

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From

Thiru. G.Raghul Kumar, M.E.,

Assistant Director,

District Town and Country Planning,

Chengalpattu District,

124, GST Road, Municipal Shopping complex,

Chengalpattu 603 001.

E-mail: ddcgldistrict@gmail.com

Ph : 044 - 27422144

To

The President,

Melakottaiyur Panchayat,

Vandalur Taluk,

Chengalpattu District.

Online Application No:SWP/BPA/0004499/2022, Date: .10.2023.

Subject :

HRB- RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District – Vandalur Taluk – Melakottaiyur Village, S.F.Nos. 108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2; 134/1, 2A, 2B, 2C; 136/1 and 136/2 with a Site Area of 155250 sq.m (As per patta) - FSI Area of 183044.27 sq.m – 1402 Dwelling units - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Casagrand Magnum Private Limited, Online Application Reference No.SWP/BPA/0004499/2022, Dated: 22.12.2022
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 19.10.2023.
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0004499/2022, Dated:31.01.2023.
4. HRB Meeting held on 21.02.2023, Subject No.5, and HRB Meeting held on 28.04.2023 Subject No.15 and HRB Meeting held on 15.09.2023 Subject No.9

5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter Fund Charges respectively dated. 20.10.2023
17. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 22.12.2022 and 27.10.2023.
18. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.12344/C1/2022,dated:30.09.2022.PP Noc.No.129/2022.

19. DGP/Director, Tamil Nadu Fire and Rescue Services Department, Noc Amendment. K.Dis.No.2235/C1/2023,dated:15.02.2023.
20. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713130, Dated:28.10.2022.
21. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713131, Dated:28.10.2022.
22. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713132, Dated:28.10.2022.
23. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713133, Dated:28.10.2022.
24. HQ, Training Command, IAF,JC Nagar Post, Bengaluru letter No. TC/4906/ATS (Ty-BM-DCCCXLII), Dated:19.06.2023.
25. Environmental Clearance (EC),Letter No. SEIAA-TN/F.No.9420/EC No.926/2023, Dated:03.04.2023.
26. District Collector, Chengalpattu District wet land NOC letter Roc no : 9736/2021/A2, Dated: 19.07.2022
27. National monuments Authority of India (Tamilnadu) NOC no: F.NOC.2185/NMA/CA (TN)/2022/262, Dated: 01.02.2023.

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection and forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd Cited letter, Chengalpattu District–Chengalpattu District – Vandalur Taluk – Melakottaiyur Village, S.F.Nos. 108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2; 134/1, 2A, 2B, 2C; 136/1 and 136/2 with a Site Area of 155250 sq.m (As per patta) - FSI Area of 183044.27 sq.m – 1402 Dwelling units Technical concurrence for Residential building has been issued and the boundary of the site has been marked as “1 to 75” and the number is assigned as **SWP/B.P./Chennai – DTCP No.394/2023.**

The area Statement for the Proposed High Rise Residential building is as below.

Total Area of the Site – 155250 sq.m (As per Patta)

Land Extent Taken for FSI After deducting to be Gifted Road Area – 1 : 153692.40 sq.m

Land Extent Taken for OSR after deducting to be Gifted Road area – 1&2 : 151204 sq.m

Residential Building Area details in Sq.m.

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
1.	Combined Basement -1 (Block 1, 2, 3, 4)	1203.32	25112.60	26315.92	
2.	Combined Basement -2 (Block 1, 2, 3, 4)	--	23912.25	23912.25	
Block-1 (Residential)					
1.	Ground Floor Area	1503.70	6.69	1510.39	11
2.	1 st Floor Area	1430.42	--	1430.42	12
3.	2 nd Floor Area	1430.42	--	1430.42	12
4.	3 rd Floor Area	1427.77	--	1427.77	12
5.	4 th Floor Area	1427.77	--	1427.77	12
6.	5 th Floor Area	1427.77	--	1427.77	12
7.	6 th Floor Area	1427.77	--	1427.77	12
8.	7 th Floor Area	1427.77	--	1427.77	12
9.	8 th Floor Area	1427.77	--	1427.77	12
10.	9 th Floor Area	1427.77	--	1427.77	12
11.	10 th Floor Area	1427.77	--	1427.77	12
12.	11 th Floor Area	1427.77	--	1427.77	12
13.	12 th Floor Area	1427.77	--	1427.77	12
14.	13 th Floor Area	1427.77	--	1427.77	12
15.	14 th Floor Area	1427.77	--	1427.77	12
16.	15 th Floor Area	1427.77	--	1427.77	12
17.	16 th Floor Area	1427.77	--	1427.77	12
18.	17 th Floor Area	1427.77	--	1427.77	12
19.	18 th Floor Area	1427.77	--	1427.77	12
20.	19 th Floor Area (Refuge Floor)	1497.91	--	1497.91	12
21.	20 th Floor Area	1427.77	--	1427.77	12
22.	21 th Floor Area	1427.77	--	1427.77	12
23.	22 nd Floor Area	1427.77	--	1427.77	12
24.	23 rd Floor Area	1427.77	--	1427.77	12
25.	24 th Floor Area	1427.77	--	1427.77	12
26.	25 th Floor Area	1427.77	--	1427.77	12
27.	26 th Floor Area	1427.77	--	1427.77	12
28.	27 th Floor Area	1427.77	--	1427.77	12
29.	28 th Floor Area	1427.77	--	1427.77	12
30.	29 th Floor Area (Refuge Floor)	1497.91	--	1497.91	12

