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

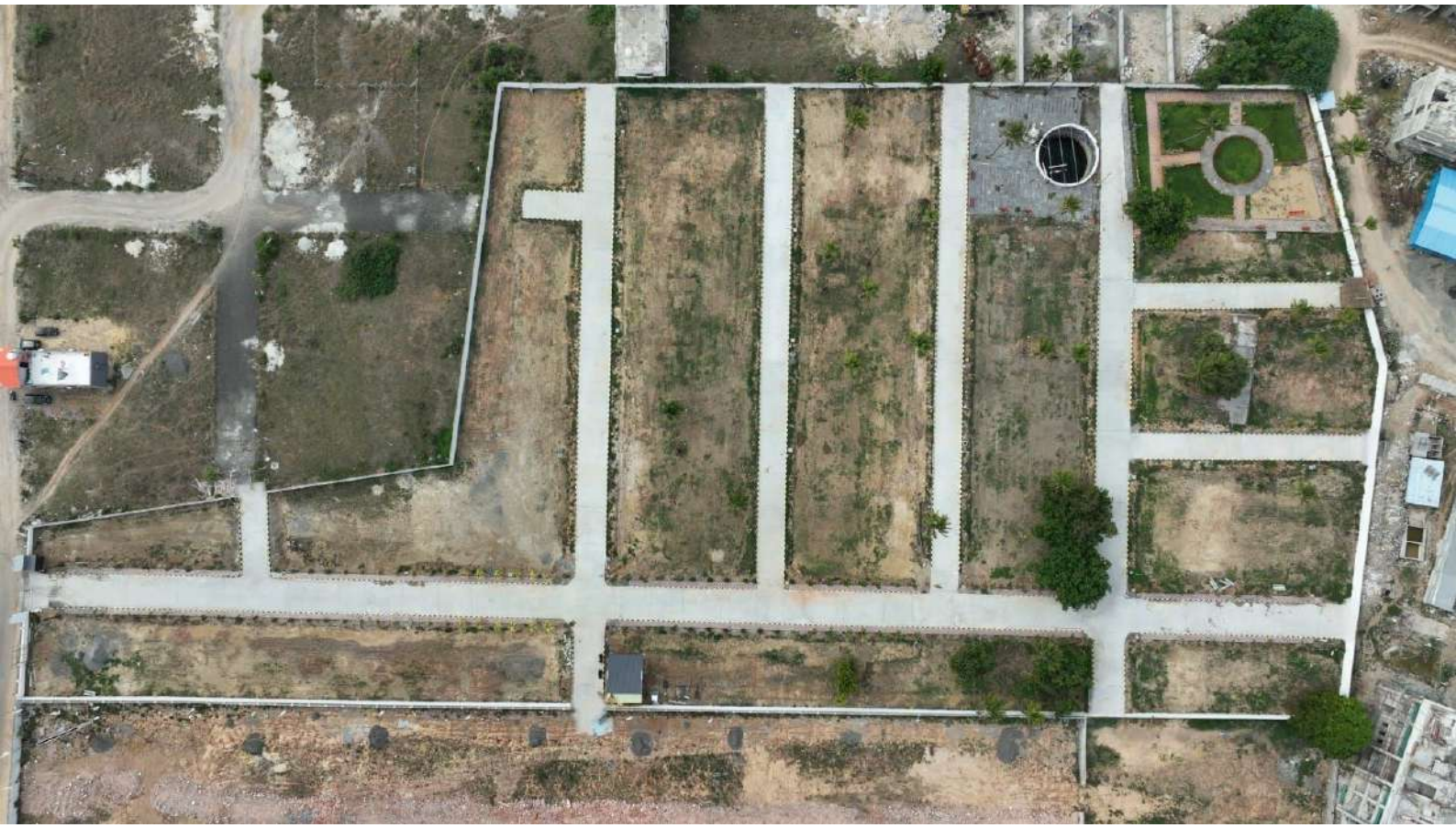
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD


Abhiyas
ANUGRAHAA
MEADOWS
GPS Map
Camera Lite
RWD Serenity, RWD Serenity, Pudupakkam,
603103, Tamil Nadu, India
Latitude
12.784202°
Longitude
80.193657°
Local 04:20:13 PM
GMT 10:50:13 AM
Altitude 8.9 meters
Thursday, 07/02/2026

