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,
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Sl. No.	Survey No	Ares	Cents	Document No	Purchased Owner	Death & Legal Heir Detail	Present Owner	Power Agent
1	85/3	5	15	3439/2004	Savitha & Kamala	Kamala died on 05.07.2023 & Legal Heirs 1) Savitha 2) Anand 3) Chitra whereas Chitra died on 15.12.2002 and her legal heirs 1) Rajiv 2) Sneha 3) Adhithya. The above said Rajiv, Sneha, Adhithya released the property in favour of Savitha Release Deed Doc.Nos 18828/2023 & 23284/2023. Anand executed a General Power of Attorney to in favour of L.Padmanaban on Doc.No.ADJ 224/2023	Savitha & Anand	Shri Janani Homes (Pvt) Ltd GPA No.23287/2023, ADJ 225/2023
2	85/4B	3	7.5	3439/2004	Savitha & Kamala		Savitha & Anand	
3	85/5A	9.5	23	3439/2004	Savitha & Kamala		Savitha & Anand	
4	85/5B	10.5	26	3439/2004	Savitha & Kamala		Savitha & Anand	
5	85/6	8	19	426/2004	Savitha & Kamala		Savitha & Anand	
6	85/8	6.5	17	426/2004	Savitha & Kamala		Savitha & Anand	
7	85/9	6.5	16	429/2004	Savitha & Kamala		Savitha & Anand	
8	85/10	6.5	16	429/2004	Savitha & Kamala		Savitha & Anand	
9	85/11	19.5	52	429/2004	Savitha & Kamala		Savitha & Anand	
10	85/13	2.5	6	429/2004	Savitha & Kamala		Savitha & Anand	
11	86/13	3	7.5	3429/2004	Savitha & Kamala		Savitha & Anand	
12	86/14	3	7.5	429/2004	Savitha & Kamala		Savitha & Anand	
13	94/1	48	118	427/2004	Savitha & Kamala		Savitha & Anand	
14	93/1	26	63	428/2004	Savitha & Kamala		Savitha & Anand	
15	103/1	25.5	63	428/2004	Savitha & Kamala		Savitha & Anand	
16	103/2A	3	9	428/2004	Savitha & Kamala		Savitha & Anand	
17	104/2A	6	15	1496/2004	Savitha & Kamala		Savitha & Anand	
18	104/3	2	5	1497/2004	Savitha & Kamala		Savitha & Anand	
19	104/4	2.5	6	1497/2004	Savitha & Kamala		Savitha & Anand	
20	102/6	4.5	11	1497/2004	Savitha & Kamala		Savitha & Anand	
21	85/4A	2.5	6	22930/2025	L.Padmanaban	L.Padmanaban executed a various Power Deed in favour of Shri Janani Homes (Pvt) Ltd on	L.Padmanaban	Shri Janani Homes (Pvt) Ltd
22	85/4C	6	15	22930/2025	L.Padmanaban		L.Padmanaban	
23	85/12	3	7	22930/2025	L.Padmanaban		L.Padmanaban	
24	104/1	7.5	19	21431/2025	L.Padmanaban		L.Padmanaban	

25	104/5	4.5	11	6021/2004	L.Padmanaban	Doc.No.23286/2023 & 974/2026	L.Padmanaban	
26	102/5	0.6	1.5	22930/2025	L.Padmanaban		L.Padmanaban	
27	86/15	7	17	21435/2025	Savitha	L.Padmanaban executed a various Power Deed in favour of Shri Janani Homes (Pvt) Ltd on Doc.No.29342/2023 & 974/2026	Savitha	Shri Janani Homes (Pvt) Ltd
28	103/4A2	2.02	5	21429/2025	Savitha		Savitha	
29	103/2B	1	2.5	21436/2025	Savitha		Savitha	
30	103/2C2	1.61	4	21429/2025	Savitha		Savitha	
31	104/2B	3	7	29329/2023	Savitha		Savitha	
32	104/2C	7	17.5	29331/2023	Savitha		Savitha	
33	102/5	1.4	3.66	21432/2025, 21430/2025	Savitha		Savitha	
34	102/8A	2	5	21432/2025	Savitha		Savitha	
35	85/7	7	17	4583/2024	S.P.Senthilkumar		S.P.Senthilkumar	Individual
	Total	**257.13**	**640.66**					

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.