

RE

REGULATORY RECORD

# RERA Document

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



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திருவள்ளூர்

வட்டம் : ஆவடி

வருவாய் கிராமம் : அக்ரஹாரமேல்

பட்டா எண் : 1238

உரிமையாளர்கள் பெயர்

1. Partner M. NARESH KANKARIYA

... M/s. MAANSAROVAR FOUNDATION



| புல எண் | உட்பிரிவு | புன்செய்   |         | நன்செய்    |         | மற்றவை     |         | குறிப்புரைகள்                                                                                                              |
|---------|-----------|------------|---------|------------|---------|------------|---------|----------------------------------------------------------------------------------------------------------------------------|
|         |           | பரப்பு     | தீர்வை  | பரப்பு     | தீர்வை  | பரப்பு     | தீர்வை  |                                                                                                                            |
|         |           | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை |                                                                                                                            |
| 100     | 2         | --         | --      | 0 - 1.00   | 0.09    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 101     | 1         | --         | --      | 0 - 25.50  | 3.27    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 101     | 2         | --         | --      | 0 - 25.00  | 3.22    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 102     | 1         | --         | --      | 0 - 61.50  | 7.89    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 85      | 1         | --         | --      | 0 - 15.50  | 1.76    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 85      | 2         | --         | --      | 0 - 11.00  | 1.25    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 85      | 3         | --         | --      | 0 - 11.00  | 1.25    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 85      | 4         | --         | --      | 0 - 35.00  | 4.02    | --         | --      | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |

|    |   |    |    |           |       |    |    |                                                                                                                            |
|----|---|----|----|-----------|-------|----|----|----------------------------------------------------------------------------------------------------------------------------|
| 86 | - | -- | -- | 1 - 34.00 | 15.29 | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 88 | 1 | -- | -- | 0 - 27.00 | 2.31  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 97 | 1 | -- | -- | 0 - 50.00 | 5.72  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 98 | - | -- | -- | 0 - 56.00 | 7.16  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 99 | 1 | -- | -- | 0 - 33.00 | 4.20  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 99 | 2 | -- | -- | 0 - 1.50  | 0.21  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 99 | 3 | -- | -- | 0 - 36.50 | 4.72  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
| 99 | 4 | -- | -- | 0 - 2.50  | 0.31  | -- | -- | 2024/0103/01/428147-<br>-- -----<br>Digitally signed:<br>SONIYA T M<br>Zonal Deputy Tahsildar<br>19/10/2024<br>07:35:15:AM |
|    |   |    |    | 5 - 26.00 | 62.67 |    |    |                                                                                                                            |

குறிப்பு :



1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் **P/01/12/021/01238/20104** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 03-06-2025 அன்று 11:19:38 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