31.	10 th Floor Area	1427.77	--	1427.77	12
32.	30 th Floor Area	1427.77	--	1427.77	12
33.	31 th Floor Area	1427.77	--	1427.77	12
34.	32 nd Floor Area	1427.77	--	1427.77	12
35.	33 rd Floor Area	1427.77	--	1427.77	12
36.	34 th Floor Area	1427.77	--	1427.77	12
37.	35 th Floor Area	1427.77	--	1427.77	12
38.	36 th Floor Area	1427.77	--	1427.77	12
39.	Terrace Floor Area	--	40.72	40.72	--
Block- 1 Total		53049.00	47.41	53096.41	443

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-2 (Residential)					
1.	Ground Floor Area	1498.12	6.16	1504.28	11
2.	1 st Floor Area	1429.05	--	1429.05	12
3.	2 nd Floor Area	1429.05	--	1429.05	12
4.	3 rd Floor Area	1425.79	--	1425.79	12
5.	4 th Floor Area	1425.79	--	1425.79	12
6.	5 th Floor Area	1425.79	--	1425.79	12
7.	6 th Floor Area	1425.79	--	1425.79	12
8.	7 th Floor Area	1425.79	--	1425.79	12
9.	8 th Floor Area	1425.79	--	1425.79	12
10.	9 th Floor Area	1425.79	--	1425.79	12
11.	10 th Floor Area	1425.79	--	1425.79	12
12.	11 th Floor Area	1425.79	--	1425.79	12
13.	12 th Floor Area	1425.79	--	1425.79	12
14.	13 th Floor Area	1425.79	--	1425.79	12
15.	14 th Floor Area	1425.79	--	1425.79	12
16.	15 th Floor Area	1425.79	--	1425.79	12
17.	16 th Floor Area	1425.79	--	1425.79	12
18.	17 th Floor Area	1425.79	--	1425.79	12
19.	18 th Floor Area	1425.79	--	1425.79	12
20.	19 th Floor Area (Refuge Floor)	1495.48	--	1495.48	12
21.	20 th Floor Area	1425.79	--	1425.79	12
22.	21 th Floor Area	1425.79	--	1425.79	12
23.	22 nd Floor Area	1425.79	--	1425.79	12
24.	23 rd Floor Area	1425.79	--	1425.79	12
25.	24 th Floor Area	1425.79	--	1425.79	12
26.	25 th Floor Area	1425.79	--	1425.79	12
27.	26 th Floor Area	1425.79	--	1425.79	12
28.	27 th Floor Area	1425.79	--	1425.79	12
29.	28 th Floor Area	1425.79	--	1425.79	12
30.	29 th Floor Area (Refuge Floor)	1495.48	--	1495.48	12
31.	10 th Floor Area	1425.79	--	1425.79	12
32.	30 th Floor Area	1425.79	--	1425.79	12

33.	31 th Floor Area	1425.79	--	1425.79	12
34.	32 nd Floor Area	1425.79	--	1425.79	12
35.	33 rd Floor Area	1425.79	--	1425.79	12
36.	34 th Floor Area	1425.79	--	1425.79	12
37.	35 th Floor Area	1425.79	--	1425.79	12
38.	36 th Floor Area	1425.79	--	1425.79	12
39.	Terrace Floor Area	0.00	41.03	41.03	0
Block- 2 Total		52972.46	47.19	53019.65	443

