Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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Sl No	Approval Survey Number	Patta				Sale deed				
		Patta No	Owner	S.No	Extent	Doc No & dated	Owner	S.No	Extent Cent (sq.m)	
1	407/1A	2142	M/s.Thirumal Housing & Properties LLp	407/1A	40	17818 dated 24.11.2023		407/1A		
2	407/1D	2127		407/1D	220	12083 dated 24.08.2024	M/s.Thirumal Housing & Properties LLp	407/1	5 Cents	202.34
						12085 dated 24.08.2024			1 Cents	40.46
3	407/2A3			407/2A3	325	12083 dated 24.08.2024		407/2A	8 Cents	323.74
4	408/1A			408/1A		12085 dated 24.08.2024		408/1	13 Cents	526.08
5	408/1D			408/1D				408/1D		
6	407/2A			407/2A				407/2A		
7	407/2D			407/2D				407/2D		
8	407/3A1			407/3A1				407/3A1		
9	407/3A5			407/3A5				407/3A5		
10	407/3B			407/3B		12085 dated 24.08.2024	M/s.Thirumal Housing & Properties LLp	407/3	46 Cents	1861.52
11	407/3C	2127	M/s.Thirumal Housing & Properties LLp	407/3C	1953			407/3C		
12	407/3D			407/3D				407/3D		

13	407/3E			407/3E				407/3E		
14	409/1			409/1		12085 dated 24.08.2024	M/s.Thirumal Housing & Properties LLp	409/1	32 Cents	526.08
15	409/2A	2142	M/s.Thirumal Housing & Properties LLp	409/2A	303			409/2	7.50 Cents	303.51
16	409/3A			409/3A	616			409/3	15 Cents	607.02
17	409/4A1			409/4A1	223			409/4A	5.50 Cents	222.57
18	409/4A4			409/4A4		12083 dated 24.08.2024		409/4A	9 Cents	364.21
19	409/4B			409/4B				409/4B	15 Cents	607.02
20	409/5A	2142	M/s.Thirumal Housing & Properties LLp	409/5A	40			409/5	23.25 Cents	940.88
21	409/5D			409/5D	937					
						12085 dated 24.08.2024		409/5	1 Cents	40.46
22	409/6			409/6		12083 dated 24.08.2024		409/6	20 Cents	809.36
23	409/7A			409/7A				409/7A	34 Cents	1,375.91
24	409/8A			409/8A				409/8A	33 Cents	1,335.44
25	410/6A			410/6A				410/6	6.50 Cents	263.04
26	410/7			410/7				410/7	7 Cents	283.27
27	410/9A			410/9A		12085 dated 24.08.2024		410/9A	15 Cents	607.02
28	410/9B			410/9B				410/9B	15 Cents	607.02
29	410/10A			410/10A				410/10A	10 Cents	404.68

30	410/10B			410/10B				410/10B	20 Cents	809.36
31	410/11A1			410/11A1				410/11A1	30 Cents	1,214.04
32	410/13A	2127	M/s.Thirumal Housing & Properties LLp	410/13A	780			410/13	19.50 Cents	789.12
33	410/14			410/14				410/14	32 Cents	1,294.97
34	410/15			410/15				410/15	31 Cents	1,254.50
35	411/1			411/1		9642 dated 15.07.2024		411/1		3050
36	411/2			411/2				411/2		3050
37	435/8A			435/8A		12082 dated 24.08.2024		435/8A	77 Cents	3,116.03 sq.m
38	435/10A			435/10A		9642 dated 15.07.2024		435/10A		1700

GPA Doc					
Sl No	GPA Doc & dated	Executed by	In favour of	S.No	Extent Cent(sq.m)

1	10467 dated 18.11.2025	Kirija	i) Gnasekaran, ii) Udaya Kumar	246/3A1	4550 sq.m

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.