Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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



2026.08.07 | 11°20'34"N 78°10'31"E

24mm f/1.8 1/2000 ISO100

DJI AIR 3S



2026.08.07 | 11°20'34"N 78°10'29"E

24mm f/1.8 1/2000 ISO100

dji AIR 3S



2026.08.07 | 11°20'33"N 78°10'37"E

24mm f/1.8 1/2000 ISO100

dji AIR 3S



2026.08.07 | 11°20'34"N 78°10'23"E

24mm f/1.8 1/2000 ISO100

DJI AIR 3S

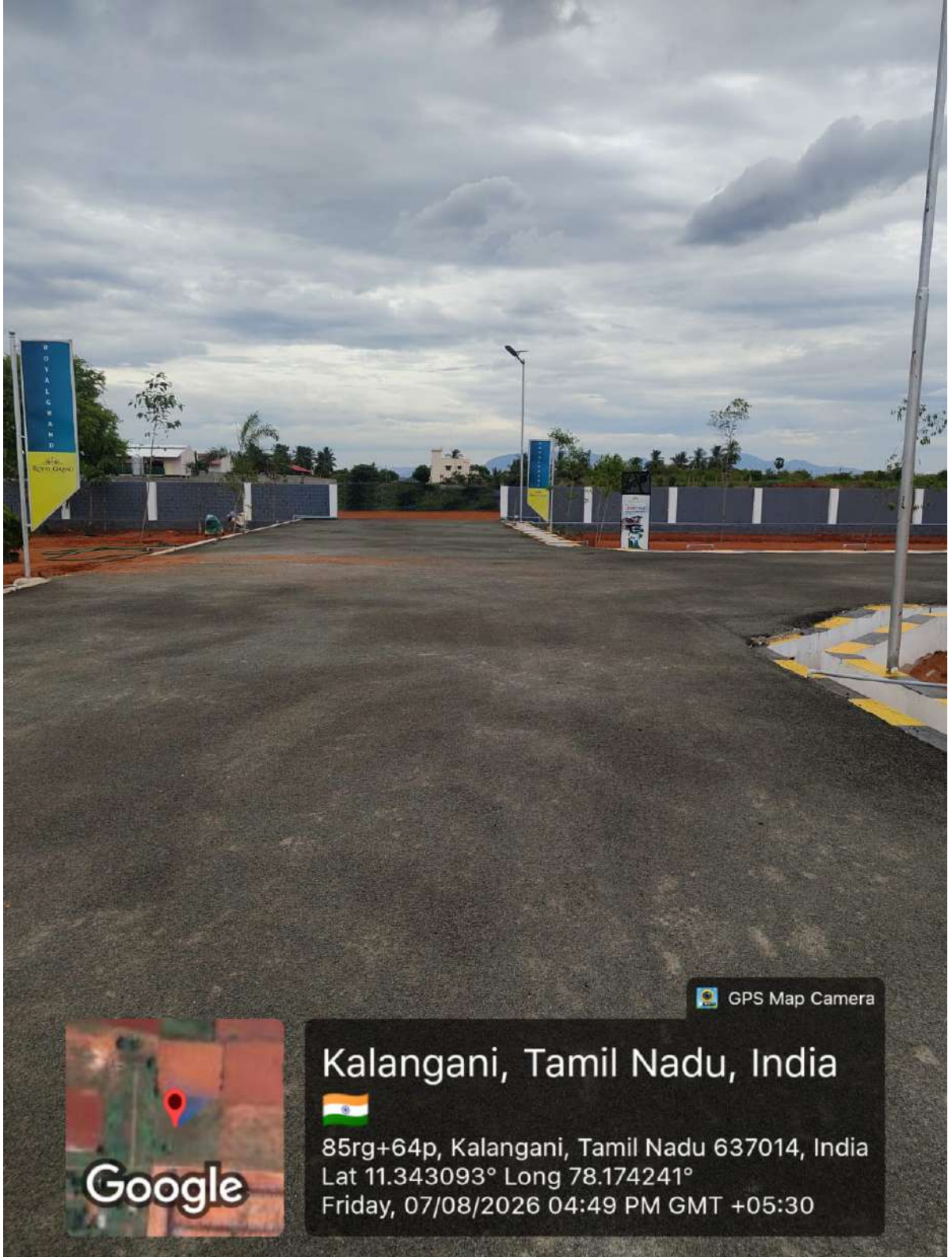


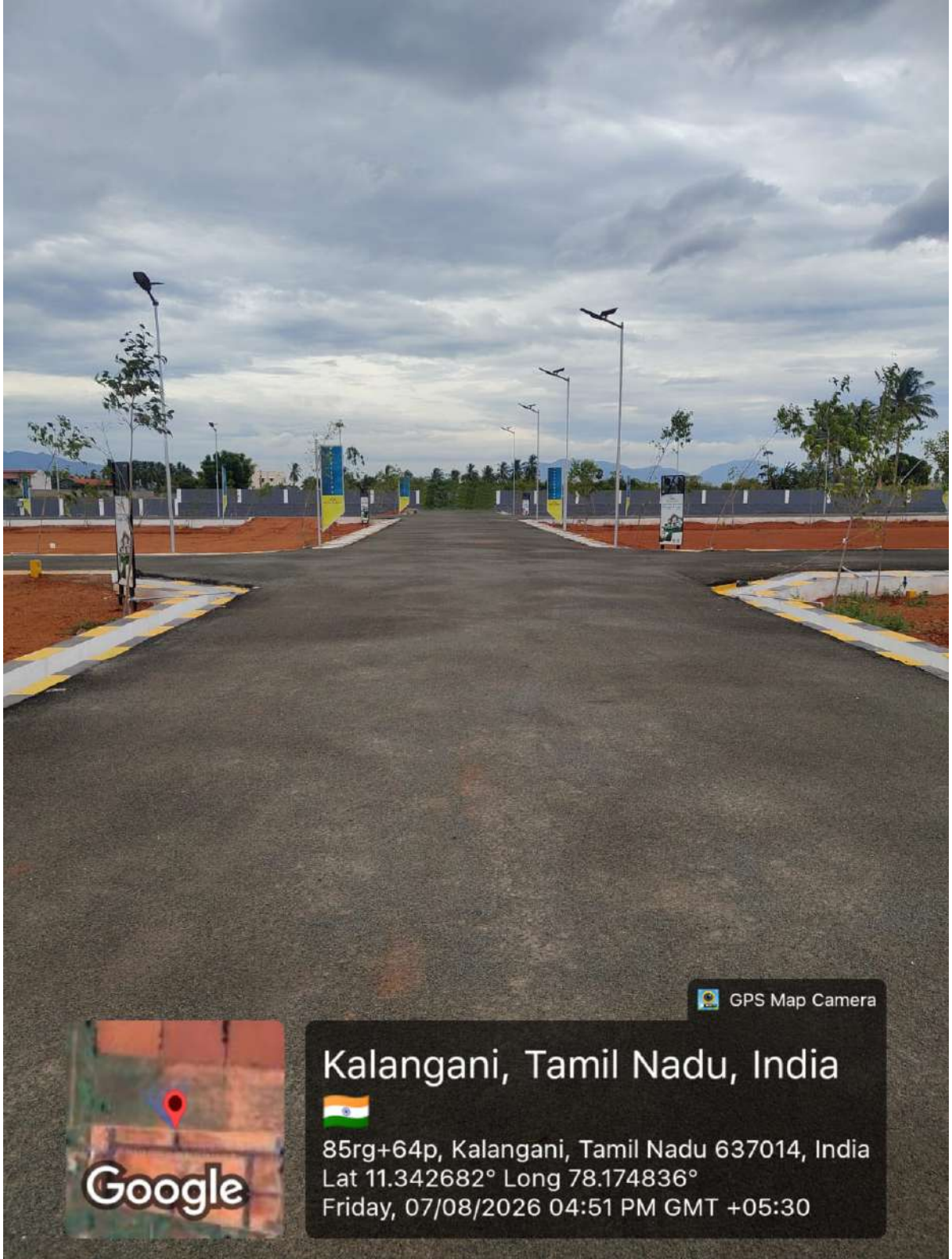
