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,
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Ownership Flow Chart – Gowtham raj – Mettamalai Village

Sl No	Survey Number as per approved plan	Sale Deed				Patta			GPA document				
		Doc No & date	Owner	Survey No.	Extent in Sq.m	Owner	Survey Number	Extent Sq.m	Doc No & date	Executed by	Infavour of	S.No.	Extent (sq.m)
1	96/4A	9774/2003 & 03/10/2003	Veerammal Chellathai Guruvathai Parameswari Bagyalakshmi Maheswari	96/4	1821 (45 Cents)	Veerammal Chellathai Guruvathai Parameswari Bagyalakshmi Maheswari	96/4A	1800	11081 / 2024 & 11/11/2024	Parthasarathy Veerammal Chellathai Guruvathai Parameswari Bagyalakshmi Maheswari	Gowtham raj	96/4A	1800
2	96/4B1	9774/2003 & 03/10/2003	Parthasarathy	96/4	7810 (1.93 Acres)	Parthasarathy	96/4B1	6737				96/4B1	6737
3	97/1A	9774/2003 & 03/10/2003	Parthasarathy	97	1618 (40 Cent)	Parthasarathy	97/1A	1054				97/1A	1054
			Total		11249			9591					9591

Total area as per approve plan is – 9591 Sq.M

Total area as per Patta ia – 9591 Sq.M

Total area as per partition deed is 11249 Sq.M

As per Partition deed No.9774/2003 dated 03/10/2003, Veerammal, Chellathai, Guruvthai, parameswari, Bagyalakshmi and Maheswari all 6 persons obtained 45 cents (1821 Sq.M) in survey No.96/4. Parthasarathy obtained 1.93 Acres (7810 Sq.M) in Survey No.96/4 and 40 cents (1618 Sq.M) in survey No.97. partition deed was already Uploaded.

Veerammal, Chellathai, Guruvthai, parameswari, Bagyalakshmi and Maheswari all 6 persons - 45 cents (1821 Sq.M) in survey No.96/4 was sub divided as 96/4A and Parthasarathy – 1.93 Acres (7810 Sq.M) was sub divided as 96/4B. After selling some portion of land in 96/4B of Parthasarathy, remaining land of 6737 Sq.m was sub divided as 96/4B1. Parthasarathy land of 40 cents (1618 Sq.m) in survey No.97 as sub divided as 97/1A.
Patta transfer orders Nos. 2024/0105/26/385948 dated 15/07/2024 and 2024/0105/26/380652 dated 25/06/2024 Have already been uploaded. Patta Nos.895, 1425 & 1426 also had already been uploaded.

All seven owners parthasarathy, Veerammal, Chellathai, Guruvthai, parameswari, Bagyalakshmi and Maheswari have Executed GPA deed No.11081/23024 on 11/11/2024 and the same was already uploaded.

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.