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

DIGITALLY VERIFIED RECORD

அனுப்புநர்

சுப்பிரமணியன் த/பெ முனியன்
108, வடக்கு தெரு,
நாகப்பாடி கிராமம்,
திருவண்ணாமலை மாவட்டம்.

பெறுநர்

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
" RERA Tower " No. 133, G-Block,
1St Avenue, Anna Nagar (East)
Chennai - 600102

மதிப்பிற்குரிய ஐயா,

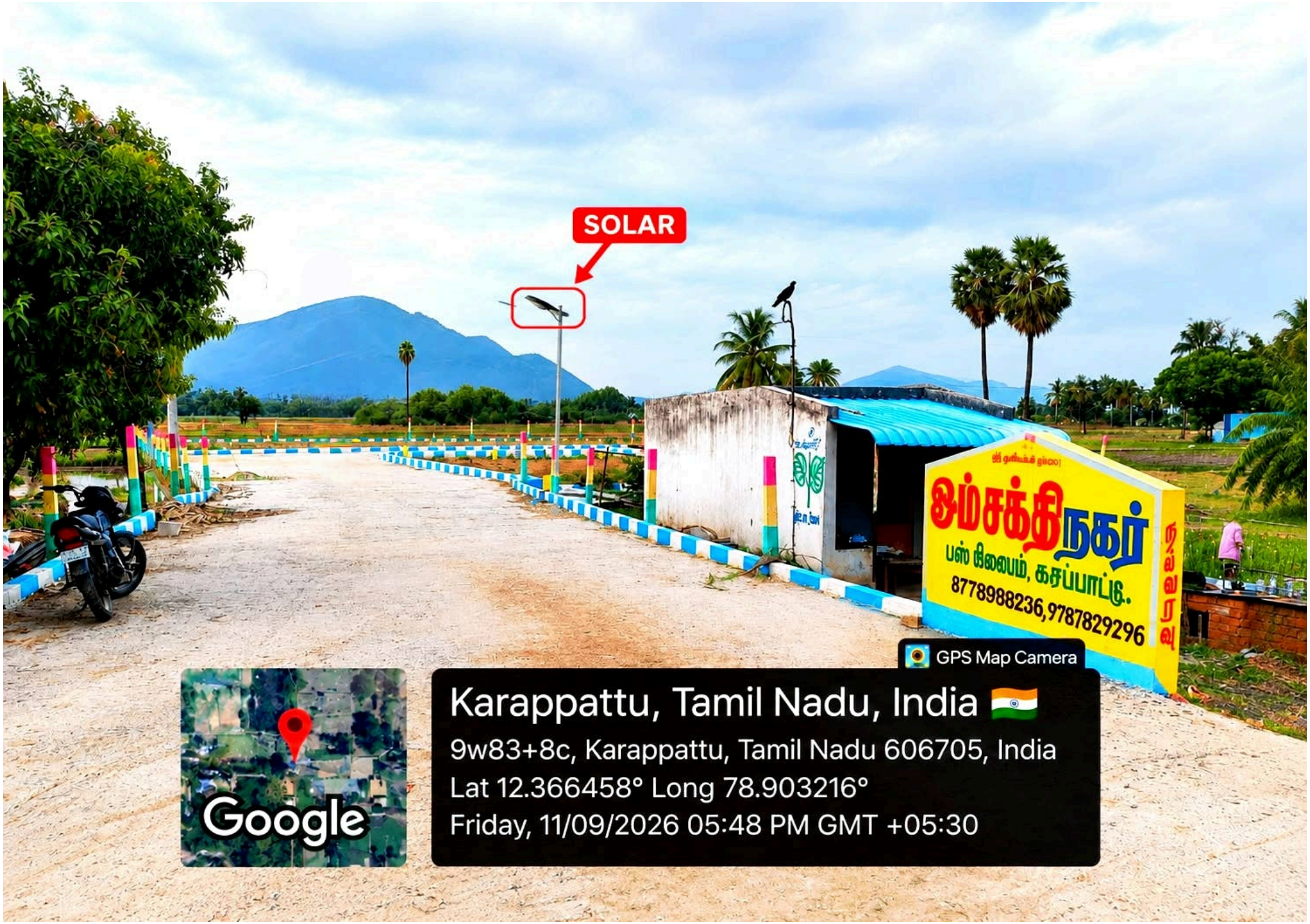
வணக்கம் சுப்பிரமணியன், ஆகிய நான் திருவண்ணாமலை மாவட்டம், செங்கம் வட்டம், காரப்பட்டு கிராமத்தில் ஓம் சக்தி நகர் என்ற மனைப்பிரிவில் மனைகளை விற்பனை செய்ய உள்ளேன்.

மேற்கண்ட மனைப்பிரிவிற்கு கால்வாய் திட்ட பணிகள் சோளார் மின்விளக்குகள் மற்றும் சாலை வசதிகள் அனைத்தும் அரசு ஆணையின் படியும் வட்டார வளர்ச்சி அலுவலர் அவர்களின் வழிகாட்டுதலின் படியும் மேற்கொள்ளப்பட்டது என உறுதியளிக்கிறேன்.

