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	Survey Number as per approved plan	Sale deed				Patta				GPA				
		Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	infavour of/ Applicant	Survey Number	Extent sq.m
1	709/1A1 PART T S NO 79/2	597 25/01/2021	1)S.SETHU	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)S.SETHU	79/2	546.50	7564 19/10/2023	1)S.SETHU	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
2	709/1A1 PART T S NO 79/2	2288 21/08/1998	1)L.B.RAJAKRISHNA KANTH	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)L.B.RAJAKRISHNA KANTH	79/2	546.50	7564 19/10/2023	1)L.B.RAJAKRISHNA KANTH	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
3	709/1A1 PART T S NO 79/2	3822 14/08/2006	1)N.NAGARAJAN	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)N.NAGARAJAN	79/2	546.50	7564 19/10/2023	1)N.NAGARAJAN	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
4	709/1A1 PART T S NO 79/2	3823 14/08/2006	1)V.SHANTHI	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)V.SHANTHI	79/2	546.50	7564 19/10/2023	1)V.SHANTHI	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
5	709/1A1 PART T S NO 79/2	2468 14/07/2000	1)P.THAMIZH	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)P.THAMIZH	79/2	546.50	7564 19/10/2023	1)P.THAMIZH	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
6	709/1A1 PART T S NO 79/2	7278 01/12/2017	1)B.CHANDRA BABU	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)B.CHANDRA BABU	79/2	546.50	7564 19/10/2023	1)B.CHANDRA BABU	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26

7	709/1A1 PART T S NO 79/2	1481 16/08/1994	1)N.M.JOSE & 2)J.ELIZABETH SUJATHA	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)N.M.JOSE & 2)J.ELIZABETH SUJATHA	79/2	546.50	7564 19/10/2023	1)N.M.JOSE & 2)J.ELIZABETH SUJATHA	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
8	709/1A1 PART T S NO 79/2	3455 16/07/2012	1)V.JAYANTHI	709/1A1 PART T S NO 79/2	37.90+6.32 =44.22	-	1)V.JAYANTHI	79/2	546.50	7564 19/10/2023	1)V.JAYANTHI	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
9	709/1A1 PART T S NO 79/2	329 23/01/2020	1)V.VIJAYAKUMAR	709/1A1 PART T S NO 79/2	41.80+6.32 =48.12	-	1)V.VIJAYAKUMAR	79/2	546.50	7564 19/10/2023	1)V.VIJAYAKUMAR	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
10	709/1A1 PART T S NO 79/2	533 16/02/1994	1)K.DESIKAN & 2)D.LATHA	709/1A1 PART T S NO 79/2	41.80+6.32 =48.12	-	1)K.DESIKAN & 2)D.LATHA	79/2	546.50	7564 19/10/2023	1)K.DESIKAN & 2)D.LATHA	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
11	709/1A1 PART T S NO 79/2	6016 24/12/2012	1)V.ASOKAN & 2)S.MAHALAKSHMI	709/1A1 PART T S NO 79/2	41.80+6.32 =48.12	-	1)V.ASOKAN & 2)S.MAHALAKSHMI	79/2	546.50	7564 19/10/2023	1)V.ASOKAN & 2)S.MAHALAKSHMI	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
12	709/1A1 PART T S NO 79/2	4473 21/09/2012	1)J.VEERAPANDIAN	709/1A1 PART T S NO 79/2	41.80+6.32 =48.12	-	1)J.VEERAPANDIAN	79/2	546.50	7564 19/10/2023	1)J.VEERAPANDIAN	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26
13	709/1A1 PART T S NO 79/2	8452 19/10/2023	1)N.M.JOSE 2)J.ELIZABETH SUJATHA	709/1A1 PART T S NO 79/2	27.31	-	1)N.M.JOSE 2)J.ELIZABETH SUJATHA	79/2	546.50	904 13/02/2024	1)N.M.JOSE 2)J.ELIZABETH SUJATHA	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26

14	709/1A1 PART T S NO 79/2	8585 25/10/2023	1)P.THAMIZH	709/1A1 PART T S NO 79/2	27.31	-	1)P.THAMIZH	79/2	546.50	904 13/02/2024	1)P.THAMIZH	GK HOMES AND FOUNDATIONS REP BY G ANAND	709/1A1 PART T S NO 79/2	546.26

Total Land Area Of Site—546.26
Power Given To Developer Area---218.51
Remaining Area For Land Owner's---327.75

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Again Developer Share Given To Land Owners
27.31*2=54.62
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Now Developers Share Area---163.89
Land Owner's Area----382.37

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.