Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

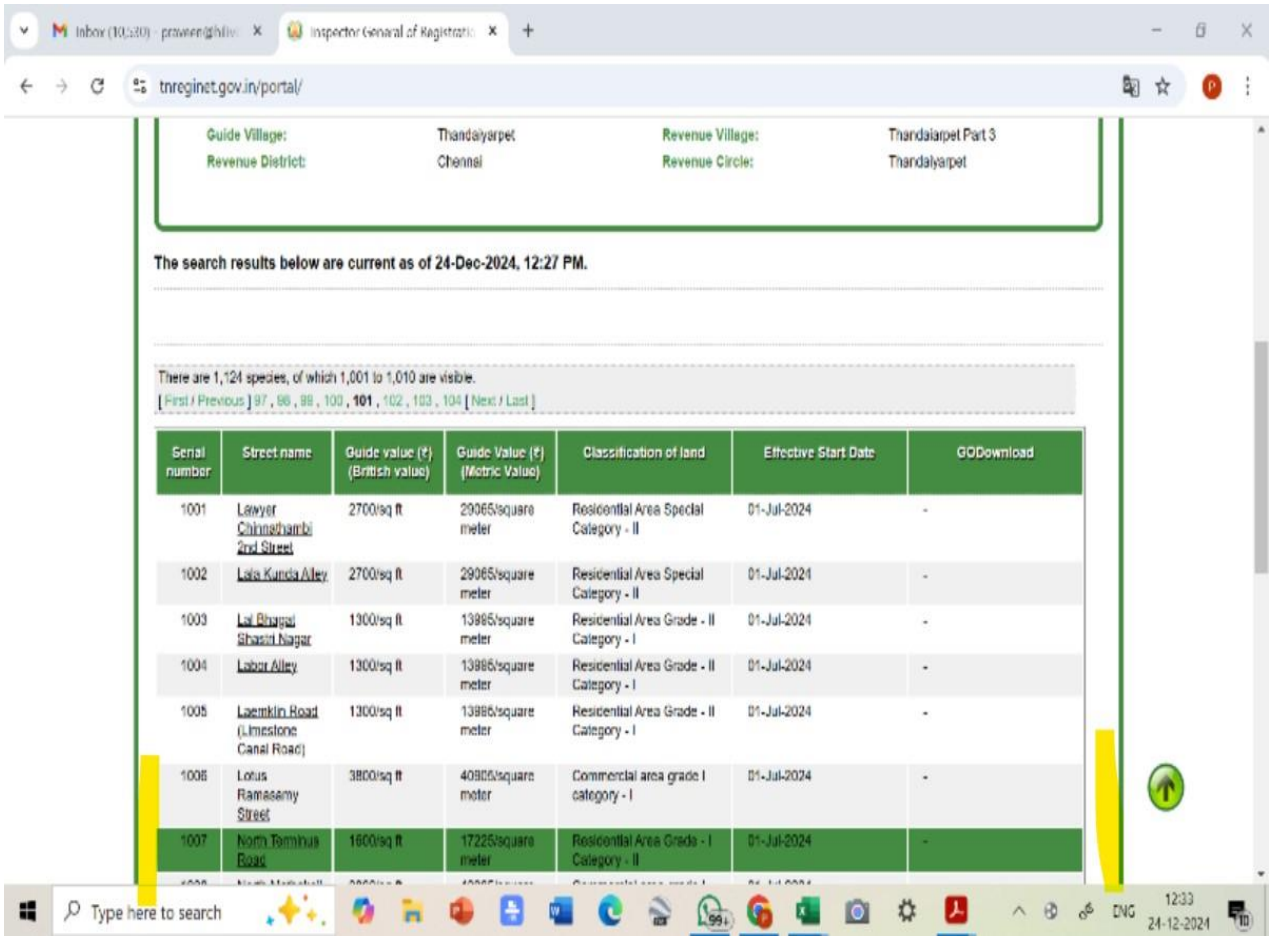
The document as the regulator published it, reproduced in full behind this page.

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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DIGITALLY VERIFIED RECORD


tnreginet.gov.in/portal/
Guide Village: Thandalyarpet
Revenue Village: Thandalarpet Part 3
Revenue District: Chennai
Revenue Circle: Thandalyarpet
The search results below are current as of 24-Dec-2024, 12:27 PM.
There are 1,124 species, of which 1,001 to 1,010 are visible.
[ First / Previous ] 97 , 98 , 99 , 100 , 101 , 102 , 103 , 104 [ Next / Last ]
Serial number
Street name
Guide value (₹) (British value)
Guide Value (₹) (Metric Value)
Classification of land
Effective Start Date
GODownload
1001 Lawyer Chinnathambi 2nd Street 2700/sq ft 29065/square meter Residential Area Special Category - II 01-Jul-2024 -
1002 Lala Kunda Alley 2700/sq ft 29065/square meter Residential Area Special Category - II 01-Jul-2024 -
1003 Lal Bhagat Shastri Nagar 1300/sq ft 13985/square meter Residential Area Grade - II Category - I 01-Jul-2024 -
1004 Labor Alley 1300/sq ft 13985/square meter Residential Area Grade - II Category - I 01-Jul-2024 -
1005 Laemklin Road (Limestone Canal Road) 1300/sq ft 13985/square meter Residential Area Grade - II Category - I 01-Jul-2024 -
1006 Lotus Ramasamy Street 3800/sq ft 40905/square meter Commercial area grade I category - I 01-Jul-2024 -
1007 North Terminus Road 1600/sq ft 17225/square meter Residential Area Grade - I Category - II 01-Jul-2024 -
Type here to search
ENG
12:33
24-12-2024

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

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# 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.