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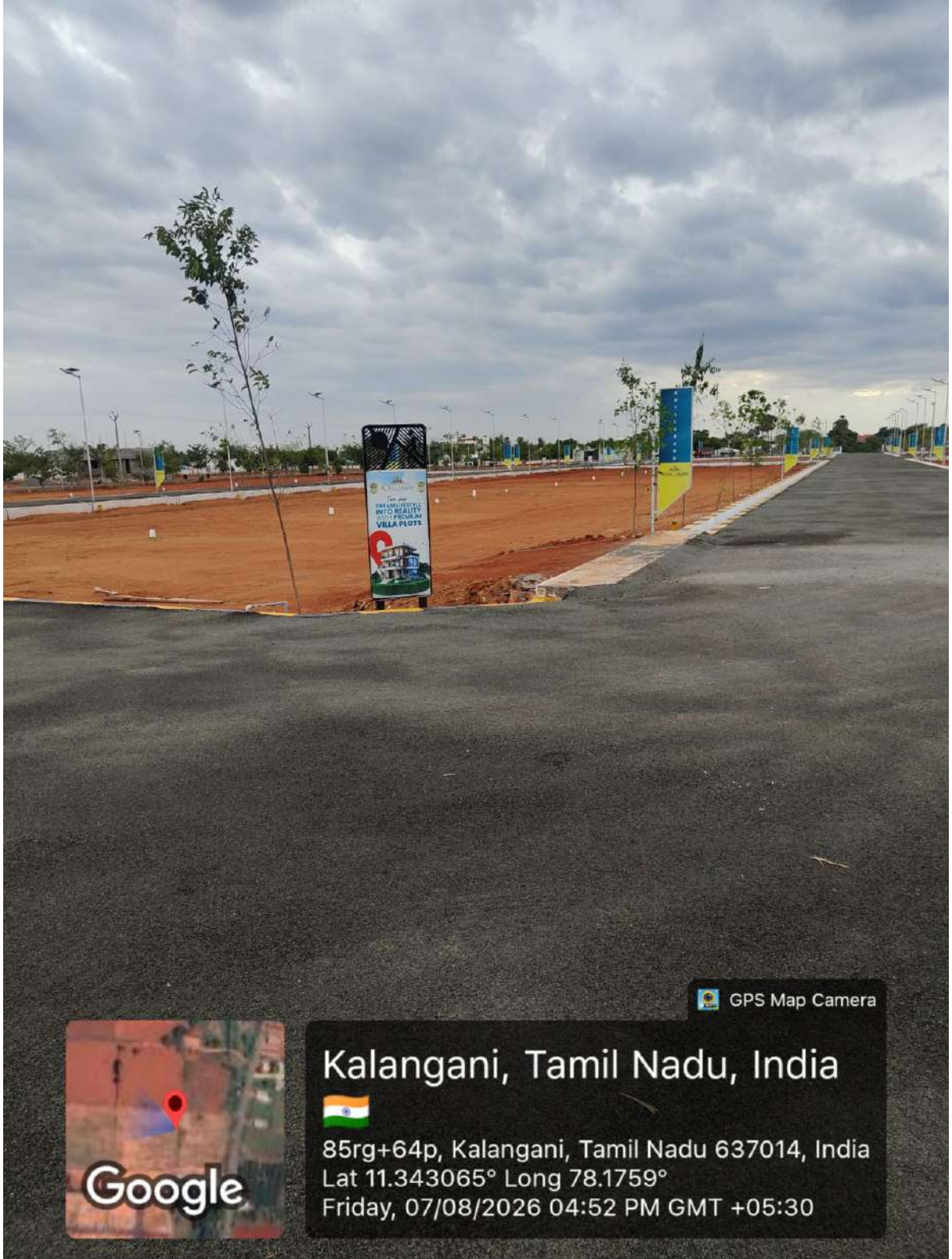
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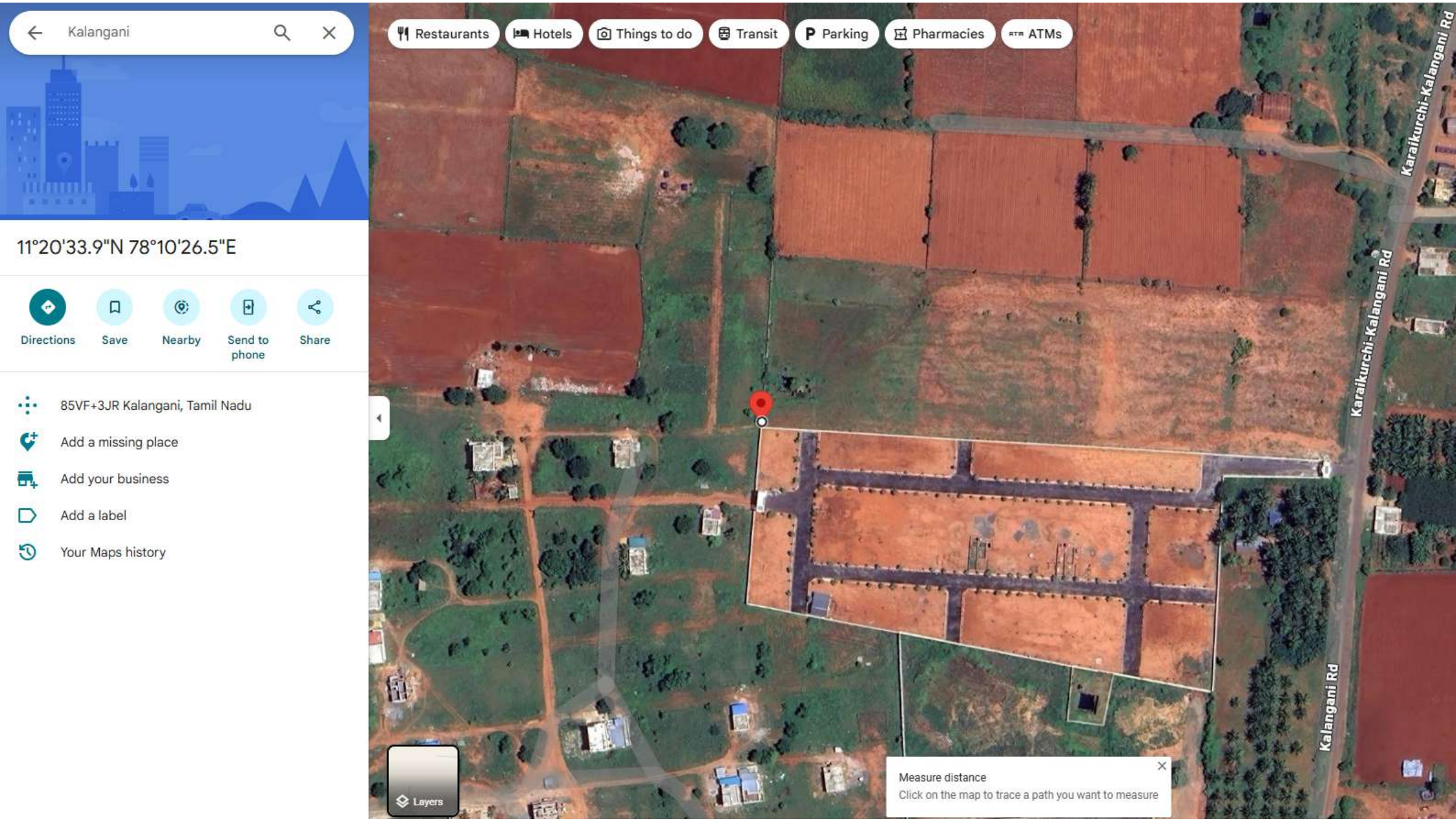

