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,
OMR Thoraipakkam,
Chennai 600 097, India

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NAVRANG FLATS - NEW DOOR NO. 12, OLD DOOR NO. 179, RANGARAJAPURAM MAIN ROAD, KODAMBAKKAM, CHENNAI – 600 024

S.NO	APPROVED SURVEY NO	TSLR EXTRACT			SALE DEED			
		OWNER NAME	TS.NO	EXTENT SQ.FT	DOCUMENT NO & DATE	OWNER	TS.NO.	EXTENT SQ.FT
1	66	V.MOHANDASS	66	739.00	SALE DEED DOC.NO. 356/1991, DT.30.01.1991	V.MOHANDASS	66	739.00
2	66	T.N. RAMESH & T.R.ASWANTH	66	739.00	SETTLEMENT DEED DOC.NO. 339/2008, DT.01.02.2008 L.H. CERTIFICATE NO. TN – 7202211043324, DT. 21.11.2022	T.N. RAMESH & T.R.ASWANTH	66	739.00
3	66	K.SRIDHARAN AND HEMA SRIDHARAN	66	734.00	SETTLEMENT DEED. DOC.NO.4275/2019, DT. 28.11.2019	K.SRIDHARAN AND HEMA SRIDHARAN	66	734.00
4	66	S.BAALAGI	66	732.00	SALE DEED DOC.NO. 206/2017, DT.23.01.2017	S.BAALAGI	66	732.00
5	66	K.SIVARAMAN	66	732.00	SALE DEED DOC.NO. 4556/2015, DT.9.9.2015	K.SIVARAMAN	66	732.00
6	66	K.PRABHAKAR AND V.GEETHA	66	732.00	SALE DEED DOC.NO. 4270/2014, DT.10.11.2014	K.PRABHAKAR AND V.GEETHA	66	732.00
7	66	B.BHASKAR ACHARYA & B.SUDHIR	66	720.00	SALE DEED DOC.NO. 4306/1990, DT.10.09.1990 L.H. CERTIFICATE NO. TN – 7202409031923, DT. 13.10.2024	B.BHASKAR ACHARYA & B.SUDHIR	66	720.00
8	66	R.KASTURI RANGAN	66	720.00	SALE DEED DOC.NO. 4999/1990, DT.24.10.1990	R.KASTURI RANGAN	66	720.00
9	66	B.P.CHANDRASHEHAR	66	727.00	SETTLEMENT DEED DOC.NO. 3223/1964, DT. 17.10.1964, LAST WILL & PROBATE BY THANE COURT MISC.APPLN.NO.404/2006, EXH. NO.30	B.P.CHANDRASHEHAR	66	727.00
							TOTAL	6575.00

S.NO	APPROVED SURVEY NO	GPOA				
		EXECUTED BY	IN FAVOUR OF	DOCUMENT NO & DATE	T.S.NO	ETXENT
1	66	V.MOHANDASS	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.76/2025, DT. 8.1.2025	66	300.67
2	66	T.N. RAMESH & T.R.ASWANTH	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.4712/2024, DT. 21.11.2024	66	300.67
3	66	K.SRIDHARAN AND HEMA SRIDHARAN	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.562/2025, DT. 11.2.2025	66	295.67
4	66	S.BAALAGI	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	ADJ. GPOA DOC.NO.8/2025, DT. 7.1.2025	66	293.67
5	66	K.SIVARAMAN	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.4713/2024, DT. 21.11.2024	66	199.62
6	66	K.PRABHAKAR AND V.GEETHA	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.4711/2024, DT. 21.11.2024	66	293.67
7	66	B.BHASKAR ACHARYA & B.SUDHIR	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.77/2025, DT. 8.1.2025 ADJ.GPOA DOC.NO.9/2025, DT. 7.1.2025	66	281.67
8	66	R.KASTURI RANGAN	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	GPOA DOC.NO.4553/2024, DT. 12.11.2024	66	281.67
9	66	B.P.CHANDRASHEHAR	HRPL HOMES AND INFRASTRUCTURES PVT.LTD REP BY ITS DIRECTOR S.S. PRASAD BABU	ADJ.GPOA DOC.NO.6/2025, DT. 7.1.2025	66	288.67
					TOTAL	2535.98

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

Verified RealEstate
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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.