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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verified.realestate

DIGITALLY VERIFIED RECORD

SI.NO	Appd.S.No	Ownership Document				PATTA			
		Doc.No & date	S.No	Extent(cent)	Owner	Patta no	S.No	Extent	owner
1`	311/1A2	3518 dt:15/02/2025	311/1Apt	11.80	M/S. sugal eatherns spaces LLP	10453	311/1A2	475	M/S. sugal eatherns spaces LLP
2	311/1B2		311/1Bpt	9.00			311/1B2	370	
3	311/1C2		311/1Cpt	2.80			311/1C2	111	
4	311/1D		311/1D	16.00			311/1D	600	
5	311/2B2	3506 dt:15/02/2025	311/2Bpt	5.00		10454	311/2B2	203	
6	311/2C3B		311/2C3pt	2.10			311/2C3B	86	
7	311/5A1B		311/5A1B	2.50			311/5A1B	95	
8	311/5A2		311/5A2	10.00			311/5A2	400	
9	311/7A2		311/7A2	2.25			311/7A2	90	
10	311/7B		311/7B	7.50			311/7B	300	
11	311/8	3507 dt:15/02/2025	311/8	18.00		10509	311/8	750	
12	311/9		311/9	18.00			311/9	750	
13	311/10		311/10	16.00			311/10	650	
14	311/11A	3508 dt:15/02/2025	311/11A	23.50		10511	311/11A	950	
15	311/11B		311/11B	2.50			311/11B	100	
16	311/12B	629 dt:21/08/2025	311/12B	16.00		11578	311/12B	650	
17	311/13A	3509 dt:15/02/2025	311/13A	21.50		10508	311/13A	846	
18	311/13B		311/13B	28.00			311/13B	1102	
19	311/13C		311/13C	5.25			311/13C	206	
20	311/17A2	629 dt:21/08/2025	311/17A2	2.50		11578	311/17A2	100	
21	311/17B		311/17B	6.00			311/17B	240	
22	311/17C		311/17C	6.00			311/17C	240	
Total	9314 sq.mts			232.20 (9396.66 sq.mts)				9314 sq.mts	

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.