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,
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DIGITALLY VERIFIED RECORD

தமிழ்நாடு பகிர்மானக் கழகம் லிமிடெட்

இணையதளவழி மின் கட்டணம் முறை

மின் கட்டணம் ரசீது

பெயர் : S.MUTHU VENKATACHALAM

மின். இ. எண்: 200052750525131 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCINB744938206 நாள் : 16/05/2025 13:18:14

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ)
1	47621-Deposits Collected for DCW nature (GST Appl**	40644.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	3657.96
4	46942-SGST @9%	3657.96
5	62948-Rounding Off	0.08
	மொத்தம்	47960.00

தொகை (எழுத்தால்) ரூ. Forty Seven thousand Nine hundred Sixty only

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

• இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

• இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

மின்னகம்
94987 94987

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தமிழ்நாடு பகிர்மானக் கழகம் லிமிடெட்

(இணையதளம் வழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் :	S.MUTHU VENKATACHALAM		
மின். இ. எண்:	200052750525131	கட்டண முறை :	TNPDCL PAYMENT PORTAL
இரசீது எண் :	PGIINB741372636	நாள் :	06/05/2025 16:06:21

வ.எண்	கட்டணம் விவரம்		தொகை (ரூ)
1	61962-Registration cum Processing Charges**		215.00
		மொத்தம்	215.00

தொகை (எழுத்தால்) ரூ. Two hundred Fifteen only

இதர விவரங்கள் :

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• இது கணினியில் உருவாக்கப்பட்ட ஆவணம் கையொப்பம் தேவையில்லை
• இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

மின்னகம்
94987 94987

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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.