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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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

விடுநர்

E.நந்தன்,
நெ.88/98, கருணீகர் தெரு,
விஷார் கிராமம்,
காஞ்சிபுரம். 631 502.

பெறுநர்

ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்,
நெ.1ஏ,1–வது மாடி,
காந்தி இர்வின் பாலம் சாலை,
எழும்பூர், சென்னை. 600 008.

அய்யா,

மேற்கண்ட முகவரியில் வசிக்கும் நான், காஞ்சிபுரம் மாவட்டம், காஞ்சிபுரம் வட்டம், முசரவாக்கம் கிராமம், ச.எண்கள்:57/74, 57/76–ல் DTCP ஒப்புதல் வழங்கப்பட்டுள்ளது. (DTCP NO.01/2026) இதில் வடக்கு பக்கமாக அமைந்துள்ள மனைப்பிரிவின் 6 மீட்டர் சாலையின் விஸ்தரிப்பு 3.8 மீட்டர் தார்சாலை எனது சொந்த செலவில் அமைத்துவிட்டேன். இதற்கு மேற்கு பக்கம் ஊராட்சியால் அமைக்கப்பட்டுள்ள சிமெண்ட் சாலையில் 4.4 அருகிலுள்ள விஸ்தரிப்பு 2.2 மீட்டரில் மழைநீர் கால்வாய் அமைக்கவுள்ளதால் சாலையானது அமைக்கவில்லை. ஆகையால் எனக்கு இறுதி ஒப்புதல் வழங்குமாறு தங்களை பணிவுடன் கேட்டுக் கொள்கிறேன்.

இப்படிக்கு,


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Vj55+7mr, Kanchipuram, Tamil Nadu 631551, India
Lat 12.858445° Long 79.608233°
Saturday, 28/02/2026 06:13 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+v33, Musaravakkam, Tamil Nadu 631551, India
Lat 12.859071° Long 79.607078°
Saturday, 28/02/2026 06:08 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+v33, Musaravakkam, Tamil Nadu 631551, India
Lat 12.859294° Long 79.607647°
Saturday, 28/02/2026 06:10 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+v33, Musaravakkam, Tamil Nadu 631551, India
Lat 12.85914° Long 79.608111°
Saturday, 28/02/2026 06:11 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+v33, Musaravakkam, Tamil Nadu 631551, India
Lat 12.8594° Long 79.60717°
Saturday, 28/02/2026 06:10 PM GMT +05:30
Google


GPS Map Camera
Kanchipuram, Tamil Nadu, India
Vj55+7mr, Kanchipuram, Tamil Nadu 631551, India
Lat 12.858453° Long 79.608234°
Saturday, 28/02/2026 06:13 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+v33, Musaravakkam, Tamil Nadu 631551, India
Lat 12.859401° Long 79.607172°
Saturday, 28/02/2026 06:10 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+v33, Musaravakkam, Tamil Nadu 631551, India
Lat 12.859125° Long 79.608115°
Saturday, 28/02/2026 06:11 PM GMT +05:30
Google


GPS Map Camera
Musaravakkam, Tamil Nadu, India
Vj55+phh, Musaravakkam, Tamil Nadu 631551, India
Lat 12.859028° Long 79.608419°
Saturday, 28/02/2026 06:12 PM GMT +05:30
Google



































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.