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

அனுப்புநர்

தி. தினேஷ்குமார்
த/பெ. திருந்தாகவுண்டர்
3/191, கண்ணகியம் நகர்,
நவலடிப்பட்டி,
சேந்தமங்கலம் (T.K)
நாமக்கல் (D.T) 637021

பெறுநர்

தலைவர்
TNRERA அலுவலர்
சென்னை - 600008

ஐயா,

நாமக்கல் மாவட்டம், சேந்தமங்கலம் வட்டம், பவித்திரம் புதூர் கிராமம், சர்வே எண் - 263/2 - ல் கட்டப்பட்டுள்ள பட்டாவில் (பட்டா எண் : 1036) மகன் என்பதற்கு பதிலாக தந்தை என்று தான் வருகிறது. இதில் நான் திருந்தாகவுண்டர் மகன் தினேஷ்குமார் என்பதுதான் சரியானது என்று தாழ்மையுடன் கேட்டுக்கொள்கிறேன். நாமக்கல் மாவட்டத்தில் பட்டா இந்த மாதிரியான வாசகத்தில் தான் வழங்கப்படுகிறது.

இப்படிக்கு,
தினேஷ்

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.