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),Cent	Patta No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	infavour of/ Applicant	Survey Number	Extent sq.m
1	22/1A2A	4449/2024	K.V.Gopalakrishnan	22/1A2A	50 Cents	2080	K.V. Gopalakrishnan	22/1A2A	2050					
2	22/1A2B	9824/2022	K.V.Gopalakrishnan	22/1A2B	36 Cents	1760	K.V. Gopalakrishnan	22/1A2B	1450					
	22/2A1	9824/2022	K.V.Gopalakrishnan	22/2A1	64 Cents	1760	K.V. Gopalakrishnan	22/2A1	2600					
	22/2A2B,23/1B2	9824/2022	K.V.Gopalakrishnan	22/2A2B, 23/1B2	22.5 Cents	1911 and 2064	K.V. Gopalakrishnan	22/2A2B, 23/1B2	200 +700=900					
3	24/1A1	9992/2022	K.V.Gopalakrishnan (56 cents Settlement to Lakshmi D.No: 522/2023)	24/1A	10.5 Cents (Total 66.5 cents, Settlement D.NO:522/2023 to Lakshmi 56 cents Available 10.5 Cents)	1827	K.V. Gopalakrishnan	24/1A1	422					
4	24/1A2	522/2023	Lakshmidevi	24/1A	56 Cents	1872	Lakshmidevi	24/1A2	2278	2362/2023	Lakshmidevi	K.V. Gopalakrishnan	24/1A	56 Cent
5	24/1B1	9474/2022	K.V.Gopalakrishnan (57 cents Settlement to Lakshmi D.No: 522/2023)	24/1B	9.5 Cents (Total 66.5 cents, Settlement D.NO:522/2023to Lakshmi 57 cents Available 9.5	1762	K.V. Gopalakrishnan	24/1B1	398					

					Cents)									
6	24/1B2	522/2023	Lakshmidevi	24/1B	57 Cents	1872	Lakshmidevi	24/1B2	2302	2362/2023	Lakshmidevi	K.V. Gopalakrishnan	24/1B	57 cent
			Owner											
7	24/2A1	9458/2022	K.V.Gopalakrishnan (42 cents Settlement to Lakshmi D.No: 522/2023)	24/2A	18 Cents (Total 60cents, Settlement D.NO:522/2023 to Lakshmi 42 cents Available 18 Cents)	1759	K.V. Gopalakrishnan	24/2A1	719					
8	24/2A2	522/2023	Lakshmidevi	24/2A	42 Cents	1872	Lakshmidevi	24/2A2	1701	2362/2023	Lakshmidevi	K.V. Gopalakrishnan	24/2A	42 cent
9	24/2B1	9459/2022	K.V.Gopalakrishnan (42 cents Settlement to Lakshmi D.No: 522/2023)	24/2B	19 Cents (Total 61cents, Settlement D.NO:522/2023 to Lakshmi 42 cents Available 19 Cents)	1761	K.V. Gopalakrishnan	24/2B1	759					
10	24/2B2	522/2023	Lakshmidevi	24/2B	42 Cent	1872	Lakshmidevi	24/2B2	1701	2362/2023	Lakshimidevi	K.V. Gopalakrishnan	24/2B	42
11	24/2C	9461/2022	K.V. Gopalakrishnan	24/2C	60 Cents	1760	K.V. Gopalakrishnan	24/2C	2420					
12	25/1	7762/2024	K.V. Gopalakrishnan	25/1	51 cents	2082	K.V. Gopalakrishnan	25/1	2070					
13	25/2	7758/2024	K.V. Gopalakrishnan	25/2	51 Cents	2080	K.V. Gopalakrishnan	25/2	2070					
14	25/3	7757/2024	K.V. Gopalakrishnan	25/3	25 Cents (	2080	K.V.	25/3	5060					

					1/5th Share in 125 cent)		Gopalakrishnan							
	25/3	7755/2024	K.V. Gopalakrishnan	25/3	25 (1/5th Shire in 125 cent)	2080	K.V. Gopalakrishnan	25/3						
	25/3	7759/2024	K.V. Gopalakrishnan	25/3	25 Cents (1/5th Share in 125 cent)	2080	K.V. Gopalakrishnan	25/3						
	25/3	7760/2024	K.V. Gopalakrishnan	25/3	25 Cents (1/5th Share in 125 cent)	2080	K.V. Gopalakrishnan	25/3						
	25/3	7761/2024	K.V. Gopalakrishnan	25/3	25 Cents (1/5th Share in 125 cent)	2080	K.V. Gopalakrishnan	25/3						
				Total	**713.5 Cents**									
							Total Sqmt		**28900.00 sqmt**					

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.