ROYAL GRAND
ROYAL GRAND
GPS Map Camera
Google
Kalangani, Tamil Nadu, India
Kalangani Rd, Kalangani, Tamil Nadu 637014, India
Lat 11.343214° Long 78.175882°
Friday, 07/08/2026 04:52 PM GMT +05:30

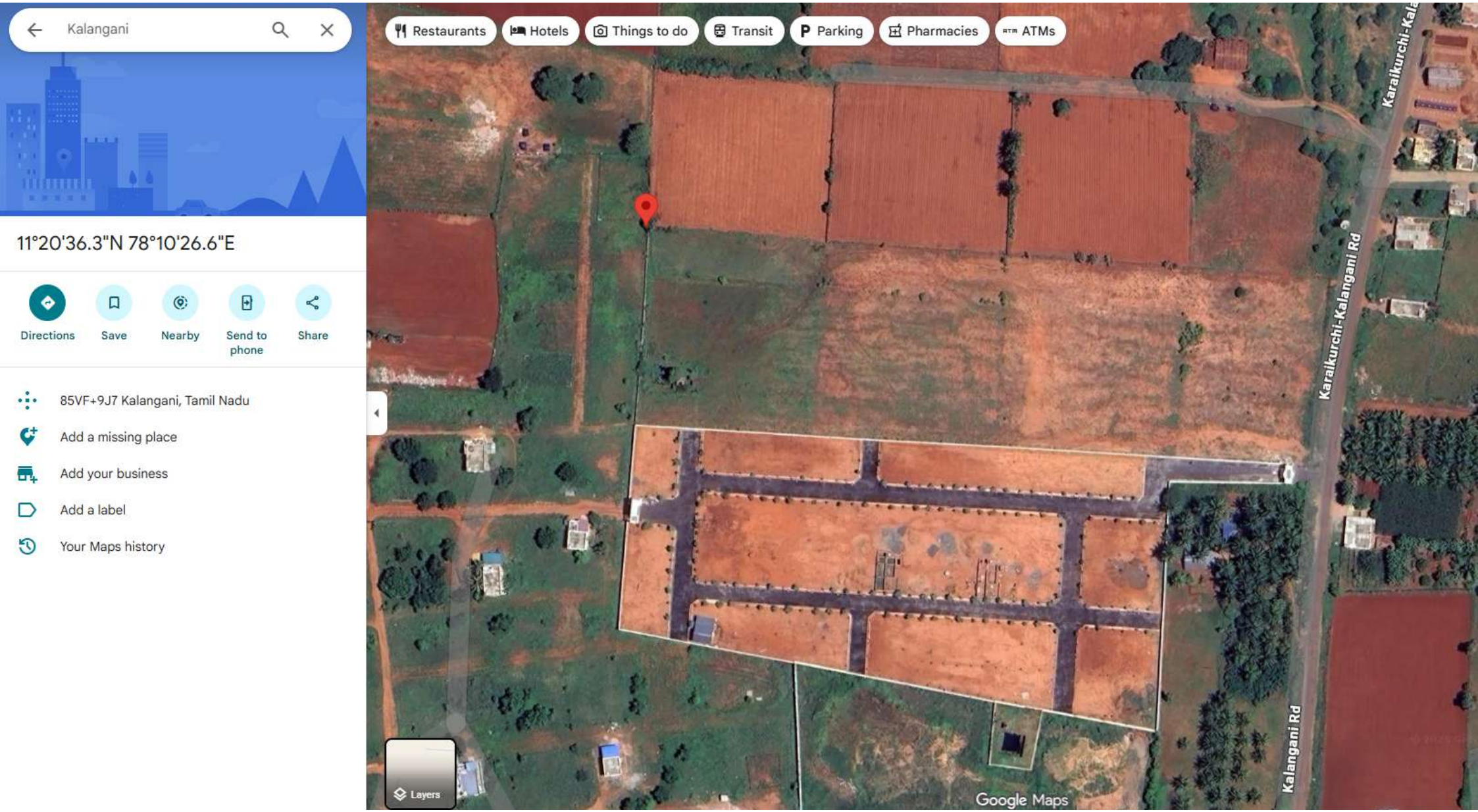

ROYALGRAND
GPS Map Camera
Google
Kalangani, Tamil Nadu, India
