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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DIGITALLY VERIFIED RECORD

ந.க. எண் தி3/161/2025

ஊராட்சி ஒன்றிய அலுவலகம்,
ஒட்டப்பிடாரம்.

நாள் : .05.2026.

**சான்று**

ஒட்டப்பிடாரம் ஊராட்சி ஒன்றியத்திற்குட்பட்ட மேல அரசடி கிராம ஊராட்சியில் தூத்துக்குடி மாவட்ட நகர் ஊரமைப்புத்துறையால் சர்வே எண் 117/1B, 117/3A1 இல் அனுமதி எண் MMK6QGMF/Thoothukudi/2025/2025/TCP, Dated 04.10.2025, Planning Permission Number 100/2025, Dated 04.10.20255 மற்றும் SWP/DTCP/THOOTHUKUDI/ LAYOUT No. 160/2025 இன்படி 8854 சதுர மீட்டர் பரப்பளவில் மொத்தம் 43 மனையாக அமைத்திட அனுமதி வழங்கப்பட்டு, மேல அரசடி கிராம ஊராட்சி அனுமதி எண் 03/2025 - 2026 மூலம் Layout Final Approval வழங்கப்பட்டது.

மேற்படி அனுமதி வழங்கப்பட்ட விவரம் மறு ஆய்வு செய்யப்பட்டதில் 42 மனைகள் மட்டுமே உள்ளது என்பதற்கு சான்றளிக்கப்படுகிறது.

7.5.26

வட்டார வளர்ச்சி அலுவலர்
(கிராம ஊராட்சிகள்),
ஒட்டப்பிடாரம்.

07/05/2026

பெறுநர்

Thiru J.Antony Raj,
8/142 Balathandayuthapani nagar,
Arokyapuram, Mappilaiurani,
Thoothukudi - 628002.

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

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# 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.