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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

District : Theni

Taluk : Uthamapalayam

Village : Uthamapalayam South [35]

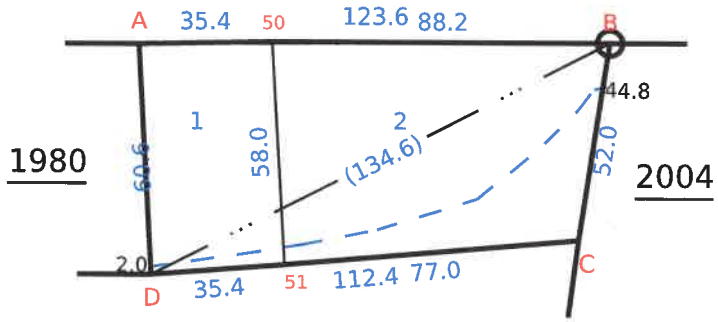
Survey No : 1981

Area : Hect 00 Ares 61.50

Scale : 1 : 1894

N

1978



1980

2004

1982

Signed By Tahsildar

Name of approver : thn_[illegible]rase

Date of Approval : 28-11-2023

Date of Issue: 07-03-2025 16:52:12

Survey and Settlement Department, Government of TamilNadu

260 fv.2

மாவட்டம் : தேனி

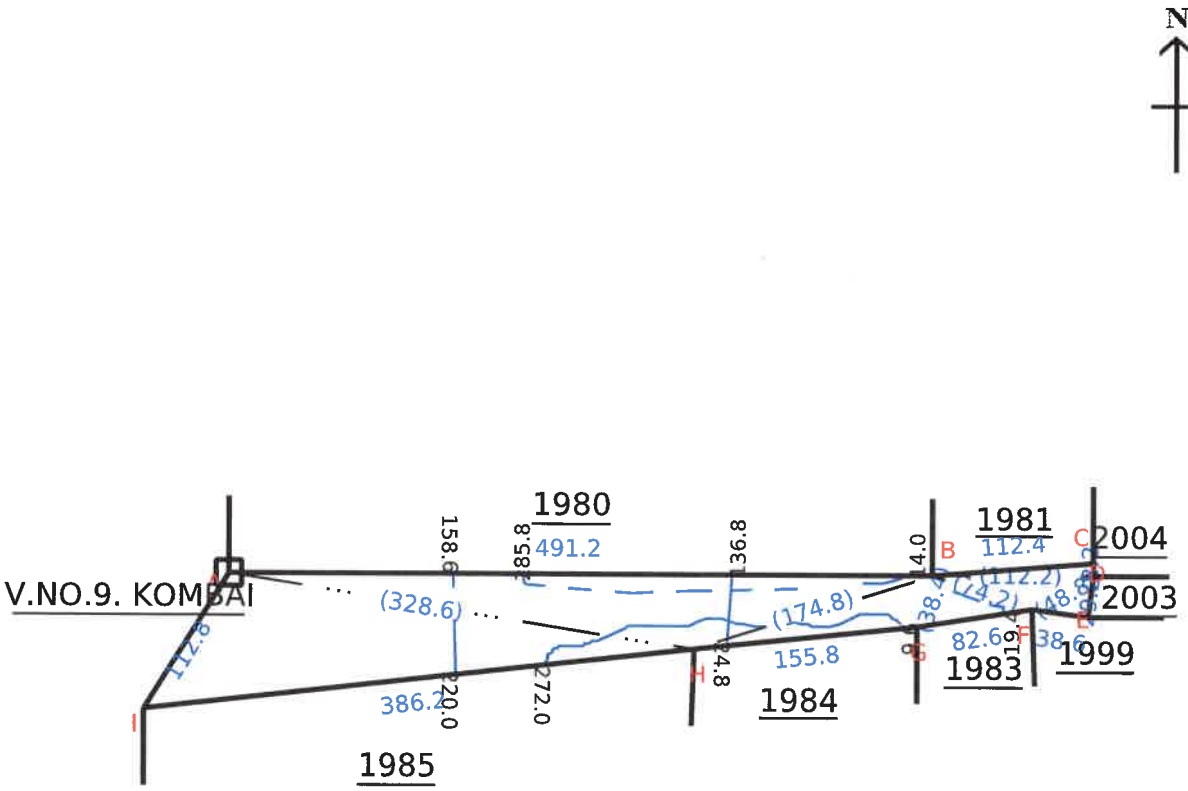
வட்டம் : உத்தமபாளையம்

கிராமம் : உத்தமபாளையம் (தெற்கு) [35]

