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

Appd. S.No.	Patta			Document			
	S.No.	Extent Sq.m.	Owner	Doc.No	S.No.	Extent Sq.m.	owner
465/23	465/23	465	Ganga	1522/2024	465/5G1	465	Ganga
465/24	465/24	566			465/5G2A	566	
465/6B2	465/6B2	890			465/6B	890	
465/15	465/15	511	M/s Shree MG Industrial Green City Pvt Ltd	2011/2023	465/5D1	511	M/s Shree MG Industrial Green City Pvt Ltd
465/16	465/16	189			465/5F1A	350	
465/17	465/17	129			465/G1	389	
465/18	465/18	309					
465/5A2	465/5A2	270			465/5A	270	
465/5C2	465/5C2	136			465/5C	136	
465/5B	465/5B	300		2814/2022	465/5B	300	
465/5D2	465/5D2	844			465/5D	844	
465/5E2	465/5E2	566			465/5E	566	
465/5F2A	465/5F2 A	109			465/5F	211	
465/5F3	465/5F3	619			465/5F	619	
465/6A	465/6A	3950		2855/2022	465/6A	3950	
465/6B1	465/6B1	1018		2856/2022	465/6B	3850	
465/6B3	465/6B3	1942					
465/5G2A1	465/5G2 A1	6783		2813/2022	465/5G	6762	
465/5G1A	465/5G1 A	890		2415/2023	465/5G1	966	
459/3	459/3	251		2692/2022	459/2B	251	
					614/1	14206	
					614/2	1589	
614/2	614/2	1650		2693/2022	614/1	587	
614/1B1	614/1B1	13903			614/2	60	
	Total	36290				38338	

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.