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

Ownership flow chart							PATTA				GPA			
Sl No	Survey number as approved plan	Sale deed					PATTA no.	OWNER	SURVEY NUMBERS	Conveyed Extent Cents in sq.mt	DocNo&	Executed	In Favour of Applicant	Survey number
		DATE / DOC NO	Name of Executant	Name of Claimant	SURVEY NUMBERS	Conveyed Extent Cents (SQ.MT)	3080	S. Lawrence Dinesh Kumar	181/1A	5550 SQM	date			
1	182/4A2B	6456/2024	M.Sirajudeen	S. Lawrence Dinesh Kumar	182/4A2	14.5 CENTS (587 sq.mt)			181/2A	1200 SQM				
	182/5A2B				182/5A2	41 CENTS (1659 sq.mt)			181/4A1A	1245 SQM				
	182/5B2				182/5B	132.5 CENTS (5361 sq.mt)								
2	181/2A	6453/2024	M.Naina Mohammed	S. Lawrence Dinesh Kumar	181/2A	30 CENTS (1213 sq.mt)	3127	S. Lawrence Dinesh Kumar	182/1A	2900 SQM				
	181/1A				181/1A	137 CENTS (5543 sq.mt)			182/1B	1600 SQM				
	181/4A1A				181/4A1A	31 CENTS (1254 sq.mt)			182/1C	1800 SQM				
									182/2B2	607SQM				
3	182/1A	6457/2024	M.Naina Mohammed	S. Lawrence Dinesh Kumar	182/1A	72 CENTS (2913 sq.mt)			182/4A2B	587 SQM				
	182/1B				182/1B	40 CENTS (1618 sq.mt)			182/4B2B	6144 SQM				
	182/1C				182/1C	44 CENTS (1780 sq.mt)			182/5A2B	1660 SQM				
	182/5C				182/5C	174 CENTS (7040 sq.mt)			182/5B2	5364 SQM				
	182/2B2				182/2B	15 CENTS (606 sq.mt)			182/5C	7050 SQM				
	182/4B2B				182/4B2	151 3/4 CENTS (6140 sq.mt)								
Total						35714 SQM	Total			35707 SQM				

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.