

RERA Document

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



**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Ayanavaram

Town : Ayanavaram (Part 2)

Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/ Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur.	Sub									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0012-வ உ.சி நகர் 2-வது தெரு	53	15	-	18	ரயத்துவாரி	மனை		-	0-		0.00		0	5	24.0	-	0.20	-	M.R.P.ARUN KUMAR ..., VEERARAGAVAN KRISHNASAMY ..., R.RAJESH ..., BHARATHI ANAND ..., JOHN KAKKANATTU GEORGE ..., R.MANO HAR ..., S.THANGAM ..., M.R.KASINATHAN ..., SELVAKUMAR PADALAM LAKSHMINARAYANAN ..., CECILIA JAYARANI.G ..., THAMIZH SELVI.V ..., R.NANDAKUMAR ..., M.VIJAYA ..., AARTHI RAMKUMAR ...	கட்டிடம்	2025/0153/02/005198TR DT. 2025-02-04 TR DT: 04-02-2025

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 04-02-2025

பெயர் / Name : Rajeswari R

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : அயனாவரம் வட்டம் / Ayanavaram, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/04/008/001/0012/53/15 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/04/008/001/0012/53/15
	2. இத் தகவல்கள் 06-02-2025 அன்று 04:40:10 PM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 06-02-2025 at 04:40:10 PM
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

COPY OF SURVEY PLAN

Application ID. 2025/0153/12/005/98...

Scale : 1 M.M. 50A M.M.

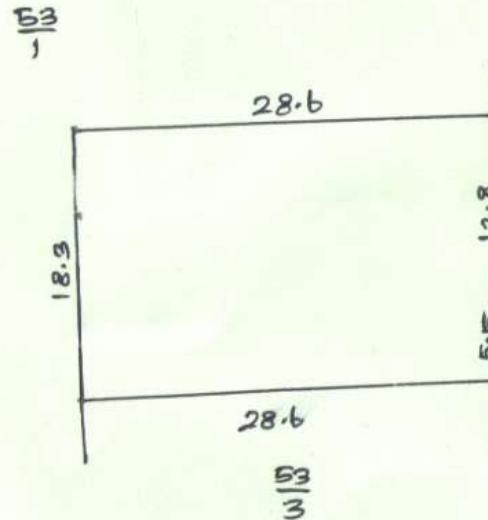
T.S. No. : 53/15

BLOCK No. : 12

VILLAGE : Ayanavaram

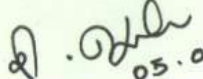
AYANAVARAM TALUK

CHENNAI - DISTRICT



Certified that the above is a true copy of the survey plan of the land specified on the reverse :

Copied by :


05.02.25
SENIOR DRAUGHTSMAN
AYANAVARAM, CHENNAI-23.


05.02.25
DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
AYANAVARAM, CHENNAI-23

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