இப்படிக்கு

நாள் : 16.09.2026

இடம் : திருவண்ணாமலை


SOLAR
அம்சக்திநகர்
பஸ் கிளைம், கசப்பாட்டு.
8778988236,9787829296
GPS Map Camera
Google
Karappattu, Tamil Nadu, India
9w83+8c, Karappattu, Tamil Nadu 606705, India
Lat 12.366458° Long 78.903216°
Friday, 11/09/2026 05:48 PM GMT +05:30

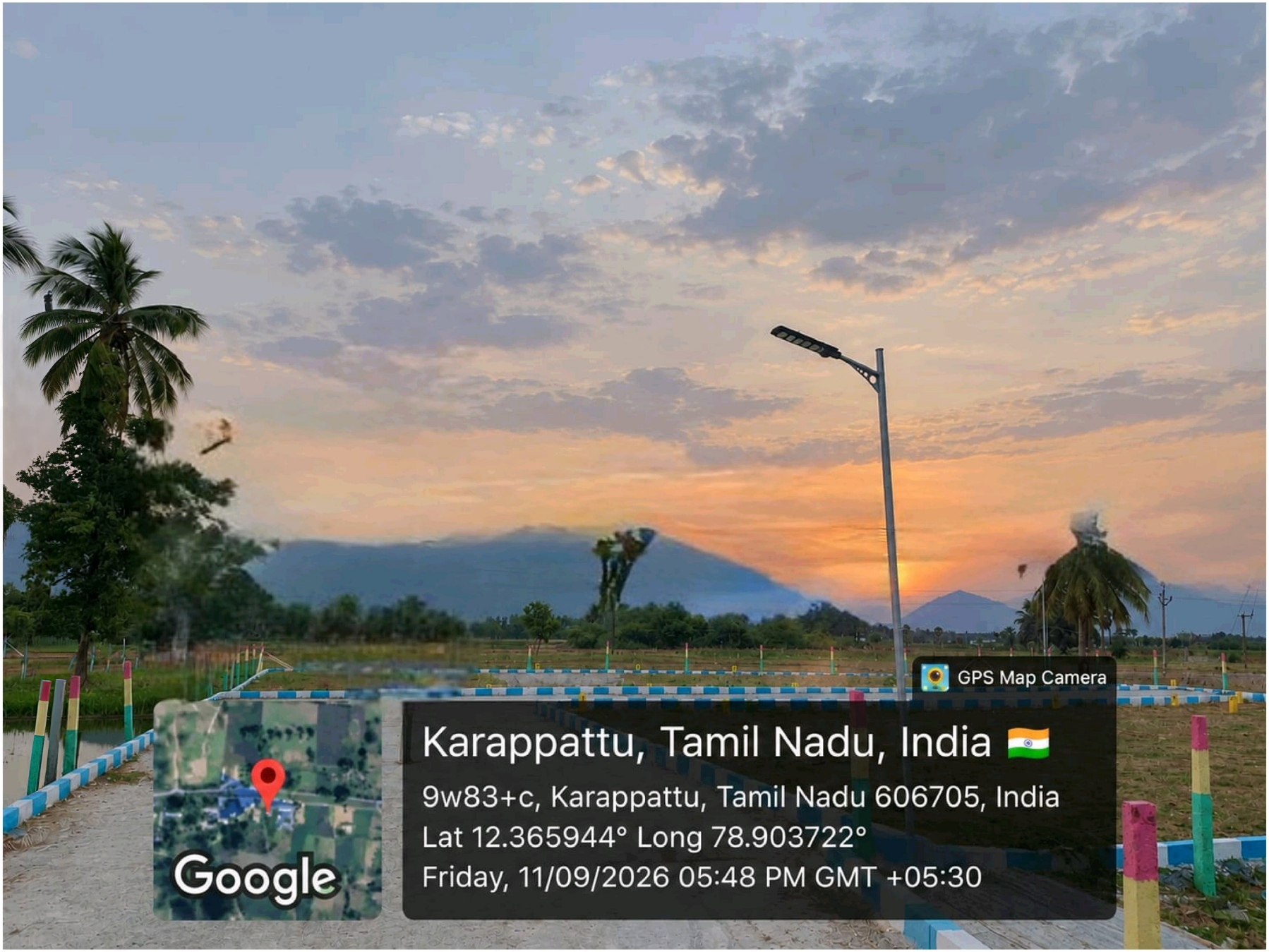



SOLAR
GPS Map Camera
Karappattu, Tamil Nadu, India
9w83+c, Karappattu, Tamil Nadu 606705, India
Lat 12.365944° Long 78.903722°
Friday, 11/09/2026 05:48 PM GMT +05:30
Google



