Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

பகுதி வெள்ளாளன்குடியிருப்பு மாவட்டம்

தேவகோட்டை

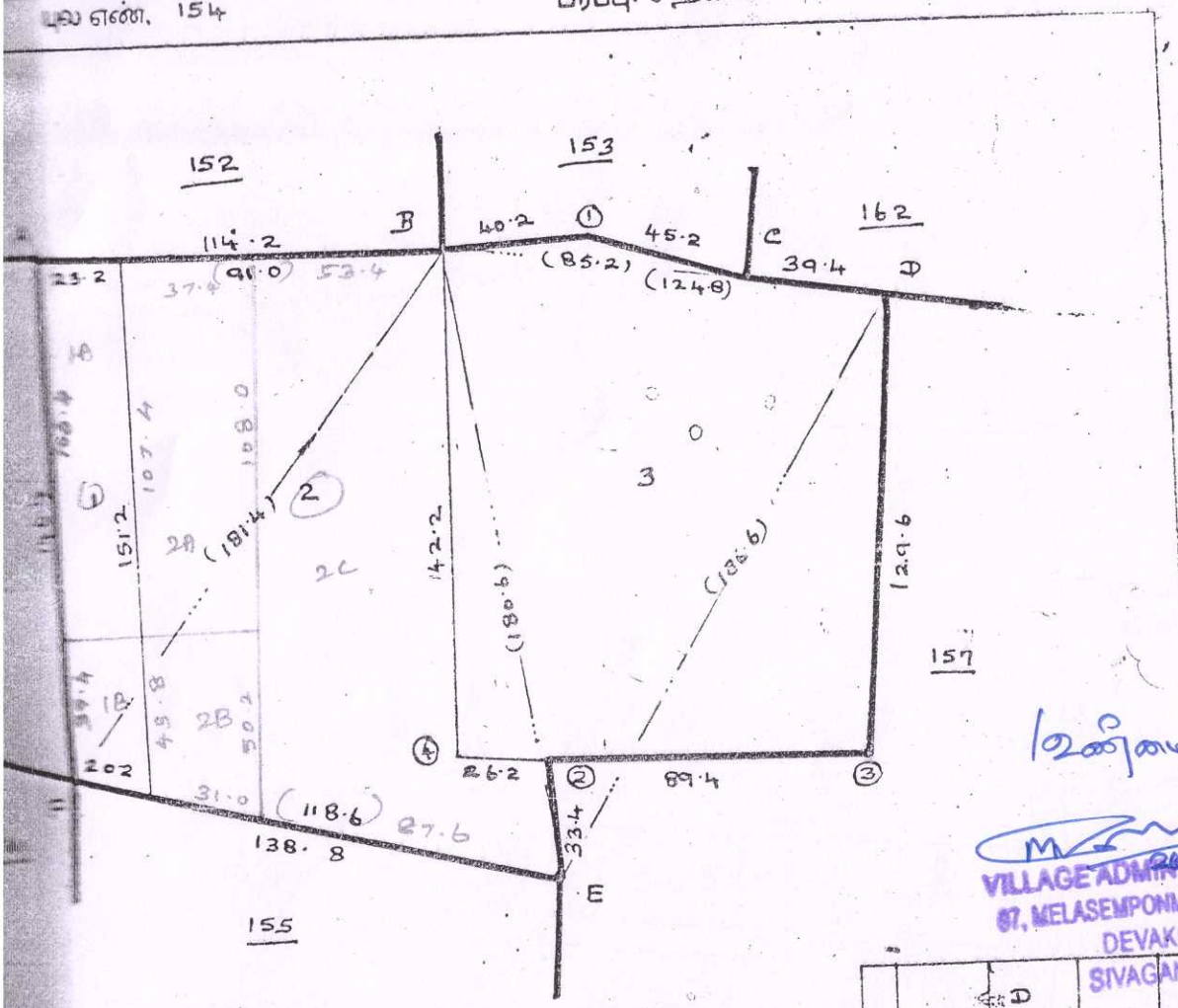
எண். 57

கிராமம்

பெயர் மேலசெம்பொன்மாரி

புல எண். 154

பரப்பு: ஹெக்டேர் . 3 ஏர். 50.0



		D		
		124.8		
C	LINE	85.2		
		B		
		180.6		
4	21.4	40.6		
		E		
		D		
		186.6		
		70.8	57.0	3
2	20.6	26.2		
		E		
		C		
		85.2		
1	5.2	40.0		
		B		

New Subdivision 154/1A, 1B, 2A, 2C
as per TK 88 633/1433
dt: 11.12.23

VILLAGE ADMINISTRATIVE OFFICER
87, MELASEMPONMARI REVENUE VILLAGE
DEVAKOTTAI TALUK
SIVAGANGAI DISTRICT

அளவு 1 : 2000 மீட்

தாலுகா: தேவகோட்டை

உட்பிரிவு எண்: 157

கிராமம் பெயர்: மேலசீவல்பொன்மாரி

பரப்பு: ஹெக்டேர் 3 ஏர் 22.5

New subdivisions 157/1081, 157/1082 plotted by me as per TK8A of 1349/1421 dated 1-04-2021

New Subdivision is, 16 Plotted as Per TK/8A/1495/1421 dt: 25.3.22

New subdivisions 15A1, 15A2 plotted as per TK8A: 868/1432 dt: 04.11.22

New subdivisions 15A, 15B, 15B plotted as per TK8A: 915/1432 21.11.22.

162

154

158

155

156

VILLAGE ADMINISTRATIVE OFFICER
07, MELASEMPONMARI REVENUE VILLAGE
DEVAKOTTAI TALUK
SIVAGANGAI DISTRICT

New subdivisions 4A1A, 4A1B plotted as per TK.8A 1427/1429 dt 22/10/19 by me

New subdivisions 7, 8, 9 plotted as per TK.8A 564/1429 dt 6/11/19 by me

New Subdivisions 7A, 7B, 7C plotted as per TK8A 101/1429 dt 6/2/2020 by me

New subdivisions 1A1, 1A2 plotted as per TK8A 215/1429 dt 19/10/19 by me

New Subdivisions 17A, 17B plotted as per TK8A 2708/1429 dt 30.6.20

New Subdivision 7A1 & 7A2 Plotted as per TK8A 1483/1429 dt. 29.6.2020

New Subdivision 7A1A to 7A1C plotted as per 8A/1083/1430 dt: 26.12.20

New Subdivision 10A, 10B Plotted as Pa TK 8A 1298/1430 dt 13.2.21

New Subdivisions 157/1011 plotted by me as per TK8A 1148/1430 dated 7.01.2021

New subdivision 14 to 34 as per TK8A/2376/1432 dt: 9.3.2023

			C		
			232.2		
A	7.8		168.4		
			F		
			A		
			102.2		
			22.0	26.2	B
			C		
			D		
			197.6		
			34.8	65.6	E
			F		
			A		
			102.2		
			22.0	26.2	B
			C		
			D		
			197.6		
			34.8	65.6	E
			F		
			A		
			186.6		
			70.8	57.6	7
6	20.6		26.2		
			F		
			74.0		
5	11.8		1.2		
			E		
			176.2		
4	7.8		106.8		
			105.8	13.0	3
			D		
			192.0		
2	4.4		57.4		
			C		
			B		
			34.2		
			31.2	7.2	1
			C		

அளவு - 1000 மி.மீ.

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.