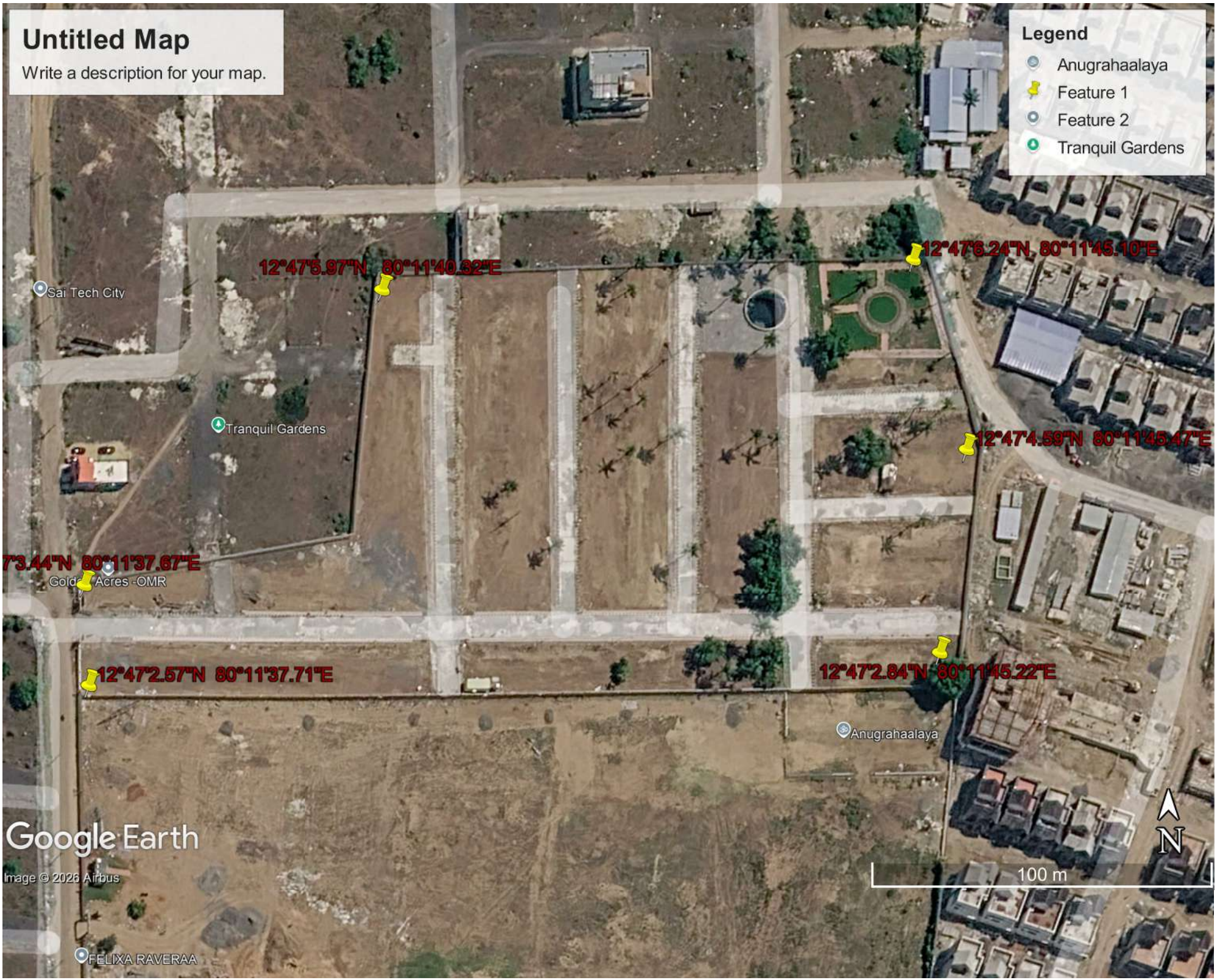

GPS Map
Camera Lite
Casagrand Selenia, Casagrand Selenia,
Pudupakkam, 603103, Tamil Nadu, India
Latitude
12.784174°
Longitude
80.195232°
Local 04:45:28 PM
GMT 11:15:28 AM
Altitude 12.8 meters
Thursday, 07/02/2026

