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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verified.realestate

DIGITALLY VERIFIED RECORD

ERKUDI VILLAGE							
APPROVED S.NO	PATTA EXTENT			DOCUMENT EXTENT			
	S.NO	EXTENT IN Sq.M	OWNER NAME	DOCUMENT NO	S.NO	EXTENT IN CENTS	OWNER NAME
6/2	6/2	600.00	K.Paramasivan	4331/2023	6/2	15.00	K.Paramasivan
6/3A	6/3A	500.00	S.Sankarasubbu	3770/2023	6/3A	12.00	S.Sankarasubbu
6/3B1	6/3B1	389.00	S.Sankarasubbu	4289/2023	6/3B1	11.72	S.Sankarasubbu
6/3B2	6/3B2	11.00	S.Anandhakumar	3105/2024	6/3B2	0.28	S.Anandhakumar
6/4A1A	6/4A1A	707.00	S.Sankarasubbu	2217/2024	6/4A1A	17.47	S.Sankarasubbu
6/4A1B	6/4A1B	31.00	S.Sankarasubbu	2217/2024	6/4A1B	0.53	S.Sankarasubbu
6/4A2	6/4A2	212.00	S.Anandhakumar	3105/2024	6/4A2	5.23	S.Anandhakumar
6/8A	6/8A	867.00	S.Sankarasubbu	3003/2023	6/8A	20.95	S.Sankarasubbu
6/8B	6/8B	83.00	S.Ramalakshimi	3107/2024	6/8B	2.05	S.Ramalakshimi
7/1B1	7/1B1	643.00	K.Paramasivan	3304/2023	7/1B1	15.66	K.Paramasivan
7/1B2	7/1B2	257.00	P.Sudalaimani	3104/2024	7/1B2	6.34	P.Sudalaimani
7/3B1	7/3B1	1443.00	S.Arunprakash	2283/2024	7/3B1	35.66	S.Arunprakash
7/3B2	7/3B2	176.00	P.Muniasamy	383/2025	7/3B2	4.34	P.Muniasamy
7/4A1A	7/4A1A	705.00	K.Paramasivan	4331/2023	7/4A1A	17.21	K.Paramasivan
7/4A1B	7/4A1B	153.00	P.Muniasamy	383/2025	7/4A1B	3.79	P.Muniasamy
7/5A1	7/5A1	1006.00	K.Paramasivan	4219/2023	7/5A1	24.63	K.Paramasivan
7/5A2	7/5A2	567.00	P.Muniasamy	383/2025	7/5A2	14.00	P.Muniasamy
7/5B	7/5B	177.00	P.Sudalaimani	3106/2024	7/5B	4.37	P.Sudalaimani
	TOTAL	**8527.00**			**TOTAL**	**211.2**	

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.