Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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	3659/1 & 3661/1	310/1963 14.11.1962	Sri Agastyar Trust	3659 & 3661	12486.06									
2						639/76-7	Sri Agastyar Trust	3659/1	7070.51					
3						639/76-7	Sri Agastyar Trust	3661/1	4630.99					
4	3659/1 & 3661/1	1302/1997 26.05.1997	S.Vairavan	3659/1 & 3661/1	93.55									
5	3659/1 & 3661/1	1303/1997 26.05.1997	G.Kalaivani	3659/1 & 3661/1	156.08									
6	3659/1 & 3661/1	1304/1997 26.05.1997	V.Balaji	3659/1 & 3661/1	68.75									
7	3659/1 & 3661/1	1305/1997 26.05.1997	Vidhyavani	3659/1 & 3661/1	64.66									
8	3659/1 & 3661/1	1306/1997 26.05.1997	R.Sharathi	3659/1 & 3661/1	65.96									
9	3659/1 & 3661/1	1307/1997 26.05.1997	S.Thangaraj	3659/1 & 3661/1	99.13									
10	3659/1 & 3661/1	1308/1997 26.05.1997	M.Mallika	3659/1 & 3661/1	67.73									
11	3659/1 & 3661/1	1309/1997 26.05.1997	S.N.Kamala Kannan	3659/1 & 3661/1	108.7									
12	3659/1 & 3661/1	1310/1997 26.05.1997	Manormani	3659/1 & 3661/1	108.7									
13	3659/1 & 3661/1	1311/1997 26.05.1997	V.Selvamani	3659/1 & 3661/1	117.06									
14	3659/1 & 3661/1	1312/1997 26.05.1997	S.Vairavan	3659/1 & 3661/1	91.88									
15	3659/1 & 3661/1	1313/1997 26.05.1997	G.Kalanithi	3659/1 & 3661/1	156.08									
16	3659/1 & 3661/1	2183/1997 27.08.1997	T.Subramani	3659/1 & 3661/1	73.11									
17	3659/1 & 3661/1	2184/1997 27.08.1997	K.S.P.Predip	3659/1 & 3661/1	88.77									
18	3659/1 & 3661/1	2185/1997 27.08.1997	Chakra Finance & Credits (Madras)	3659/1 & 3661/1	66.47									

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
19	3659/1 & 3661/1	2186/1997 27.08.1997	V.Kopli Sankar	3659/1 & 3661/1	46.45									
20	3659/1 & 3661/1	2187/1997 27.08.1997	R.Alice	3659/1 & 3661/1	126.81									
21	3659/1 & 3661/1	2188/1997 27.08.1997	L.Lakshmi	3659/1 & 3661/1	140.1									
22	3659/1 & 3661/1	2189/1997 27.08.1997	K.Elango & A.Peter Paul	3659/1 & 3661/1	119.01									
23	3659/1 & 3661/1	2190/1997 27.08.1997	M.Rajendran	3659/1 & 3661/1	68.28									
24	3659/1 & 3661/1	2192/1997 27.08.1997	S.Santhana Krishnan	3659/1 & 3661/1	97.55									
25	3659/1 & 3661/1	2193/1997 27.08.1997	M.Sonasalam	3659/1 & 3661/1	97.55									
26	3659/1 & 3661/1	2814/2016 28.07.2016	Chennai Metro Rail Ltd	3659/1 & 3661/1	1068.1 111.76									
27	3659/1 & 3661/1					2020/02/01/000534 SD DT.2020-01-12	Sri Agastyar Trust	3659/1	5437.5					
28	3659/1 & 3661/1					SD/133/01-02 Dt.6.8.01.TR DT: 15-07-2016	Sri Agastyar Trust	3661/1	3046.5					
29	3659/1 & 3661/1	Lease Deed 3642/2022 20.10.2022 Rectification 210/2024 07.11.2024	M/s. Medical Research Foundation (Sankara Nethralaya)	3659/1 & 3661/1	5111.85									
30	3659/1 & 3661/1									2351/2024 21.08.2024 & High Court Order dt. 29.07.2024 in C.S.No. 56/2024	Sri Agastyar Trust	Voora Property Developers Pvt Ltd.	3659/1 & 3661/1	2279.73
31	3659/1 & 3661/1	Gift Deed 1986/2025 20.06.2025	The Greater Chennai Corporation	3659/1 & 3661/1	746.88 66.2									

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
32	3659/1 & 3661/1	Gift Deed 1987/2025 20.06.2025	The Greater Chennai Corporation	3659/1 & 3661/1	16.13									
33	3659/1 & 3661/1									3648/2025 17.11.2025	Sri Agastyar Trust	Voora Property Developers Pvt Ltd.	3659/1 & 3661/1	1268.28 UDS in 2279.73

Sl.	Description	Extent in Sq.mt.
1	Total extent purchased by Sri Agastyar Trust (a)	11701.50
2	Extent of resudiary plots (b)	3302.24
3	Extent of resudiary plots common passage (c)	178.47
4	Extent leased out to Sankara Nethralaya (d)	5111.85
5	Road gifted to GCC (e)	829.21
6	Total extent conveyed and leased out (f) [f= b+c+d+e]	9421.77
7	Remaining Land (g) [g=a-f]	2279.73
8	GPA in favour of Voora properties (h)	2279.73

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
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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.