புல எண் : 1982

பரப்பளவு : எக்டர் 03 ஏர் 50.00

அளவு : 1 : 5051



Signed By Tahsildar

Name of approver : kuma

Date of Approval : 28-07-2017

Date of Issue: 07-03-2025 17:04:13

District : Theni

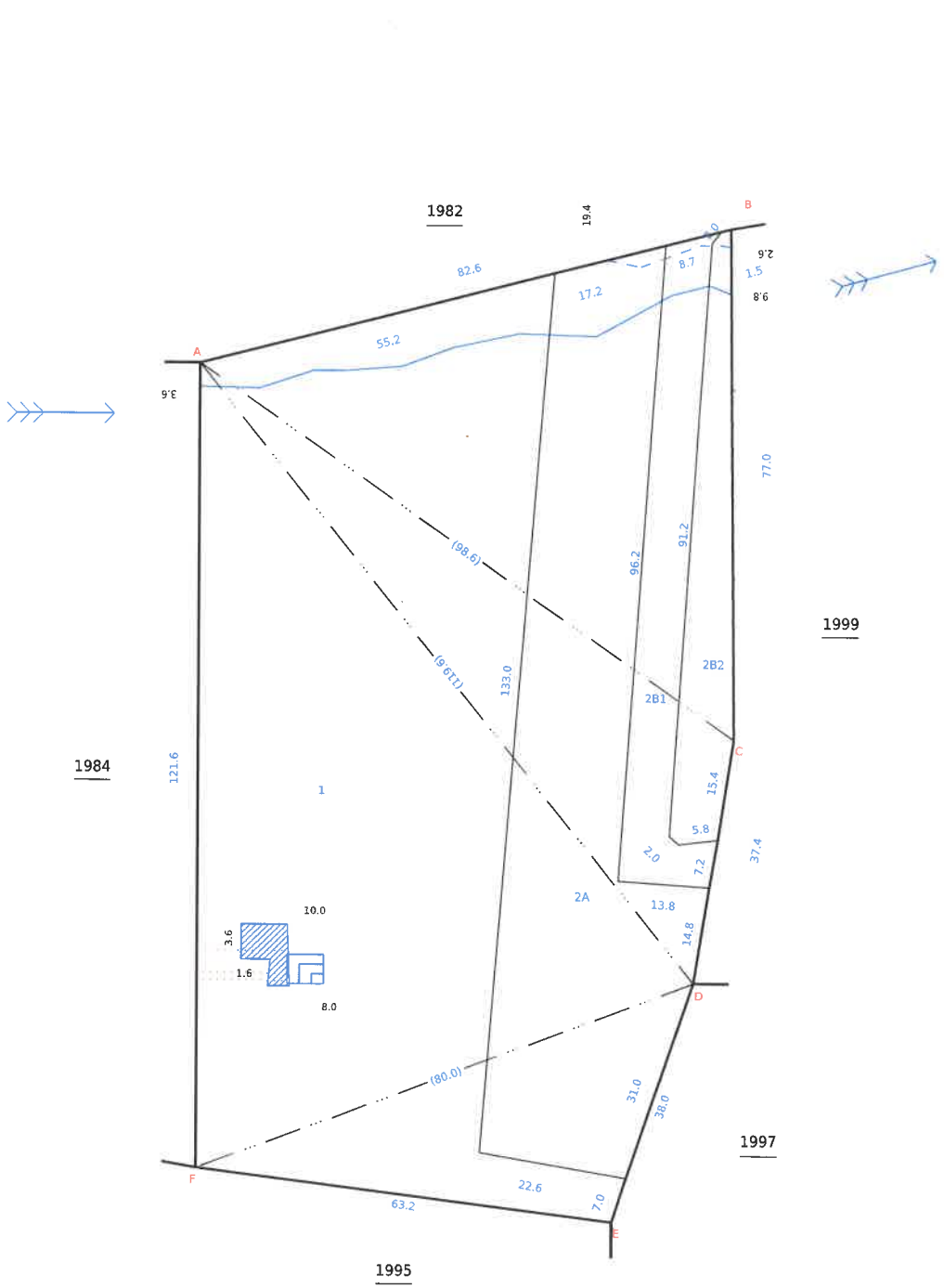
Taluk : Uthamapalayam

Village : Uthamapalayam South [35]

