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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

அனுப்புநர்

திரு.அ.பாஸ்கரன்,
ஆணையாளர்,
ஊராட்சி ஒன்றியம்,
காட்டாங்கொளத்தூர்.
செங்கல்பட்டு மாவட்டம்.

பெறுநர்

செயல் அலுவலர்/ஊராட்சி மன்றத்தலைவர்,
நெடுங்குன்றம் ஊராட்சி,
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்.
செங்கல்பட்டு மாவட்டம்.

நக.எண்.3049/ 2025/அ4 நாள்.14.11.2025

அம்மையீர்,

பொருள் - திட்டவரைபட அனுமதி - செங்கல்பட்டு மாவட்டம் - காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் - நெடுங்குன்றம் ஊராட்சி, கொளப்பாக்கம் கிராமம் CMDA - APU – NHRB(South) – Planning Permission Application for the proposed construction of Residential Group development comprising of 5 Blocks, Block A: Stilt floor (Parking & Pump room) + 1st floor (pt) + 2nd floor + 3rd floor (pt) + 4th & 5th floor (height-18.30m) with 28 dwelling units (Association Rooms & Indoor Games at 1st floor, Gym, Yoga & Table Tennis rooms at 2nd floor); Block B: Stilt floor (parking) + 5 floors (height 18.30m) with 30 dwelling units; Block C: Stilt floor (parking) + 5 floors (height-18.30m) with 40 dwelling units; Block D: Stilt floor (Parking) + 5 floors (Height-18.30m) with 40 dwelling units; Block E: Stilt floor (parking) + 5floors (height-18.30) with 35 dwelling units, totally 173 dwelling units (Affordable Housing) at TVS Emerald Green acres layout road, kolapakkam, Chennai Comprised in s.no.46/1E, 46/2B & 57/6 of kolapakkam Village – அடுக்கு மாடி குடியிருப்பு அமைக்க - அனுமதி ஒப்பளிக்கப்பட்டிருக்கிறது- மேல்நடவடிக்கைக்காக அனுப்பி வைத்தல் - சார்ந்து.

பார்வை - உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008. அவர்களின் கடித எண்.CMDA/PP/NHRB/S/0396/2025.

****

பார்வையில் காணும் கடிதத்தின் படி, காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் நெடுங்குன்றம் ஊராட்சி, கொளப்பாக்கம் கிராமம் CMDA - APU – NHRB(South) – Planning Permission Application for the proposed construction of Residential Group development comprising of 5 Blocks, Block A: Stilt floor (Parking & Pump room) + 1st floor (pt) + 2nd floor + 3rd floor (pt) + 4th & 5th floor (height-18.30m) with 28 dwelling units (Association Rooms & Indoor Games at 1st floor, Gym, Yoga & Table Tennis rooms at 2nd floor); Block B: Stilt floor (parking) + 5 floors (height 18.30m) with 30 dwelling units; Block C: Stilt floor (parking) + 5 floors (height-18.30m) with 40 dwelling units; Block D: Stilt floor (Parking) + 5 floors (Height-18.30m) with 40 dwelling units; Block E: Stilt floor (parking) + 5floors (height-18.30) with 35 dwelling units, totally 173 dwelling units (Affordable Housing) at TVS Emerald Green acres layout road, kolapakkam, Chennai Comprised in s.no.46/1E, 46/2B & 57/6 of kolapakkam Village, ISHA HOMES INDIA PRIVATE LIMITED & RS INVESTEMENTS, No.74/55, 1st Avenue , Indira Nagar, Adayar,

Chennai –600 020. என்பவருக்கு அடுக்கு மாடி குடியிருப்பு கட்ட வரைபட அனுமதி வழங்கப்பட்டுள்ளது.

மேற்படி திட்ட அனுமதி அளிக்கப்பட்ட திட்ட வரைபட அனுமதி வரைப்படங்கள் மற்றும் பர்மிட் இத்துடன் இணைத்து அனுப்பிவைக்கப்படுகிறது. மேற்படி மனுதாரரிடம் உரிய கட்டணங்களை வசூலிப்பதுடன் பார்வையில் கண்டுள்ள முதன்மை செயலர் / உறுப்பினர் செயலர் சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு உரிய அனுமதி வழங்க கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு -
1.திட்ட அனுமதி அளிக்கப்பட்ட வரைபடம்,
2.இணைய வழி ஆவணங்கள்

ஆணையாளர்,
ஊராட்சி ஒன்றியம்,
காட்டாங்கொளத்தூர்.

