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


GPS Map Camera
Chennai,Tamil Nadu,India
Thalambur, Thalambur, Chennai, Tamil Nadu 600130, India
Lat 12.852224, Long 80.215483
Tuesday, 26/05/2026 11:21 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
Thalambur, Thalambur, Chennai, Tamil Nadu 600130, India
Lat 12.852168, Long 80.215698
Tuesday, 26/05/2026 11:23 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai,Tamil Nadu,India
Thalambur, Thalambur, Chennai, Tamil Nadu 600130, India
Lat 12.852135, Long 80.215628
Tuesday, 26/05/2026 09:36 AM GMT+05:30
Note : Captured by GPS Map Camera







K. DEVI, B.E.,Civil Eng.,
Reg. CMDA - RE/GR-II/2023/01/257
DTCP - CGLDIST/RE/Gr-II/2024/02/003
Reg. Eng. GCC-RE/GR-II/RE202692021
2/16, 6th Street, Kottaimedu Village, Vittilapuram Post
Kalpakkam (Via) Chengalpattu District
Mobile: 97891 25142



தமிழ்நாடு तमिलनाडु TAMILNADU

EG 699063

T. PARVATHI
L.V.S. TM/10757/A/4/91
No.81, MULLA STREET,
CHENNAI-600 079.

21 FEB 2026 TN RERA

மாவட்டக்கருவூலம் சென்னை-600 035 மார் 18-2025

உறுதி மொழி சான்று

அனுப்புநர்.

M/s. Jayam Property Developers, & M/s. ETA Star Techcity (P) Ltd,
No.1/139, Rajiv Complex, Old Mahabalipuram Road,
Chemmencherry, Chennai-600 119.

பெறுநர்.

தமிழ்நாடு கட்டட மனை விற்பனை ஒழுங்குமுறை குழுமம் (TNRERA),
"RERA டவர், எண்.133, G - பிளாக், அண்ணாநகர் (கிழக்கு),
சென்னை - 600102.

செங்கல்பட்டு மாவட்டம், வண்டலூர் வட்டம், தாழம்பூர் கிராமம் சர்வே எண்கள்: 21/3, 21/6, 21/11, 21/12 & 21/13 -ல் 6800 சதுர மீட்டர். நிலத்தில் DTCP - மனைப்பிரிவு திட்ட ஒப்புதல் எண். 313/2025, பெற்று "SRI SAI SWARNABHOOMI GARDEN PHASE-I" என்ற பெயரில் மனைப்பிரிவு அமைத்துள்ளோம். அதில் தங்களின் TNRERA – ன் சுற்றறிக்கை எண். TNRERA/A3/1678/2025 நாள்: 07.05.2025 -இன் படி நுழைவாயிலில் வாயில்கள் மற்றும் தானம் அளிக்கப்பாட்ட சாலைகளின் குறுக்கே சுற்றுச்சுவர்கள் ஏதுவும் அமைக்கப்படவில்லை என்று இதன் மூலம் உறுதியளிக்கிறேன்.

இப்படிக்கு

For JAYAM PROPERTY DEVELOPERS
Partner

For ETA STAR TECHCITY PVT. LTD.
Authorised Signatory

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.