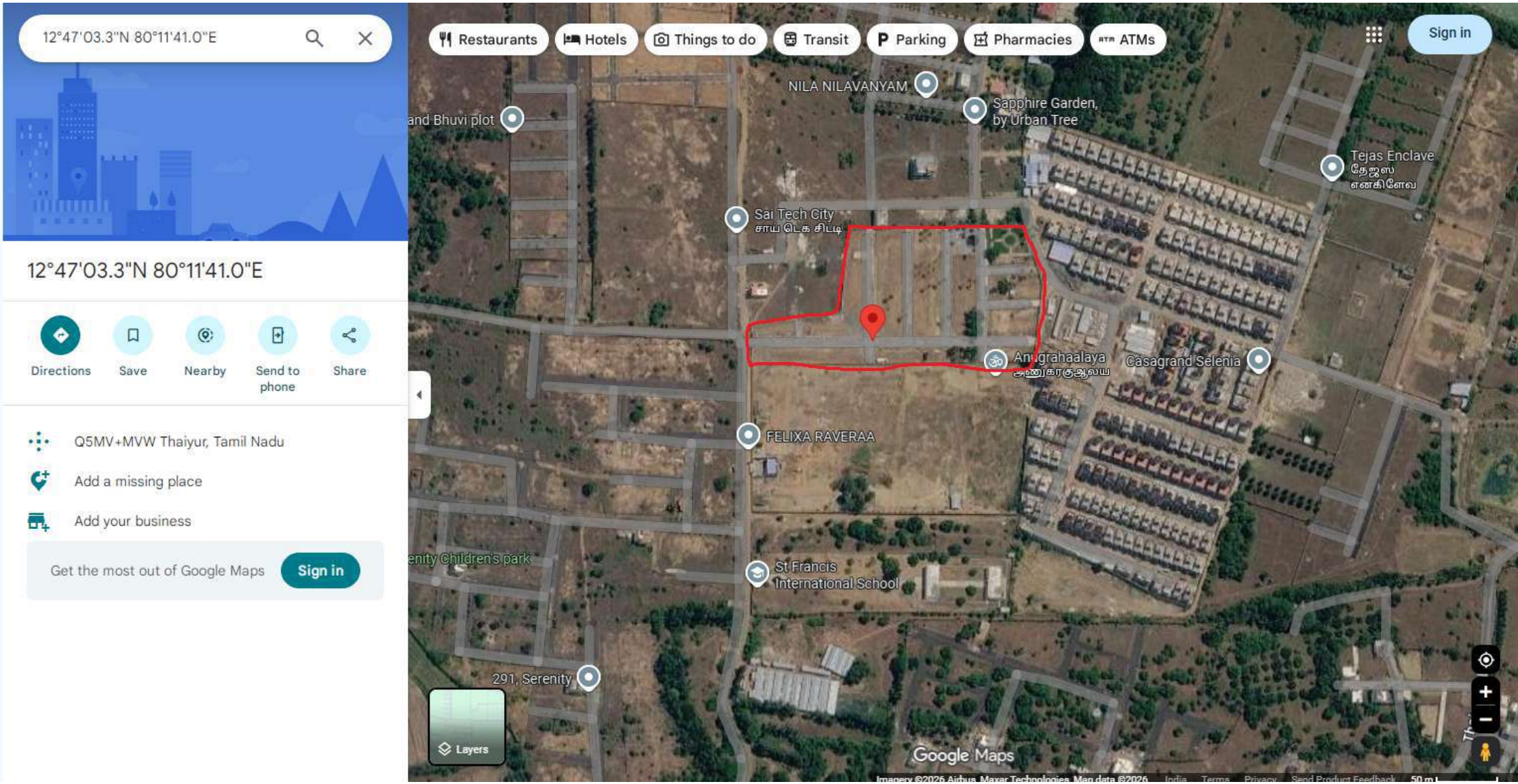

GPS Map
Camera Lite
Casagrand Selenia, Casagrand Selenia,
Pudupakkam, 603103, Tamil Nadu, India
Latitude
12.784231°
Longitude
80.195912°
Local 04:48:11 PM
GMT 11:18:11 AM
Altitude 13.5 meters
Thursday, 07/02/2026








