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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

பானாம்பட்டு

வ.எண்	கொடுத்தவர்			வாங்கியவர்			ச.எண்	பரப்பளவு (ஏக்கர்)	விற்பனை (ம) தானம் செய்ததுபோக
	ஆவண எண்	பெயர்	ஆவண வகை	ஆவண எண்	பெயர்	ஆவண வகை			
1	132/1964	சிவராஜ்(ம)3	பொதுவில் பாகம் பிரியாத சொத்து	6067/2024	சம்பத்	பவர்	266/2B4	0.970	0.880
	450/1984		கிரையம்						
2	3946/2019	சிவசந்திரன்	பாகப்பிரிவினை	5939/2024	பாரத்	கிரையம்	266/2B2A	0.280	0.536
	4316/2019	குருசந்திரன்	கிரையம்						
3	4316/2019	குருசந்திரன்	கிரையம்	310/2025	பாரத்	கிரையம்		0.200	
	5942/2024								
4	904/2020	கோதைநாயகி	தானசெட்டில்மென்ட்	256/2025	பாரத்	கிரையம்		0.265	
5	3946/2019	வடிவேல்	பாகப்பிரிவினை	906/2020	ரவிந்திரன்	செட்டில்மென்ட	233/2B3A1	0.165	0.132
6	907/2020	பத்மாவதி	தானசெட்டில்மென்ட்	255/2025	ரவிந்திரன்	செட்டில்மென்ட		0.060	
7	310/2025	பாரத்	கிரையம்	2090/2025	ரவிந்திரன்	கிரையம்	266/2B2C	0.037	0.0366
								1.977	1.585

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.