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

DIGITALLY VERIFIED RECORD

pT No. : 7178/13

16

/2/2014

தமிழ்நாடு அரசு

நில அளவை ஆவணம் - பட்டா

).எ.ண் 10(1) பிரிவு

வருவாய்த்துறை, திருவள்ளூர் மாவட்டம்

ட்டம் : ஊத்துக்கோட்டை

கிராமம் : ராள்ளபாடி

ட்டா எண் 874

உரிமையாளர்கள் பெயர்

1 வெங்கடசாமி மகன் ஸ்ரீதர்

2 துரை மாணிக்கம் மகன் சிவசங்கர்

புல எண்ணும் உட்பிரிவும்			நன்செய்		புன்செய்		மற்றவை	
			பரப்பு ஹெக்டேர் - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெக்டேர் - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெக் - ஏர்	தீர்வை ரூ - பை
146	2C1	(மா)	-		- 7.00	0.48	-	
146	2C2	(மா)	-		- 7.50	0.51	-	
146	2C3	(மா)	-		- 7.50	0.51	-	
146	2C5	(மா)	-		- 7.00	0.48	-	
146	2C7	(மா)	-		- 8.00	0.55	-	
146	2C8	(மா)	-		- 8.00	0.55	-	
			-		- 15.00	3.08	-	

)65/874.00/2.00 21/02/2014 05:43:05F

தலைமைப்பிரித்துர்துணை வட்டாட்சியர்
ஊத்துக்கோட்டை

NOTARY
S.VENKATESAN
CITY OF CHENNAI
G.O.Ms.No.457/2023
Lr.Dt. 22.04.2023
D.O.C.21.04.2028
GOVT. OF TAMILNADU

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.