Untitled Map
Write a description for your map.
Legend
Anugrahaalaya
Feature 1
Feature 2
Tranquil Gardens
12°47'5.97"N 80°11'40.32"E
12°47'6.24"N 80°11'45.10"E
Sai Tech City
Tranquil Gardens
12°47'4.59"N 80°11'45.47"E
7'3.44"N 80°11'37.67"E
Acres -OMR
12°47'2.57"N 80°11'37.71"E
12°47'2.84"N 80°11'45.22"E
Anugrahaalaya
Google Earth
Image © 2026 Airbus
N
100 m
FELIXA RAVERAA


12°47'03.3"N 80°11'41.0"E
12°47'03.3"N 80°11'41.0"E
Directions
Save
Nearby
Send to phone
Share
Q5MV+MVW Thaiyur, Tamil Nadu
Add a missing place
Add your business
Get the most out of Google Maps
Sign in
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Sign in
NILA NILAVANYAM
Sapphire Garden, by Urban Tree
and Bhuvi plot
Tejas Enclave
தேஜஸ்
எனகிளேவ
Sai Tech City
சாய டெக சிட்டி
Anugrahaalaya
அனுகிரகஆலய
Casagrand Selenia
FELIXA RAVERAA
enity Children's park
St Francis International School
291, Serenity
Layers
Google Maps



466/2A2, Chennai, Tamil Nadu 603103, India,
Lat:12.7807575,Long:12.7807575

11:09 am
24 Jun-26,Wednesday

350°
N

Google
Q5PW+F5J, Thirupporur, Tamil Nadu 603103, India,
Lat:12.7843755,Long:12.7843755
11:13 am
24 Jun-26,Wednesday
329°
NE


Google
Q5PW+F5J, Thirupporur, Tamil Nadu 603103, India,
Lat:12.7849263,Long:12.7849263
11:17 am
24 Jun-26,Wednesday
285°
W



466/2A2, Chennai, Tamil Nadu 603103, India,
Lat:12.7807575,Long:12.7807575

11:07 am
24 Jun-26,Wednesday

349°
N


Google
466/2A2, Chennai, Tamil Nadu
603103, India,
Lat:12.7807575,Long:12.7807575
11:08 am
24 Jun-26,Wednesday
77°
E

