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

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Patta					Document				Sold Before Approval				
Appd. No	**Patta No.**	**S.No**	**Extent Sq.m**	**Owner**	**Doc.No & Date**	**S.No**	**Extent Acre**	**Owner**	**Doc.No & Date**	**Executed By**	**In Favour Of**	**S.No**	**Extent Cent**
LP/DTCP No.94/2024	2735	436/1A	127	Mr.R.Ravichandran Mr.S.Krishnakumar	5461/2022 - 13.06.2022	436/1A	0.4	Mr.R.Ravichandran Mr.S.Krishnakumar	1661/2023 - 16.02.23	Mr.R.Ravichandran Mr.S.Krishnakumar	Mr.Venkatesh Raja Mr.Sathish Ravila Baskaran	436/1A	0.37
	3088	434/1	6251	M/s The Chennai Makers Co	1980/2024 - 23.02.2024	434/1	1.54	M/s The Chennai Makers Co	9479/2024 - 21.08.2024	M/s The Chennai Makers Co	Mr.Kamesh	430	0.24.27
		435/1	500			435/1	0.12					434/2	
		437/1A	1000			437/1A	0.25					431/1	
	3089	435/2A	1055	M/s The Chennai Makers Co	3282/2024 - 22.03.2024	430	0.27	M/s The Chennai Makers Co				435/2	
	3090	436/1A2	1500	M/s The Chennai Makers Co		434/2	1.97						
	3091	425/2A	100		3283/2024 - 22.03.2024	431/1	1.58	M/s The Chennai Makers Co			**Total Cents Sold**		**0.61.27**
		431/1A	6213	M/s The Chennai Makers Co		432/3	0.36						
		432/3	1450			432/4	0.34		Total Land Held By M/s The Chennai Makes Co & Its Partners Mr.R.Ravichandran, Mr.S.Krishankumar				
		432/4	1400			435/2A	0.03						
	3092	430/1A	476	M/s The Chennai Makers Co	3284/2024 -22.03.2024	436/1A2	0.37	M/s The Chennai Makers Co					
		430/3	19		3285/2024 - 22.03.2024	435/2	0.29	M/s The Chennai Makers Co	**Document - Sold**				
		434/2A	7852						**Acre : 7.52 - 0.61.27 = 6.90.73 Acre**				
	Total Sq.M		**27943**		**Total Land (Acre)**		**7.52**						

Total Land As Per Document 6.90.73 Acre
Total Land As Per Patta 6.90 Acre

Hence Patta Extent 6.90 Acre Is Considered For Approval

Note : Mr.R.Ravichandran & Mr.S.Krishnakumar are Partners Of M/s The Chennai Makers CO

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.