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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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU FB 402782

2.2.2026

P. சுப்ரமணியன், S.V
கும்பகோணம்-L.No. 38
செல் 9443749184

Kumbakonam
02.02.2026

From

M.B.Abdul Rehman
34.Ramanujapuram Kudiyana street
Cholapuram & Post,
Kumbakonam Tk,
Thanjavur – 612 503.
Cell: 96294 98887.

To

The Chair Person
Tamil Nadu Real Easte
Regulatory Authority
Chinthamani Complex,
Ist Avenue, G Block,
Anna Nagar East,
Chennai – 600 102.

Sir,

Application No : TNRERA/PLI/0673/2025

தஞ்சாவூர் மாட்டம், கும்பகோணம் வட்டம், கிருஷ்ணாபுரம் கிராமம், புல எண்.237/4 D 0.15.0 ஏர்ஸ்க்கு பட்டாவின்படி 1500 ச.மீட்டர் உள்ளது. மேற்படி நிலத்தை அளந்து கண்டதில் 29 ச.மீ குறைவாக உள்ளது. இதற்கான சான்று உள்ளது. மற்றபடி எந்தவிதமான வில்லங்கமும் இல்லை. எனவே மேற்கண்ட புல எண்ணுக்கு இட அங்கீகாரம் அளிக்குமாறு மிகவும் தாழ்மையுடன் கேட்டுக்கொள்கிறேன். இதில் சம்மதமாக ஏதேனும் தவறுகள் இருந்தால் நான் பொறுப்பேற்கிறேன்.

இப்படிக்கு

M.B.Abdul

NOTARIAL KUMBAKONAM

NOTARY A.ELANGOVAN B.A.,B.L. Thiruvidaimaruthur Tk., Thanjavur Dt. G.O.(Ms) No.491/2023 GOVT. OF TAMIL NADU

A. ELANGOVAN, B.A.,B.L.,
ADVOCATE & NOTARY
15, Vinayaga Street, Anaikkarai P.O.,
Thiruvidaimaruthur Tk. - 612 502.
Cell: 94435 94468

NOTORIAL CERTIFICATE
No. 20 Date 2/2/2026
ORIGINAL COMPARED
TRUE COPY
ATTESTED

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.