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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DIGITALLY VERIFIED RECORD

சோழவரம் ஊராட்சி ஒன்றியம்
நாள். 16.09.2026

ந.க.எண்.434/2026/அ3

சான்று

திருவள்ளூர் மாவட்டம், சோழவரம் ஊராட்சி ஒன்றியம் நெற்குன்றம் ஊராட்சி, செக்கஞ்சேரி கிராமத்திற்கு உட்பட்ட ச.எண்.17/2A1A,2A2,2B1A & 17/2B1B,27/1A, 1B,1D,1E1,2A1,2A2, and 27/2A3-ல் அடங்கிய 12518 ச.மீ பரப்பளவு கொண்ட மனைப்பிரிவில் அமையும் குடியிருப்பு மனைப்பிரிவுக்கு Letter No.Layout-1/0291/2025-ன்படி சென்னை பெருநகர வளர்ச்சி குழுமம் மூலமாக திட்ட அனுமதி வழங்கப்பட்டதை தொடர்ந்து, மனுதாரரால் தார்சாலை மற்றும் தெரு விளக்குகள் அமைக்கப்பட்டுள்ளது. மேலும் மனைகள் அனைத்திற்கும் குடிநீர் குழாய்கள், கால்வாய் மற்றும் மேல்நிலை நீர்த்தேக்க தொட்டி (OHT) அமைக்க உள்ளாட்சியில் கட்டணம் முழுவதும் கட்டப்பட்டுள்ளது என இதன் மூலம் சான்றளிக்கப்படுகிறது.

ஆணையாளர்(பொ)
சோழவரம் ஊராட்சி ஒன்றியம்

16/9/26

பெறுநர்:
Thiru.S.Ameeth Kumar,
No.1018,3RD Floor, 6th Avenue,
Anna Nagar West,Chennai – 600040.

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.