Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

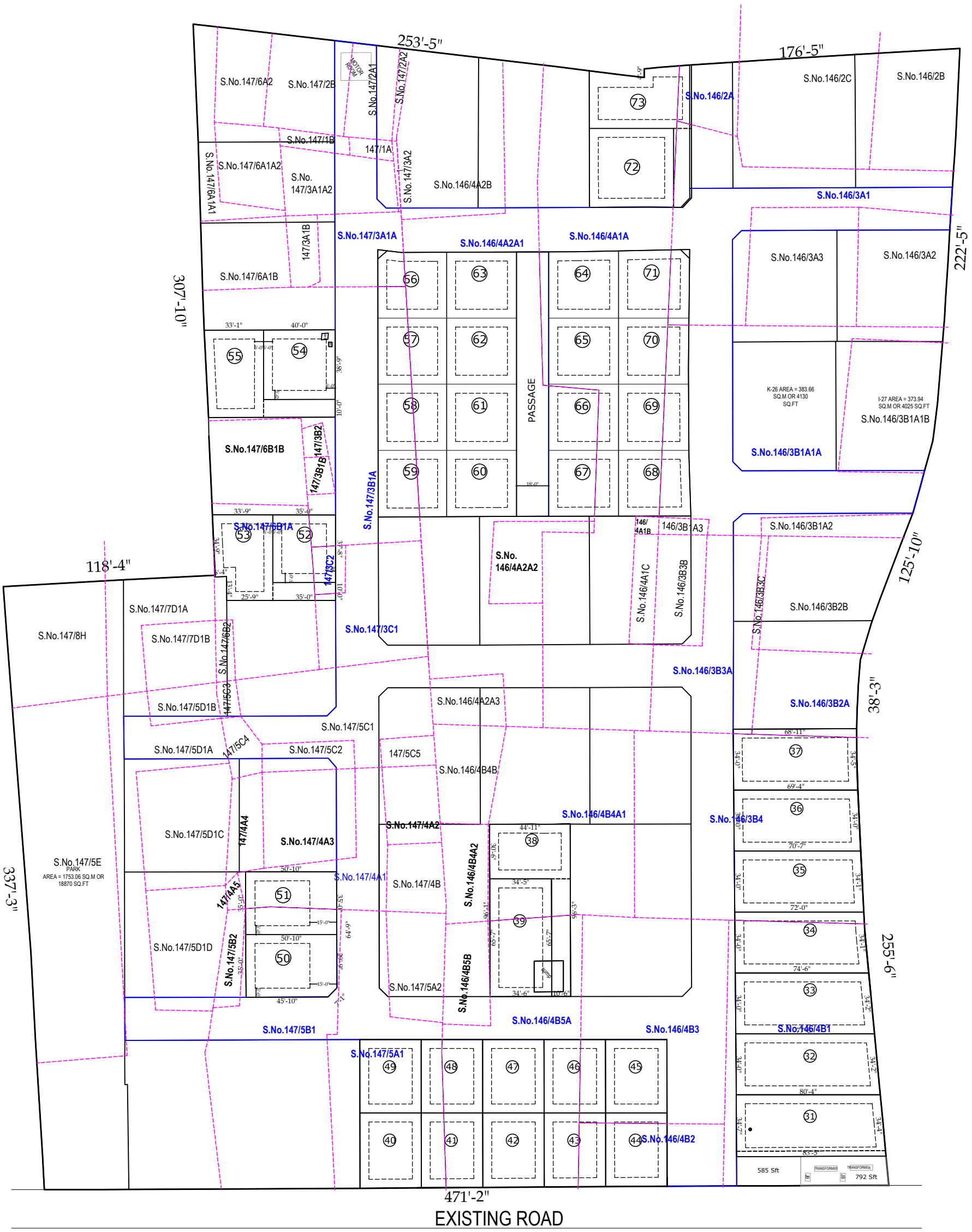
Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

FERNS ON ECR - PATTA WISE AREA STATEMENT					05.09.2026
S.no	**Patta No**	**Survey No**	**AREA AS PER PATTA (SQ.M)**	**AREA AS PER GPA (SQ.M)**	**Remarks**
1	295	146/3B2A	293 SQ.M	22 SQ.M	
2		146/3B3A	375 SQ.M	3 SQ.M	
3		147/3B1	759 SQ.M	593 SQ.M	
4		147/5A1	628 SQ.M	369 SQ.M	
5		147/5B1	703 SQ.M	239 SQ.M	
6		147/6B1A	586 SQ.M	240 SQ.M	
7		146/4A1A	1593 SQ.M	1110 SQ.M	
8		146/4B1	1150 SQ.M	966 SQ.M	
9		147/1A	15 SQ.M	0 SQ.M	
10		147/2A1	130 SQ.M	0 SQ.M	
11		147/5C1	545 SQ.M	0 SQ.M	
12	892	146/3A1	565 SQ.M	84 SQ.M	
13		146/3B1A1A	658 SQ.M	144 SQ.M	
14		146/3B4	1150 SQ.M	695 SQ.M	
15		147/3A1A1	333 SQ.M	28 SQ.M	
16		147/3C1	359 SQ.M	4 SQ.M	
17		146/4A2A1	1687 SQ.M	1222 SQ.M	
18		146/4B2	200 SQ.M	166 SQ.M	
19		146/4B3	800 SQ.M	216 SQ.M	
20		146/4B4A1	756 SQ.M	224 SQ.M	
21		146/4B5A	940 SQ.M	780 SQ.M	
22		147/4A1	139 SQ.M	97 SQ.M	
23		146/2A	347 SQ.M	23 SQ.M	
24		147/3C2	41 SQ.M	31 SQ.M	
TOTAL			**14752.0 SQ.M**	**7255.30 SQ.M**	



As per adjusted site - 20.03.2026

PROJECT :-

THE FERNS

PROPOSED RESIDENTIAL DEVELOPMENT AT OMR

VILLA LAYOUT

LEGEND

	TYPE	BUA IN (SFT)	NO'S
	SMART VILLA	<1300	04
	GRAND VILLA	1400 TO 1550	28
	BUNGALOW	>1900	11
TOTAL			43

W S N E

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.