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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

EXTENT DETAILS

SURVEY NO	DOCUMENT NO & TYPE	NAME	SURVEY NO IN DOC	EXTENT	EXTENT IN DOCUMENT	SURVEY NO IN PATTA	EXTENT IN PATTA	
126/1C1C	2164/2025 SETTLEMENT DEED	NADEEM SAYEED	126/1C	0.3	0.3	126/1C1C	0.1332	0.3156
126/1C2A						126/1C2A	0.1824	
126/4A	1969/2026 SETTLEMENT DEED	NADEEM SAYEED	126/4	0.68	0.59	126/4A	0.12355	0.59155
126/4C						126/4C	0.468	
0.09 Gift Deed to local body as per doc no : 2150/2026, S.NO : 126/4B, 0.68-0.09 = 0.59								
127/1	1969/2026	NADEEM SAYEED	127	0.86	0.4	127/1	0.385	
0.46 to Abdul hazad sayeed as per doc no : 2129/2026 0.86-0.46 = 0.40								
					1.29		**1.29215**	
EXTENT AS PER DOCUMENT - 1.29 Acre								
EXTENT AS PER PATTA - 1.29215 Acre								
EXTENT AS PER APPROVAL PLAN - 1.29 Acre								

Nadeem Sayeed

பிலால் பாஷா
ஊராட்சி மன்ற தலைவர்
நரசிங்கராயன் பேட்டை ஊராட்சி

நெ.17வது தெரு, நரசிங்கராயன்பேட்டை
செஞ்சி,விழுப்புரம் மாவட்டம்- 604202
செல்:8072845210

தேதி:..14./..9./..2026.

பெறுநர்

உயர்திரு. தலைவர்/செயலாளர்
தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை
- ஆணையம்.
(TNRERA) தமிழ்நாடு.

பொருள்: ஊராட்சி மன்ற நிர்வாக-அனுமதி.

ஊராட்சி ச.எண்- 126/4 மற்றும் 127 ஆகிய எண்களில் கலந்தாற்போல் அமைந்துள்ள ஆதிப் நகர் விரிவாக்கம்-1 இல் பிரிக்கப்பட்டுள்ள 37 மனைப் பிரிவுகளுக்கு 126/1 அமைந்துள்ள ஊராட்சி மன்ற குடிநீர் மேல்தொட்டியில் இருந்து குடிநீர் பயன்படுத்துவதற்கு எவ்வித தடையும் இல்லை என்பதை தெரிவித்துக்-கொள்கிறேன்.

இப்படிக்கு

MBM.

தலைவர்
நரசிங்கராயன்பேட்டை ஊராட்சி
செஞ்சி ஊராட்சி ஒன்றியம்
விழுப்புரம் மாவட்டம்

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.