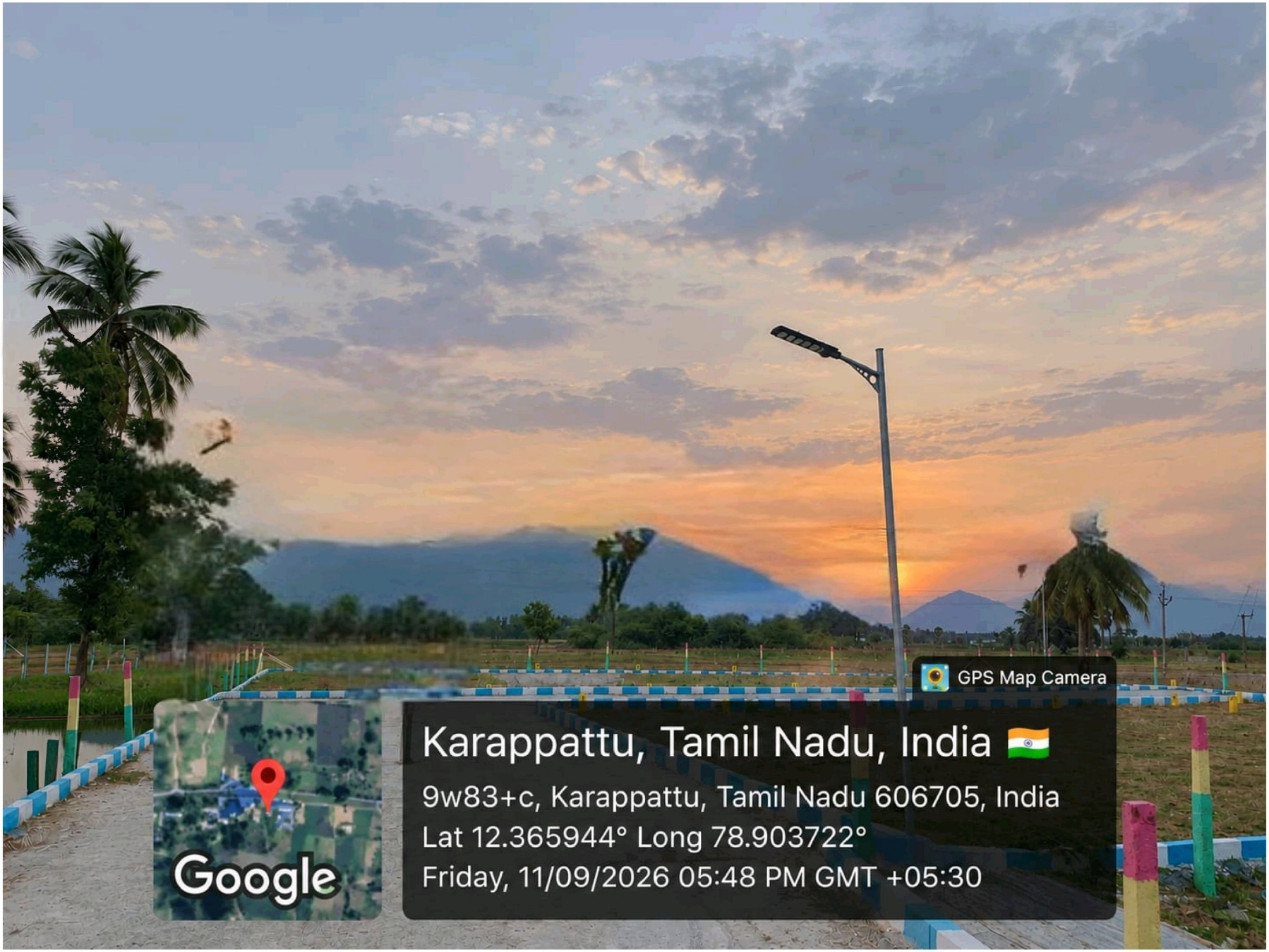

SOLAR
GPS Map Camera
Karappattu, Tamil Nadu, India
9w83+c, Karappattu, Tamil Nadu 606705, India
Lat 12.366458° Long 78.903216°
Friday, 11/09/2026 05:50 PM GMT +05:30
Google




GPS Map Camera
Karappattu, Tamil Nadu, India 🇮🇳
9w83+c, Karappattu, Tamil Nadu 606705, India
Lat 12.365944° Long 78.903722°
Friday, 11/09/2026 05:48 PM GMT +05:30
Google




GPS Map Camera
Karappattu, Tamil Nadu, India 🇮🇳
9w83+c, Karappattu, Tamil Nadu 606705, India
Lat 12.366458° Long 78.903216°
Friday, 11/09/2026 05:50 PM GMT +05:30
Google


GPS Map Camera
Karappattu, Tamil Nadu, India 🇮🇳
9w83+c, Karappattu, Tamil Nadu 606705, India
Lat 12.365944° Long 78.903722°
Friday, 11/09/2026 05:48 PM GMT +05:30
Google

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

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.