Q5PW+F5J, Thirupporur, Tamil Nadu 603103, India,
Lat:12.7849263,Long:12.7849263

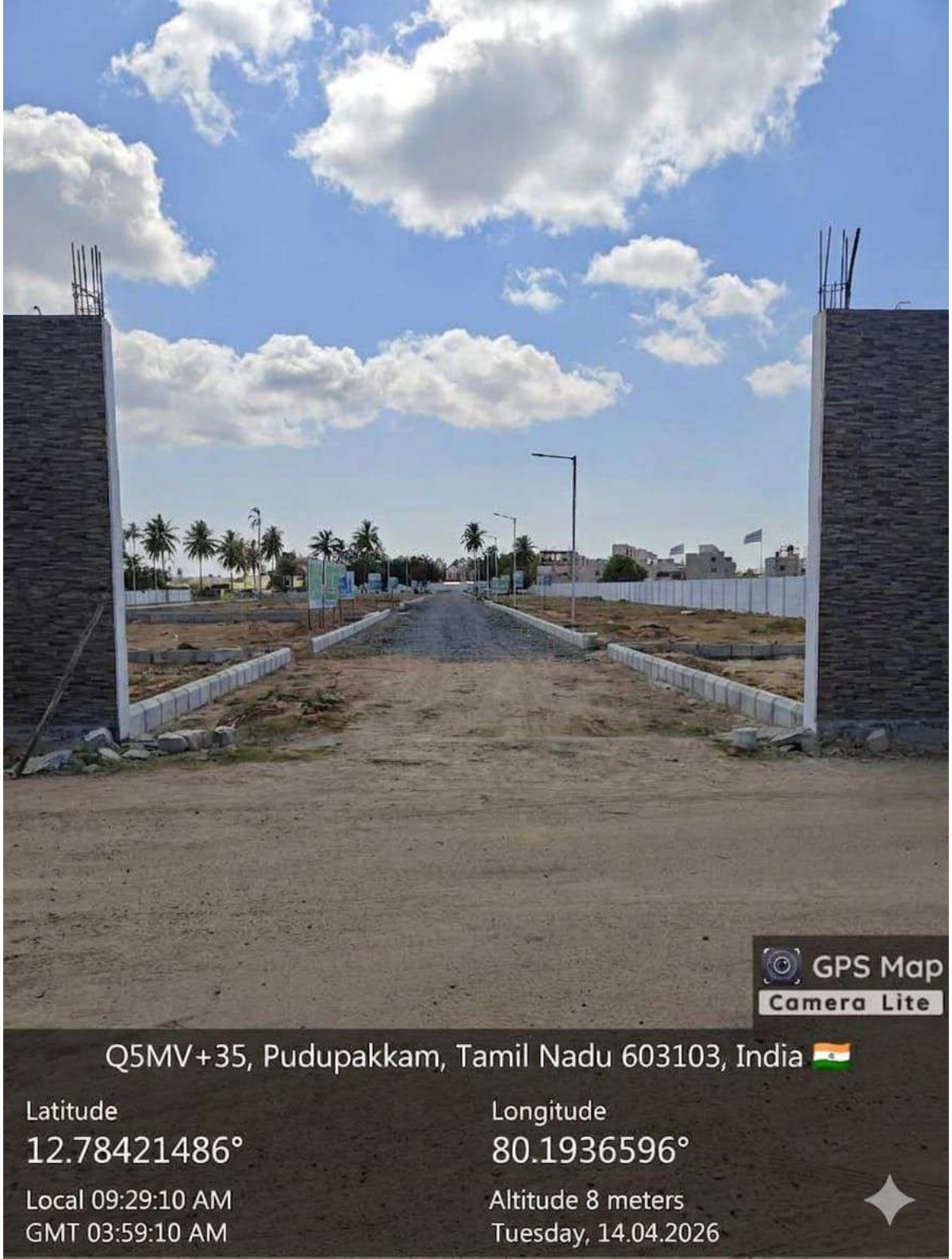
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24 Jun-26,Wednesday