14/11/25

நகல்

1.ISHA HOMES INDIA PRIVATE LIMITED.
Represented by its Authorized Signatory
R.Ragavendiran Gpoa for Rishab Developers and
2.RS INVESTMENTS
Represented by its partner Suresh Krishn Gpoa for Hemalatha,
No.74/55, 1st Avenue, Indira Nagar,
Adayar, Chennai 600 020.

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Kolapakkam Village Panchayats 224052 LGD Code -Kattankolathur Block Panchayat, Chengalpattu District

Present: Mr./Mrs : Tmt.vanithasri Srinivasan

Roc No: 02/20215-2026 **Date:** 22/11/2025

Sub:

Building License –Kolapakkam Village Panchayat , 224052 LGD Code, to grant permission to construct Residential building at Tvs Emerald Green Acres Layout Road , Kolapakkam , Vandalur , Chengalpattu. Building Survey No : S.No. 46 subdivision: 1E,46 subdivision: 2B,57 subdivision: 6,1 Plot No : NII-Orders issued – reg.

Ref:

Application from Mr./Mrs.: ISHA HOMES INDIA PRIVATE LIMITED Represented by its Authorized Signatory R Ragavendiran Gpoa for Rishab Developers and RS INVESTMENTS Represented by its Partner Suresh Krishn Gpoa for S Hemalatha S/o, H/o.R , CMDA/PP/NHRB/S/0396/2025 Survey No: S.No. 46 subdivision: 1E,46 subdivision: 2B,57 subdivision: 6,1 in Kolapakkam Village Panchayat , Plot No:NII Dt: 14/11/2025 B.A.No. (CMDA/PP/NHRB/S/0396/2025)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in Tvs Emerald Green Acres Layout Road of Kolapakkam Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	0	Terrace			Residential	450.91	41.89
	6	FIFTH FLOOR		Residential	Residential	6252.06	580.83
	6	FOURTH FLOOR		Residential	Residential	6252.06	580.83
	6	THIRD FLOOR		Residential	Residential	6252.06	580.83
	5	SECOND FLOOR		Residential	Residential	6979.17	648.38

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	5	FIRST FLOOR		Residential	Residential	7120.61	661.52
	0	STILT PARKING		Residential	Residential	7366.35	684.35
	0	Terrace			Residential	437.67	40.66
	6	FIFTH FLOOR		Residential	Residential	5911.16	549.16
	6	FOURTH FLOOR		Residential	Residential	5911.16	549.16
	6	THIRD FLOOR		Residential	Residential	5911.16	549.16
	6	SECOND FLOOR		Residential	Residential	5911.16	549.16
	6	FIRST FLOOR		Residential	Residential	5911.16	549.16
	0	STILT PARKING		Residential	Residential	6053.25	562.36
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7680.33	713.52
	8	FOURTH FLOOR		Residential	Residential	7680.33	713.52
	8	THIRD FLOOR		Residential	Residential	7680.33	713.52
	8	SECOND FLOOR		Residential	Residential	7680.33	713.52
	8	FIRST FLOOR		Residential	Residential	7680.33	713.52
	0	STILT PARKING		Residential	Residential	7829.95	727.42
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7569.36	703.21
	8	FOURTH FLOOR		Residential	Residential	7569.36	703.21
	8	THIRD FLOOR		Residential	Residential	7569.36	703.21
	8	SECOND FLOOR		Residential	Residential	7569.36	703.21