85rg+64p, Kalangani, Tamil Nadu 637014, India
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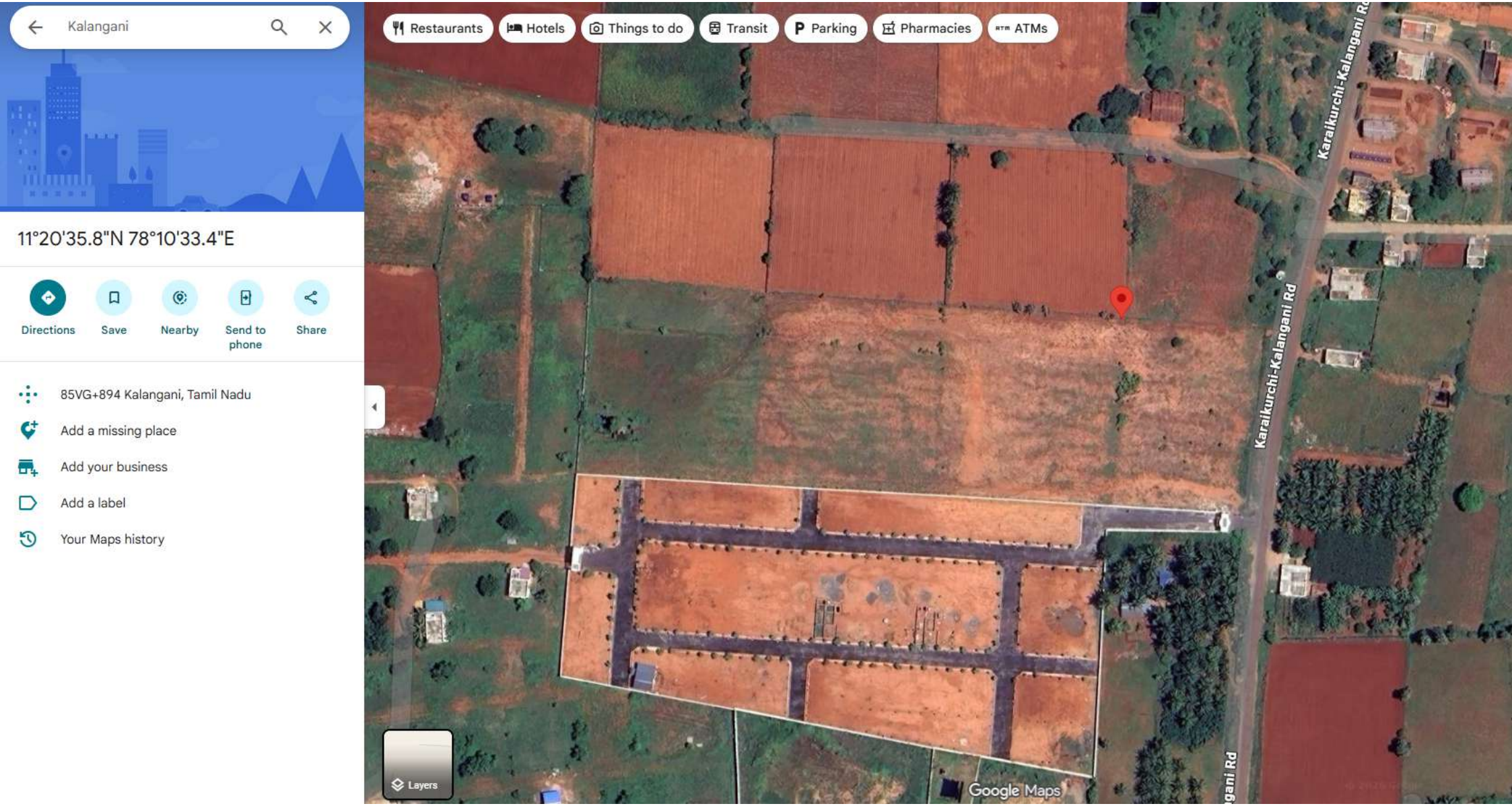

GPS Map Camera
Kalangani, Tamil Nadu, India
85rg+64p, Kalangani, Tamil Nadu 637014, India
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Friday, 07/08/2026 04:51 PM GMT +05:30
Google