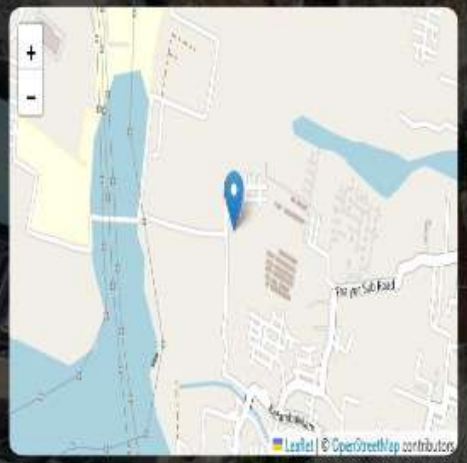
350°
N

Q5PW+F5J, Thirupporur, Tamil Nadu 603103, India,
Lat:12.7843755,Long:12.7843755

11:12 am
24 Jun-26,Wednesday

344°
N

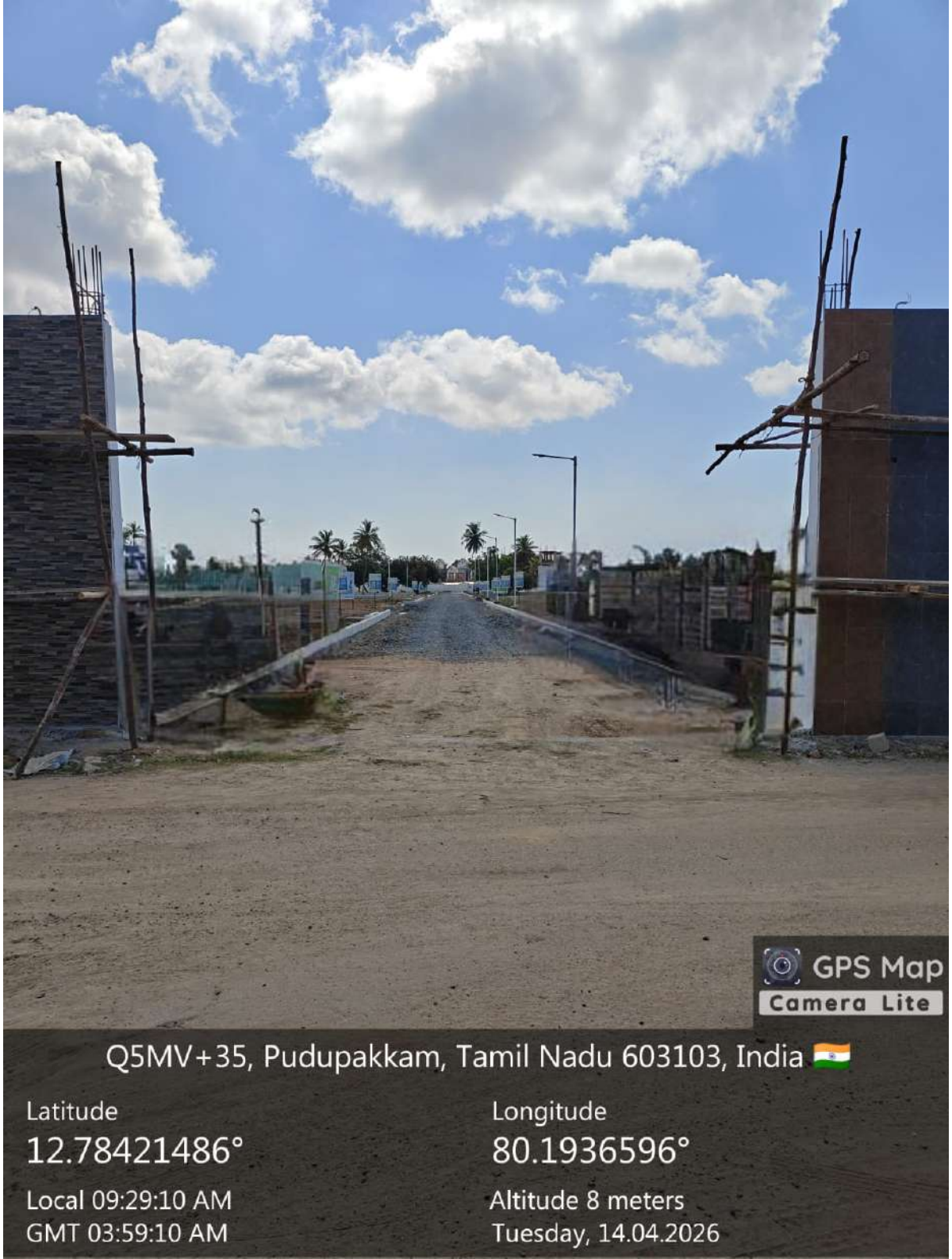

GPS Map
Camera Lite
Q5MV+35, Pudupakkam, Tamil Nadu 603103, India
Latitude
12.78421486°
Longitude
80.1936596°
Local 09:29:10 AM
GMT 03:59:10 AM
Altitude 8 meters
Tuesday, 14.04.2026



Q5MV+35,Pudupakkam,Tamil Nadu 603103,

Q5MV+35,Pudupakkam,Tamil Nadu 603103,
Lat: 12.784395° Long: 80.194109°
Tuesday, 14/04/2026 10:34 AM GMT +05:30


Q5MV+35,Pudupakkam,Tamil Nadu 603103,
Q5MV+35,Pudupakkam,Tamil Nadu 603103,
Lat: 12.784780° Long: 80.201161°
Tuesday, 14/04/2026 10:49 AM GMT +05:30


GPS Map
Camera Lite
Q5MV+35, Pudupakkam, Tamil Nadu 603103, India
Latitude
12.78421486°
Longitude
80.1936596°
Local 09:29:10 AM
GMT 03:59:10 AM
Altitude 8 meters
Tuesday, 14.04.2026









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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996

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.