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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Ownership flow chart

Sl No	TS Number as per approved plan	Transaction deed				Patta				GPA						
		Doc No & date	Owner	TS Number	**Extent UDS, (In Sq. Ft.,)**	No	Owner	TS Number	Extent Sq.ft.,	Doc No & dated	Executed	infavour of/ Applicant	TS Number	**Extent for Development (UDS in Sq.ft.,)**	**Land Owner Share Extent (UDS in Sq.ft.,)**	**Developer Share Extent (UDS in Sq.ft.,)**
A1	9/4	2201/2017 & 07.06.2017	Mrs.Sharmila.M	9/4	506	1	Mrs.Sharmila.M	9/4	9225	2622/2025 & 16.06.2025	Mrs.Sharmila.M	M/s.DAC Developers Private Limited	9/4	506	349	157
A2		2806/2001 & 20.08.2001	Mrs.P.G.Lekha		529	2	Mrs.P.G.Lekha			2625/2025 & 16.06.2025	Mrs.P.G.Lekha			529	422	107
A3		2201/1989 & 12.05.1989	Mr.Ayub Khan		529	3	Mr.Ayub Khan			3774/2025 & 06.08.2025	Mr.Ayub Khan			529	349	180
A4		3891/1997 & 29.12.1997	Mr.T.Kaniraja		553	4	Mr.T.Kaniraja			2620/2025 & 16.06.2025	Mr.T.Kaniraja			553	349	204
B1		1170/2022 & 18.03.2022	Ms.Parimala.S		582	5	Ms.Parimala.S			2618/2025 & 16.06.2025	Ms.Parimala.S			582	537	45
B2		1003/2002 & 18.03.2002	Mrs.Fouzia Sayeed		582	6	Mrs.Fouzia Sayeed			2727/2025 & 23.06.2025	Mrs.Fouzia Sayeed			582	422	160
B3		340/1997 & 07.02.1997	Mr.V.Gurumurthy		606	7	Mr.V.Gurumurthy			2617/2025 & 16.06.2025	Mr.V.Gurumurthy			606	537	69
B4		273/2013 & 19.12.2013	Mr.M.Iniyavan		606	8	Mr.M.Iniyavan			2623/2025 & 16.06.2025	Mr.M.Iniyavan			606	349	257
C1		679/2002 & 27.02.2002, 758/2007 & 27.02.2007	Mr.M.P.George Verghese & Mrs.Sarah George		916	9	Mr.M.P.George Verghese & Mrs.Sarah George			2719/2025 & 23.06.2025	Mr.M.P.George Verghese & Mrs.Sarah George			916	537	379
C2		3925/1989 & 11.09.1989	Mrs.Saliha Taher		765	10	Mrs.Saliha Taher			3418/2025 & 06.08.2025	Mrs.Saliha Taher			765	422	343
C3		1504/1994 & 30.03.1994	Mrs.M.Vyjayanthimala		685	11	Mrs.M.Vyjayanthimala			2621/2025& 16.06.2025	Mrs.M.Vyjayanthimala			685	422	263
C4		2380/1990 & 26.04.1990	Mrs.Rani Mariam Cherian & Mr.Cherian.C.M		916	12	Mrs.Rani Mariam Cherian & Mr.Cherian.C.M			2731/2025 & 23.06.2025	Mrs.Rani Mariam Cherian & Mr.Cherian.C.M			916	537	379
C5		610/2013 & 22.02.2013	Mr.R.Rajesh		765	13	Mr.R.Rajesh			2718/2025 & 23.06.2025	Mr.R.Rajesh			765	537	228
C6		2105/2001 & 20.06.2001	Mrs.Haripriya Bapuji		685	14	Mrs.Haripriya Bapuji			2619/2025 & 16.06.2025	Mrs.Haripriya Bapuji			685	349	336

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.