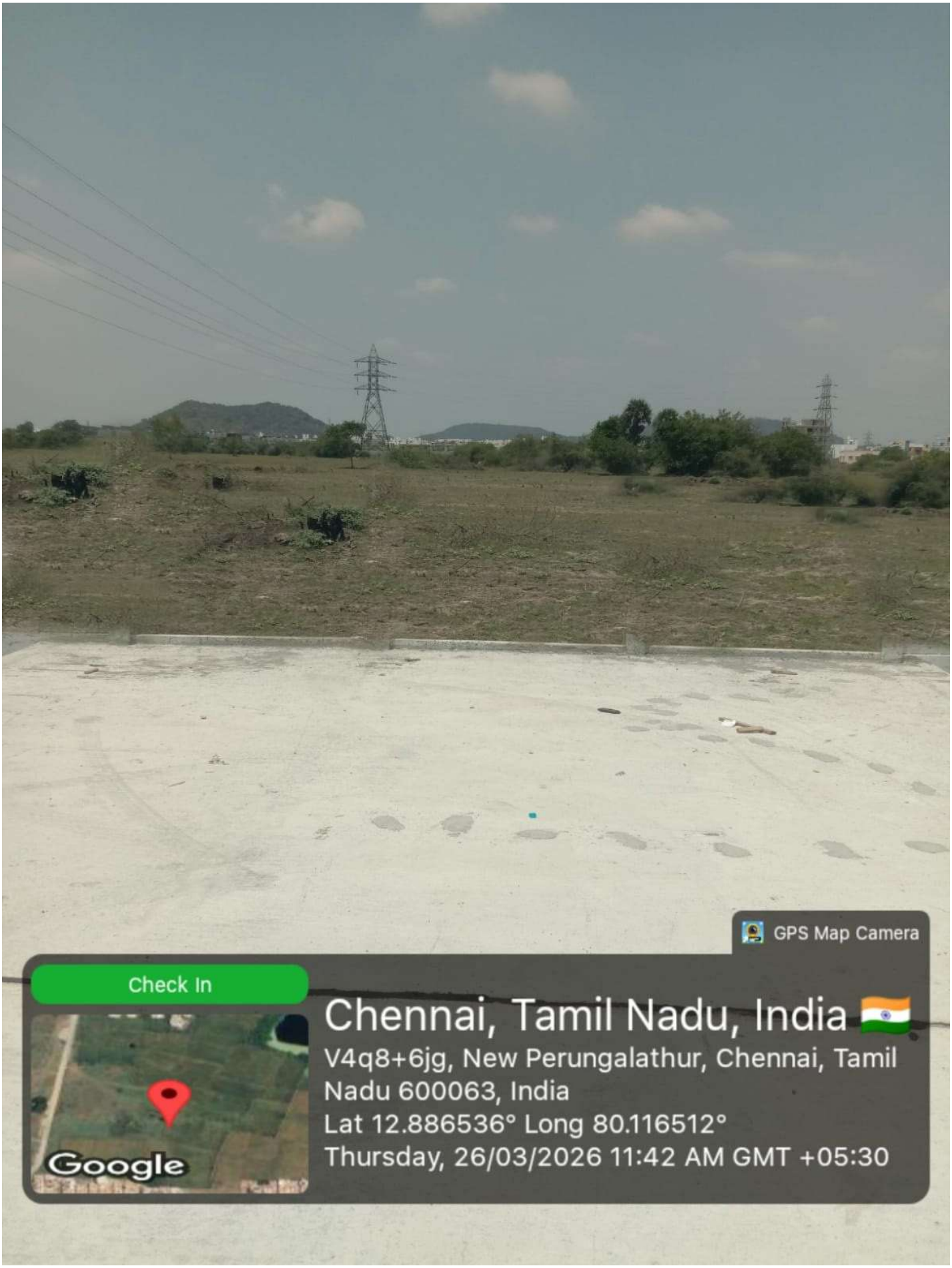

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THE LANDLENS SUITE

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.