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	8	FIRST FLOOR		Residential	Residential	7569.36	703.21
	0	STILT PARKING		Residential	Residential	7806.60	725.25
	0	Terrace			Residential	493.00	45.8
	7	FIFTH FLOOR		Residential	Residential	6733.75	625.58
	7	FOURTH FLOOR		Residential	Residential	6733.75	625.58
	7	THIRD FLOOR		Residential	Residential	6733.75	625.58
	7	SECOND FLOOR		Residential	Residential	6733.75	625.58
	7	FIRST FLOOR		Residential	Residential	6733.75	625.58
	0	STILT PARKING		Residential	Residential	6892.41	640.32
	0	Terrace			Residential	450.91	41.89
	6	FIFTH FLOOR		Residential	Residential	6252.06	580.83
	6	FOURTH FLOOR		Residential	Residential	6252.06	580.83
	6	THIRD FLOOR		Residential	Residential	6252.06	580.83
	5	SECOND FLOOR		Residential	Residential	6979.17	648.38
	5	FIRST FLOOR		Residential	Residential	7120.61	661.52
	0	STILT PARKING		Residential	Residential	7366.35	684.35
	0	Terrace			Residential	437.67	40.66
	6	FIFTH FLOOR		Residential	Residential	5911.16	549.16
	6	FOURTH FLOOR		Residential	Residential	5911.16	549.16
	6	THIRD FLOOR		Residential	Residential	5911.16	549.16
	6	SECOND FLOOR		Residential	Residential	5911.16	549.16

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	6	FIRST FLOOR		Residential	Residential	5911.16	549.16
	0	STILT PARKING		Residential	Residential	6053.25	562.36
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7680.33	713.52
	8	FOURTH FLOOR		Residential	Residential	7680.33	713.52
	8	THIRD FLOOR		Residential	Residential	7680.33	713.52
	8	SECOND FLOOR		Residential	Residential	7680.33	713.52
	8	FIRST FLOOR		Residential	Residential	7680.33	713.52
	0	STILT PARKING		Residential	Residential	7829.95	727.42
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7569.36	703.21
	8	FOURTH FLOOR		Residential	Residential	7569.36	703.21
	8	THIRD FLOOR		Residential	Residential	7569.36	703.21
	8	SECOND FLOOR		Residential	Residential	7569.36	703.21
	8	FIRST FLOOR		Residential	Residential	7569.36	703.21
	0	STILT PARKING		Residential	Residential	7806.60	725.25
	0	Terrace			Residential	493.00	45.8
	7	FIFTH FLOOR		Residential	Residential	6733.75	625.58
	7	FOURTH FLOOR		Residential	Residential	6733.75	625.58
	7	THIRD FLOOR		Residential	Residential	6733.75	625.58
	7	SECOND FLOOR		Residential	Residential	6733.75	625.58

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	7	FIRST FLOOR		Residential	Residential	6733.75	625.58
	0	STILT PARKING		Residential	Residential	6892.41	640.32
	0	Terrace			Residential	450.91	41.89
	6	FIFTH FLOOR		Residential	Residential	6252.06	580.83
	6	FOURTH FLOOR		Residential	Residential	6252.06	580.83
	6	THIRD FLOOR		Residential	Residential	6252.06	580.83
	5	SECOND FLOOR		Residential	Residential	6979.17	648.38
	5	FIRST FLOOR		Residential	Residential	7120.61	661.52
	0	STILT PARKING		Residential	Residential	7366.35	684.35
	0	Terrace			Residential	437.67	40.66
	6	FIFTH FLOOR		Residential	Residential	5911.16	549.16
	6	FOURTH FLOOR		Residential	Residential	5911.16	549.16
	6	THIRD FLOOR		Residential	Residential	5911.16	549.16
	6	SECOND FLOOR		Residential	Residential	5911.16	549.16
	6	FIRST FLOOR		Residential	Residential	5911.16	549.16
	0	STILT PARKING		Residential	Residential	6053.25	562.36
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7680.33	713.52
	8	FOURTH FLOOR		Residential	Residential	7680.33	713.52
	8	THIRD FLOOR		Residential	Residential	7680.33	713.52
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Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	8	FIRST FLOOR		Residential	Residential	7680.33	713.52
	0	STILT PARKING		Residential	Residential	7829.95	727.42
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7569.36	703.21
	8	FOURTH FLOOR		Residential	Residential	7569.36	703.21
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	8	SECOND FLOOR		Residential	Residential	7569.36	703.21
	8	FIRST FLOOR		Residential	Residential	7569.36	703.21
	0	STILT PARKING		Residential	Residential	7806.60	725.25
	0	Terrace			Residential	493.00	45.8
	7	FIFTH FLOOR		Residential	Residential	6733.75	625.58
	7	FOURTH FLOOR		Residential	Residential	6733.75	625.58
	7	THIRD FLOOR		Residential	Residential	6733.75	625.58
	7	SECOND FLOOR		Residential	Residential	6733.75	625.58
	7	FIRST FLOOR		Residential	Residential	6733.75	625.58
	0	STILT PARKING		Residential	Residential	6892.41	640.32
	0	Terrace			Residential	450.91	41.89
	6	FIFTH FLOOR		Residential	Residential	6252.06	580.83
	6	FOURTH FLOOR		Residential	Residential	6252.06	580.83
	6	THIRD FLOOR		Residential	Residential	6252.06	580.83
	5	SECOND FLOOR		Residential	Residential	6979.17	648.38

