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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| 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 | 55/6C | Parition deed No. 2350/2022 06.04.2022 And Redification Deed No.7529/2022 15.11.2022 | 1.T.VELUMANI | 55/6,7 | 657.00 s.q.m | 1 | 1.T.VELUMANI | 55/6C | 169.00 S.q.m | | | | | |
| 2 | 55/7A3 | Parition deed No. 2350/2022 06.04.2022 And Redification Deed No.7529/2022 15.11.2022 | 1T.VELUMANI | 55/6,7 | 657.00 s.q.m | 2 | 1.T.VELUMANI | 55/7A3 | 488.00 S.q.m | | | | | |
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மூ.மு.129/2026/ அ3

வட்டாட்சியர் அலுவலகம்,
பவானி.

நாள். 11.03.2026

## சான்று

ஈரோடு மாவட்டம், பவானி வட்டம், குருப்பநாயக்கன்பாளையம், ஊராட்சி, ஊராட்சிகோட்டை கிராமத்தில் தாக்கலாகி வந்த **ரீ.ச. எண். 55/6** மற்றும் **ரீ.ச. எண் 55/7** புதிய பட்ட உட்பிரிவு செய்து **ரீ.ச. எண் 55/6C விஸ்தீரணம் 0.1.69 ஹெக்டேர்** மற்றும் **ரீ.ச. எண் 55/7A3 விஸ்தீரணம் 0.4.88 ஹெக்டேர்** ஆக கூடுதல் **விஸ்தீரணம் 0.6.57 ஹெக்டேர் பட்டா எண். 1759** - ல் மனுதாரர் **திருமதி. T. வேலுமணி க/பெ தங்கராஜ்** என்பவர் பெயரில் தனிப்பட்டவாக ஊராட்சிகோட்டை கிராமக் கணக்கில் தாக்கலாகியுள்ளது என சான்றளிக்கப்படுகிறது.

(TNRERA அனுமதி பெறுவதற்கு மட்டும்).

11/03/26

**வருவாய் வட்டாட்சியர்,**
**பவானி.**

பெறுநர்:

T. வேலுமணி க/பெ தங்கராஜ்,
க. எண். 4, மாரியம்மன் கோவில் வீதி,
பவானி கிராமம்,
பவானி வட்டம்,
ஈரோடு மாவட்டம்.

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.