

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.



Government of Tamil Nadu
Revenue and Disaster Management Department
Land ownership details: E. No. 10(1) Section

District: Tiruvallur

Taluk: Punthamalli

Revenue Village: Koodapakkam

Patta Number: 3982

Owners name

1. Sanjay Kumar Mehta

Son SACHIN S MEHTA



Field number	Subdivision	Punse		Enjoy		Others		Notes
		Area	Solution	Area	Solution	Area	Solution	
		Heck - Air	Rs - Pi	Heck - Air	Rs - Pi	Heck - Air	Rs - Pi	
325	-	0 - 42.00	1.30	--	--	--	--	2023/0103/01/335141- -- ----- Digitally signed:Jayasree M Zonal Deputy Tahsildar 27/06/2023 12:46:02:PM
		0 - 42.00	1.30					

Note:

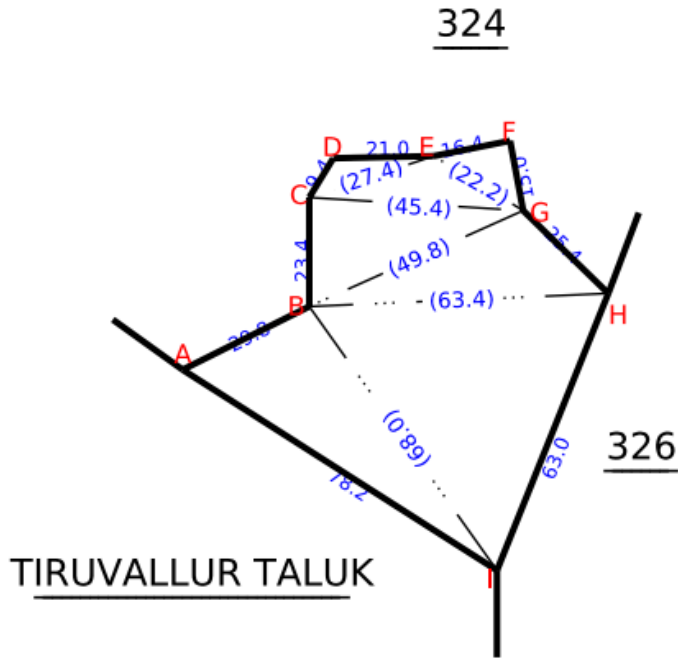
	1.	The above information / certificate copy details are obtained from the e-Registry. Please verify these by entering the reference number S/01/05/024/03982/40472 on the website https://eservices.tn.gov.in .
	2.	This information was printed on 17-10-2025 at 03:53:58 PM.
	3.	Scan with a 2D barcode reader on your mobile phone camera and verify on the website via 3G/GPRS.

District : Tiruvallur
Taluk : Poonamallee
Village : Gudapakkam(R)



Survey No : 325
Area : Hect 00 Ares 42 Sqm 00
Scale : 1 : 1306 mm

FMB Sketch



Date of Issue: 17-10-2025 15:54:33

Approved By Tahsildar
th001

Date of Approved : 01-01-2006

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.