Survey No : 1983

Area : Hect 01 Ares 3.50

Scale : 1 : 508



Date of Issue: 31-01-2025 18:06:03

Data Digitally Signed By
L R SUNDARLAL

Survey and Settlement Department, Government of TamilNadu

270 fv.7

District : Theni

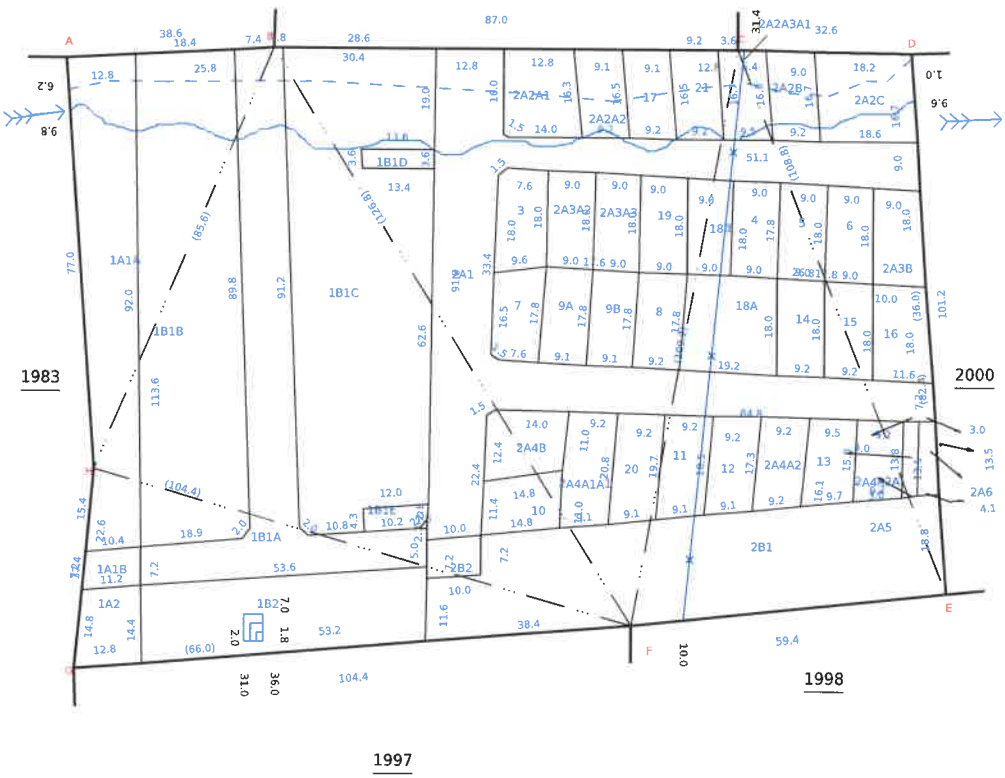
Taluk : Uthamapalayam

Village : Uthamapalayam South [35]

Survey No : 1999

Area : Hect 01 Ares 71.76

Scale : 1 : 677



Data Digitally Signed By
L R SUNDARLAL

Date of Issue: 31-01-2025 18:05:18

Survey and Settlement Department, Government of TamilNadu

270 fv.22

District : Theni

Taluk : Uthamapalayam

Village : Uthamapalayam South [35]

