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

DIGITALLY VERIFIED RECORD

DTCP FILE PROCESSING

Sl.No	SF.No	Hec	Acre	Doc.No	PR
1	745	3.96	9.781	16570/2020	7052/2004
2	762/2B	0.855	2.11	16571/2020	6863/2006
	747/2	1.155	2.85		
3	743	1.86		16580/2020	7052/2004
		0.24	0.595		
4	741/1	0.88	2.18	499/2020	7120/2004
	743/2	1.62	4		7119/2004
5	770	3.665	9.06	10433/2021 & 18576/21	7192/2004
					64/2005
6	762/2A	0.87	2.15	18572/2021	7910/2019
7	744	3.995	9.868	18573/2021	7193/2004
	744/2				
	Total Acre		42.594		

Total Acre	42.594
Sales 745/1(Shanmugam	2.190
Sales 747/2 (Subbulakshmi)	0.620
Road 743	0.080
Road 744	0.530
Road 745	0.910
Seperate 745/4	0.165
	38.099

Sl.No	SF.No	Hec	Patta No	Acre
1	741/1	0.8800	7437	2.17
2	770	3.6650	5579	9.06
3	743/2	1.8288	7436	4.52
4	744/2	3.7813	7438	9.34
5	745/1A	2.6384	5453	6.52
6	747/2A	0.9040	6925	2.23
7	762/2A	0.8700	5128	2.15
8	762/2B	0.8550	6926	2.11
	Total Extend			38.09
				76.19

Village	Madhapur
Taluka	Palladam
Dist.	Tiruppur
BDO	Pongalur
Field Ext	38.09 Acres

Hec		Acre
0.8800		2.17
3.6650		9.06
1.8288		4.52
3.7813		9.34
2.6384		6.52
0.9040		2.23
0.8700		2.15
0.8550		2.11
15.4225	38.09358	38.09
		38.10

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.