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

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DIGITALLY VERIFIED RECORD

Date:15/12/2025

From,
(1).K.DHEVIKA (2) K.Sakthivel (3) V.Ramesh,
(4) S.Prabhu Ram Ganapaty (5) A.Narendra Kumar (6) Kangaraj V Madukkari,
Coimbatore.

To,
Tami Nadu Real Estate Regulatory Authority,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Subject: Reply for Queries dated 08.12.2025

Reference: Application No. TNRERA/PL/9491/2025 dt.15/12/25

Dear Sir,

We, kindly note that the above-mentioned extent (in Hectare) of the land has been highlighted in the respective documents attached.

Survey No	Extent in Hectre	Patta NO	Doc NO	Patta 'Name
725/4B	0.26.58	6002	3524/2024	Dhevika,Sakthivel, Narendra Kumar & Prabhu Ram Ganesh
726/1A	0.15.09	6002	3524/2024	Dhevika,Sakthivel, Narendra Kumar & Prabhu Ram Ganesh
726/2A	0.57.69	6002	3524/2024	Dhevika,Sakthivel, Narendra Kumar & Prabhu Ram Ganesh
728/2A	0.09.91	6003	9186/2022	Dhevika, Ramesh & Sakthivel
726/1B	0.01.41	6266	1730/2024	Dhevika, Ramesh & Sakthivel
726/2B	0.49.79	6268	1730/2024	Dhevika, Ramesh & Sakthivel
728/1A	0.38.25	6269	1730/2024	Dhevika, Ramesh & Sakthivel

Totalling land of Hr 1.98.5 (4.90 ½ Acres)

Kindly note that the above-mentioned is the ownership flow chart tallying Patta and Sale Deed.

Doc NO	Survey No	Extent in Hectre	Name
3524/2024	725/4B	0.26.58	Dhevika,Sakthivel, Narendra Kumar & Prabhu Ram Ganesh
3524/2024	726/1A	0.15.09	Dhevika,Sakthivel, Narendra Kumar & Prabhu Ram Ganesh
3524/2024	726/2A	0.57.69	Dhevika,Sakthivel, Narendra Kumar & Prabhu Ram Ganesh
9186/2022	728/2A	0.09.91	Ramesh,Dhevika & Sakthivel
1730/2024	726/1B	0.01.41	Ramesh,Dhevika & Sakthivel
1730/2024	726/2B	0.49.79	Ramesh,Dhevika & Sakthivel
1730/2024	728/1A	0.38.25	Ramesh,Dhevika & Sakthivel

Doc NO	Acres
1730/2024	2.20.82
3524/2024	2.00.18
9186/2022	0.69.05
Total	4.90.05

Also, kindly note that the above-mentioned extent (in Hectare) of the land **A – Register** has been highlighted in the respective documents attached.

Kindly consider this as a positive submission and we request you to process the same at the earliest .

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.