Survey No : 2003

Area : Hect 00 Ares 61.53

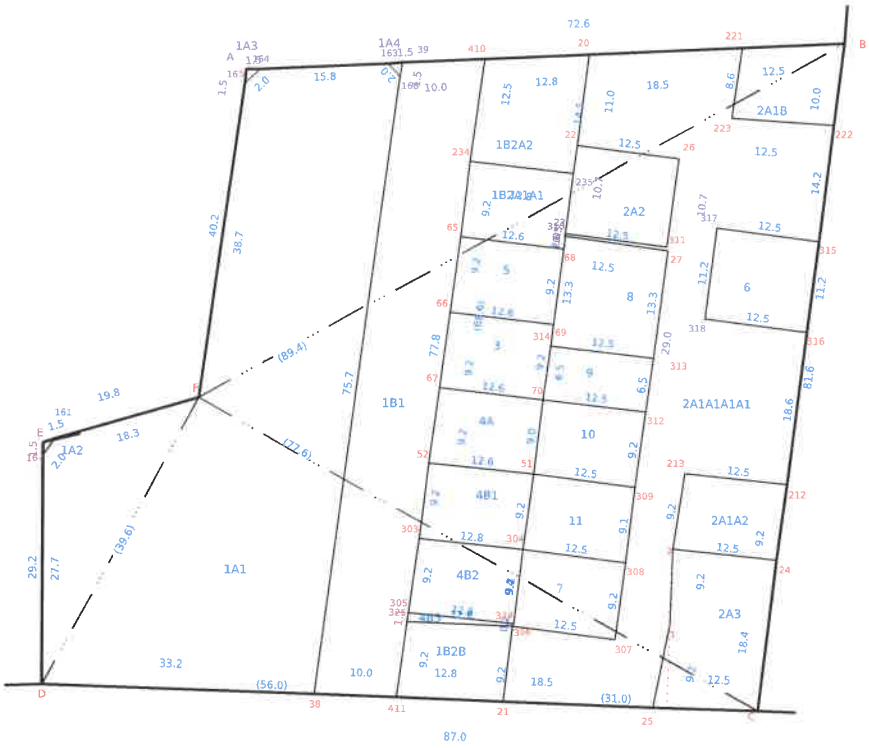
Scale : 1 : 439

N

2004

1982

2002



1999

Date of Issue: 31-01-2025 10:54:37

Data Digitally Signed By
L R SUNDARLAL

Survey and Settlement Department, Government of TamilNadu

270 fv.16

District : Theni

Taluk : Uthamapalayam

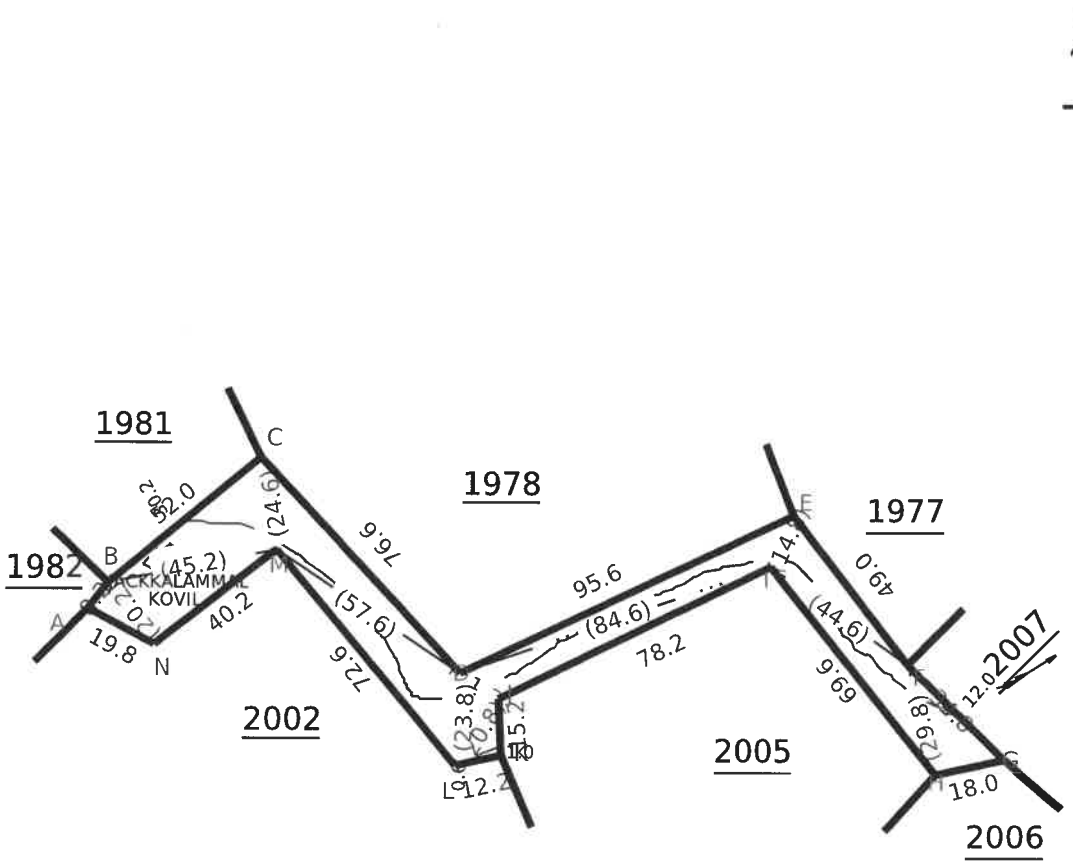
Village : Uthamapalayam South

[35]