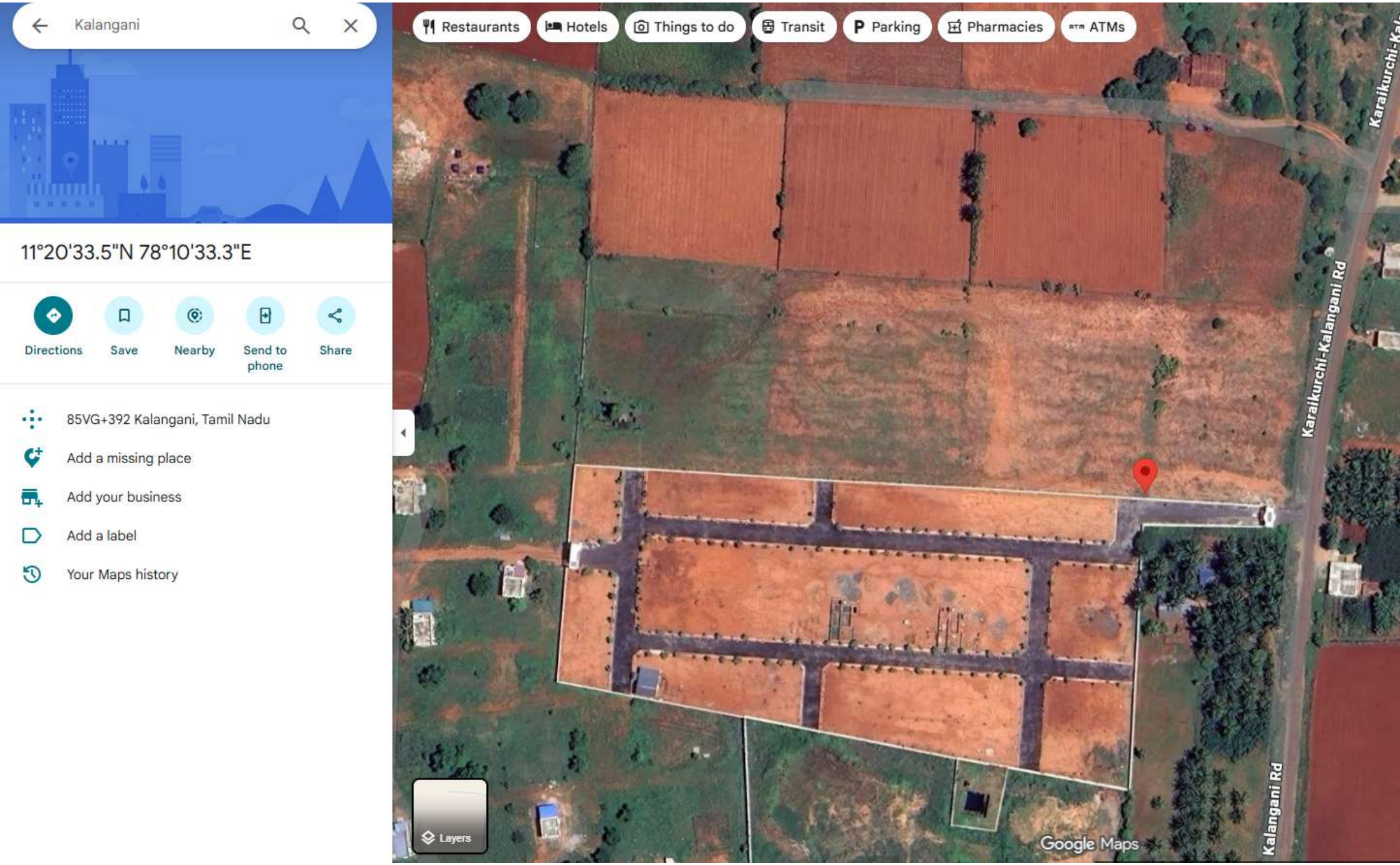

VILLA PLOTS
GPS Map Camera
Google
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85rg+64p, Kalangani, Tamil Nadu 637014, India
Lat 11.343065° Long 78.1759°
Friday, 07/08/2026 04:52 PM GMT +05:30


GPS Map Camera
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85rg+64p, Kalangani, Tamil Nadu 637014, India
Lat 11.343162° Long 78.174846°
Friday, 07/08/2026 04:50 PM GMT +05:30
Google


Kalangani
11°20'33.9"N 78°10'26.5"E
Directions
Save
Nearby
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85VF+3JR Kalangani, Tamil Nadu
Add a missing place
Add your business
Add a label
Your Maps history
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Karaikurchi-Kalangani Rd
Karaikurchi-Kalangani Rd
Kalangani Rd
Layers
Measure distance
Click on the map to trace a path you want to measure


Kalangani
11°20'36.3"N 78°10'26.6"E
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Add a missing place
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Add a label
Your Maps history
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Karaikurchi-Kalangani Rd
Kalangani Rd
Layers
Google Maps


Kalangani
11°20'35.8"N 78°10'33.4"E
Directions
Save
Nearby
Send to phone
Share
85VG+894 Kalangani, Tamil Nadu
Add a missing place
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Add a label
Your Maps history
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Karaikurchi-Kalangani Rd
Layers
Google Maps


Kalangani
11°20'33.5"N 78°10'33.3"E
Directions
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Nearby
Send to phone
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85VG+392 Kalangani, Tamil Nadu
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Add a label
Your Maps history
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Pharmacies
ATMs
Karaikurchi-Kalangani Rd
Kalangani Rd
Layers
Google Maps

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.