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	5	FIRST FLOOR		Residential	Residential	7120.61	661.52
	0	STILT PARKING		Residential	Residential	7366.35	684.35
	0	Terrace			Residential	437.67	40.66
	6	FIFTH FLOOR		Residential	Residential	5911.16	549.16
	6	FOURTH FLOOR		Residential	Residential	5911.16	549.16
	6	THIRD FLOOR		Residential	Residential	5911.16	549.16
	6	SECOND FLOOR		Residential	Residential	5911.16	549.16
	6	FIRST FLOOR		Residential	Residential	5911.16	549.16
	0	STILT PARKING		Residential	Residential	6053.25	562.36
	0	Terrace			Residential	493.00	45.8
	8	FIFTH FLOOR		Residential	Residential	7680.33	713.52
	8	FOURTH FLOOR		Residential	Residential	7680.33	713.52
	8	THIRD FLOOR		Residential	Residential	7680.33	713.52
	8	SECOND FLOOR		Residential	Residential	7680.33	713.52
	8	FIRST FLOOR		Residential	Residential	7680.33	713.52
	0	STILT PARKING		Residential	Residential	7829.95	727.42
	0	Terrace			Residential	493.00	45.8
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	8	FOURTH FLOOR		Residential	Residential	7569.36	703.21
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Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	8	FIRST FLOOR		Residential	Residential	7569.36	703.21
	0	STILT PARKING		Residential	Residential	7806.60	725.25
	0	Terrace			Residential	493.00	45.8
	7	FIFTH FLOOR		Residential	Residential	6733.75	625.58
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	0	STILT PARKING		Residential	Residential	6053.25	562.36
	0	Terrace			Residential	493.00	45.8
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	0	Terrace			Residential	493.00	45.8
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	8	THIRD FLOOR		Residential	Residential	7569.36	703.21
	8	SECOND FLOOR		Residential	Residential	7569.36	703.21
	8	FIRST FLOOR		Residential	Residential	7569.36	703.21
	0	STILT PARKING		Residential	Residential	7806.60	725.25
	0	Terrace			Residential	493.00	45.8
	7	FIFTH FLOOR		Residential	Residential	6733.75	625.58
	7	FOURTH FLOOR		Residential	Residential	6733.75	625.58
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Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	7	FIRST FLOOR		Residential	Residential	6733.75	625.58
	0	STILT PARKING		Residential	Residential	6892.41	640.32

Professional Details :

Professional Name	Professional Category
T Prakash$	LicenseEngineer

1. This permission will be valid for a period of five years from 22/11/2025 to 22/11/2030

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Kolapakkam immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: ISHA HOMES INDIA
PRIVATE LIMITED Represented by its
Authorized Signatory R
S/o, W/o R,

Ragavendiran Gpoa for Rishab
Developers and RS INVESTMENTS
Represented by its Partner Suresh
Krishn Gpoa for S Hemalatha
Tvs Emerald Green Acres Layout Road , Kolapakkam , Vandalur , Chengalpattu

null

Executive Officer/ Village

Kolapakkam Viilage Panchayat,224052

Kattankolathur Block Panchayat,

Chengalpattu District.

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.11.22 12:22:30

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.