Survey No : 2004

Area : Hect 00 Ares 43.50

Scale : 1 : 1882



Signed By Tahsildar

Name of approver : kuma[illegible]7

Date of Approval : 31-07-2017

Date of Issue: 18-12-2024 18:40:04

District : Theni

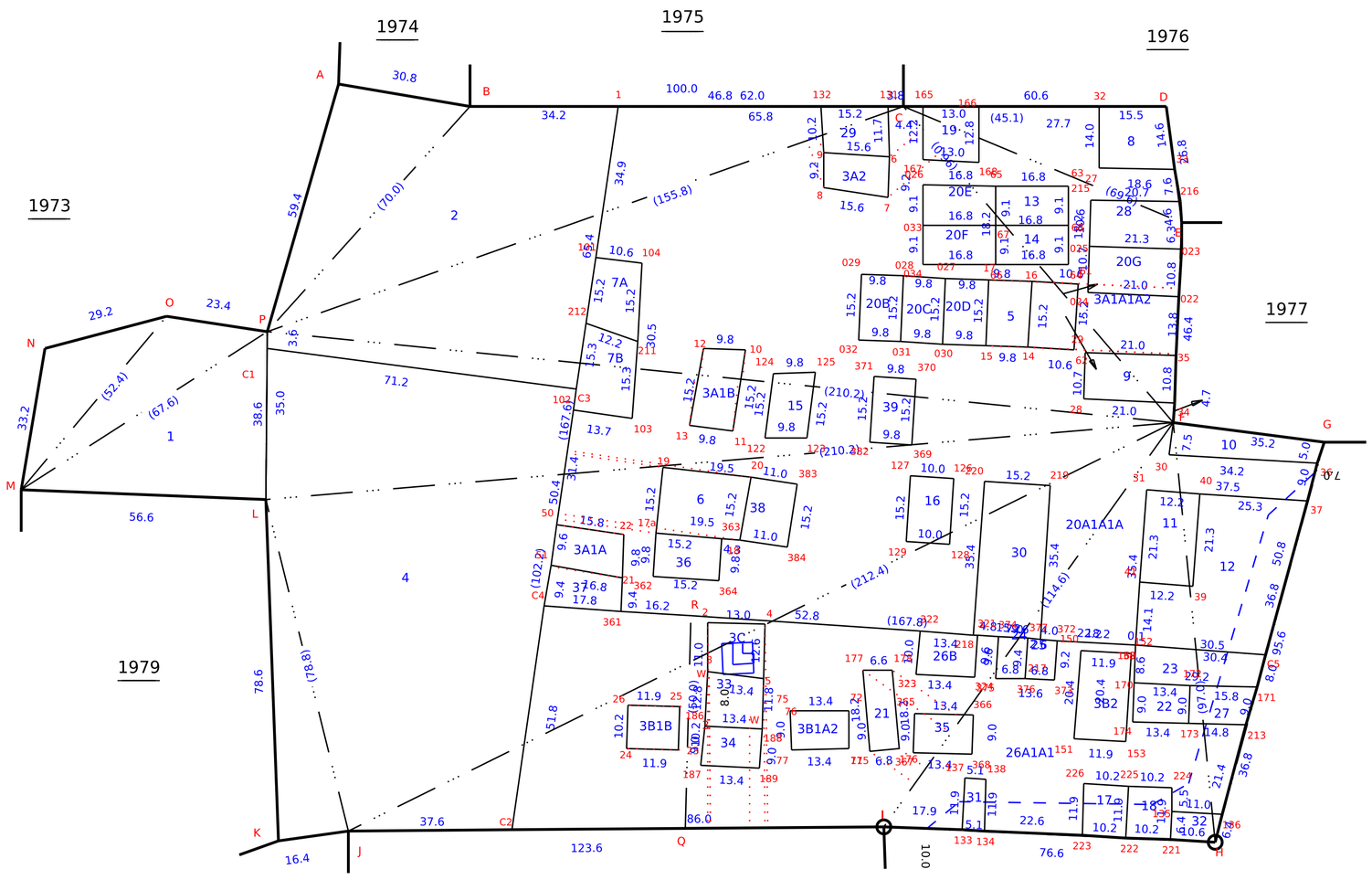
Taluk : Uthamapalayam

Village : Uthamapalayam South [35]

