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

GPS Map Camera

Poigaipatti, Tamil Nadu, India
HCRG+CG, Poigaipatti, Tamil Nadu 621306, India
Lat 10.590362°
Long 78.424622°
18/03/24 09:29 AM GMT +05:30

18/03/2024 09:26


T-Square
GPS Map Camera
Poigaimalai R.F., Tamil Nadu, India
HCRF+793, காரமேட்டுப்பட்டி, Poigaimalai R.F., Tamil Nadu 621306, India
Lat 10.590419°
Long 78.424327°
18/03/24 09:28 AM GMT +05:30
Google

GPS Map Camera

Poigaimalai R.F., Tamil Nadu, India

HCRF+793, காரமேட்டுப்பட்டி, Poigaimalai R.F., Tamil Nadu 621306, India

Lat 10.59019°

Long 78.424267°

18/03/24 09:25 AM GMT +05:30

DTCP No: 151/2023

T-Square

வீட்டு மனைகள் விற்பனைக்கு உள்ளன

பத்தி பாஸ்கரன் : 96653 71618

தருன்ராஜ் : 7402404801

DTCP APPROVED LAY OUT

1

GPS Map Camera



Poigaimalai R.F., Tamil Nadu, India

HCRF+793, காரமேட்டுப்பட்டி, Poigaimalai R.F., Tamil Nadu 621306, India

Lat 10.590234°

Long 78.424313°

18/03/24 09:27 AM GMT +05:30


GPS Map Camera
Poigaimalai R.F., Tamil Nadu, India
HCRF+793, காரமேட்டுப்பட்டி, Poigaimalai R.F., Tamil Nadu 621306, India
Lat 10.59019°
Long 78.424267°
18/03/24 09:25 AM GMT +05:30
Google

GPS Map Camera

Poigaimalai R.F., Tamil Nadu, India

HCRF+793, காரமேட்டுப்பட்டி, Poigaimalai R.F., Tamil Nadu 621306, India

Lat 10.590172°

Long 78.424277°

18/03/24 09:24 AM GMT +05:30

அண்ணா நகர் மேல்நிலை Sf: 135/2A
ரூ 1.51 லட்சம்

Expenses: purchase 3,00000 -
Deposits 30,000 -
Commission 10000 -
தரகு ஏஜென்சி - 3000 -
Dtcp Reg fees - -
Local Myors — 35,000 -
Clearing
Local formation — 1,00000
Road formation — 800000
Architect — Personal - 500000
Architect — 5,25,000
Govt fees — 1,50,000
(Plan fees)
— 30000
Pending அலுவலம்
Name Board — 10,000
Painting — 100000
Electricity Deposit — 100000
Transports — 50,000

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.