Survey No : 1978

Area : Hect 03 Ares 82.52

Scale : 1 : 914



Data Digitally Signed By
L R SUNDARLAL

Date of Issue: 07-03-2025 16:54:30

Survey and Settlement Department, Government of TamilNadu

270 fv.18

மாவட்டம் : தேனி

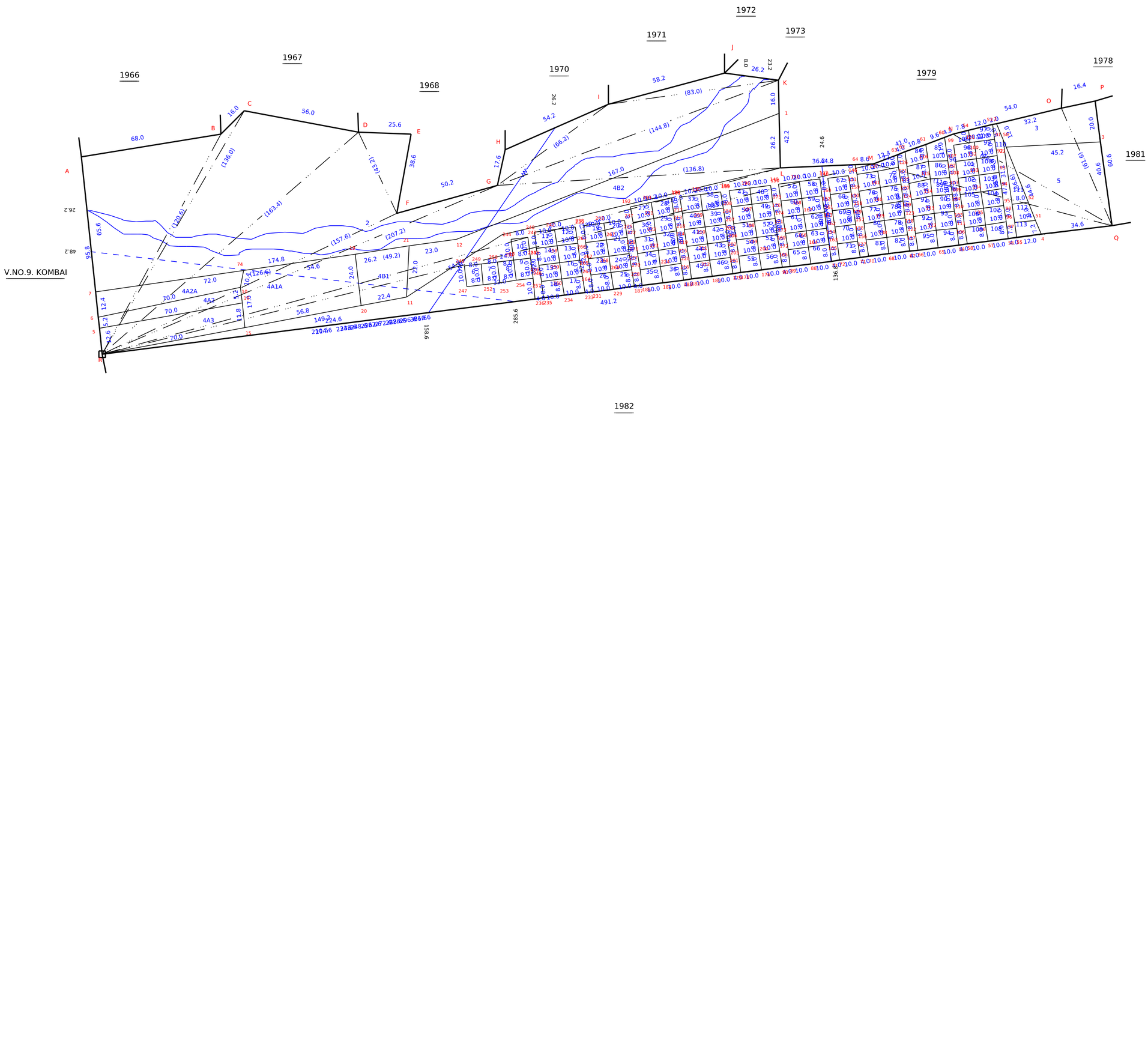
வட்டம் : உத்தமபாளையம்

கிராமம் : உத்தமபாளையம் (தெற்கு) [35]

புல எண் : 1980

பரப்பளவு : எக்டர் 03 ஏர் 72.59

அளவு : 1 : 887



Data Digitally Signed By
ALDRIN PRASATH J

Date of Issue: 07-03-2025 16:59:38

Survey and Settlement Department, Government of TamilNadu

260 fv.4

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

Verified RealEstate
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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.