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-3 (Residential)					
1.	Ground Floor Area	1894.26	5.56	1899.82	12
2.	1 st Floor Area	1823.27	--	1823.27	14
3.	2 nd Floor Area	1823.27	--	1823.27	14
4.	3 rd Floor Area	1889.80	--	1889.80	14
5.	4 th Floor Area	1857.46	--	1857.46	14
6.	5 th Floor Area	1857.46	--	1857.46	14
7.	6 th Floor Area	1857.46	--	1857.46	14
8.	7 th Floor Area	1857.46	--	1857.46	14
9.	8 th Floor Area	1857.46	--	1857.46	14
10.	9 th Floor Area	1857.46	--	1857.46	14
11.	10 th Floor Area	1857.46	--	1857.46	14
12.	11 th Floor Area	1857.46	--	1857.46	14
13.	12 th Floor Area	1857.46	--	1857.46	14
14.	13 th Floor Area	1857.46	--	1857.46	14
15.	14 th Floor Area	1857.46	--	1857.46	14
16.	15 th Floor Area	1857.46	--	1857.46	14
17.	16 th Floor Area	1857.46	--	1857.46	14
18.	17 th Floor Area	1857.46	--	1857.46	14
19.	18 th Floor Area	1857.46	--	1857.46	14
20.	19 th Floor Area (Refuge Floor)	1948.81	--	1948.81	14
21.	20 th Floor Area	1857.46	--	1857.46	14
22.	21 th Floor Area	1857.46	--	1857.46	14
23.	22 nd Floor Area	1857.46	--	1857.46	14
24.	23 rd Floor Area	1857.46	--	1857.46	14
25.	24 th Floor Area	1857.46	--	1857.46	14
26.	25 th Floor Area	1857.46	--	1857.46	14
27.	26 th Floor Area	1857.46	--	1857.46	14
28.	27 th Floor Area	1857.46	--	1857.46	14
29.	28 th Floor Area	1857.46	--	1857.46	14
30.	29 th Floor Area (Refuge Floor)	1948.81	--	1948.81	14
31.	30 th Floor Area	1857.46	--	1857.46	14
32.	31 th Floor Area	1857.46	--	1857.46	14
33.	32 nd Floor Area	1857.46	--	1857.46	14

35.	33 rd Floor Area	1857.46	--	1857.46	14
36.	34 th Floor Area	1857.46	--	1857.46	14
37.	35 th Floor Area	1857.46	--	1857.46	14
38.	36 th Floor Area	1857.46	--	1857.46	14
39.	Terrace Floor Area	-	60.70	60.70	-
Block- 3 Total		68909.48	66.26	68975.74	516

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-4 (Club Area)					
1.	Ground Floor Area	2050.86	17.71	2068.57	--
2.	1 st Floor Area	2081.60	--	2081.60	
3.	2 nd Floor Area	1096.45	--	1096.46	
4.	3 rd Floor Area	1475.34	--	1475.34	
5.	Terrace Floor Area	--	38.54	38.54	
Club Total Area-II		6704.25	56.25	6760.50	
Security Room area		5.76	--	5.76	
OWC Area		200.0	--	200.0	

Total FSI Area 183044.27 sq.m

Total No of Dwelling Unit – 1402 Units

With the above area, the Residential building proposal is given Technical approval with the following special and general conditions is issued for the residential Building under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/B.P/A.D./DTCP(CD3) No.67/2023**

SPECIAL CONDITIONS:

- 1) OSR area 1 (earmarked as P1 to P23) – 8468.16 sq.m and OSR area 2 (earmarked as P24 to P37) – 6653.04 sq.m Total OSR area – 15121.20 sq.m and approach road (earmarked as 01 to 09) to OSR 1557.60 sq.m and 9.0 m wide approach road to vacant lands on southern side of the proposed site (earmarked as 01 to 17) 1527.48 sq.m + (earmarked as 01 to 09) 988.85 sq.m = 2516.33 sq.m handed to the local body Gift deed Document no:18709/2023, Dated:25.10.2023.
- 2) Structural Design attested drawing has been received from Anna University on 12.10.2023.

- 3) Conditions laid in the NOC issued by Indian Air force is to be followed scrupulously.
- 4) Conditions laid in the Environmental Clearance issued by Member Secretary, SEIAA (Tamil Nadu) is to be followed scrupulously.
- 5) Conditions laid in the Wetland NOC issued by the District Collector, Chengalpattu is to be followed scrupulously and channels passing through the proposed site is to be maintained and culverts are to be constructed after obtaining permission from the concerned department as per the NOC issued by the District Collector, Chengalpattu District.
- 6) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
- 7) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 8) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 9) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
- 10) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 11) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

- 12) The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
- 13) Electrical Transformer room should be constructed as per the rule 46 of TNCDDB rules 2019 with Satisfaction of TANGEDCO.
- 14) Conditions laid in the NOC issued by Tamil Nadu Fire and Rescue Service Department is to be followed scrupulously.
- 15) Conditions laid in the NOC by National monuments Authority of India (Tamilnadu) is to be followed scrupulously.
- 16) If the building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 12th cited above. The payment of charges shall be made under the following head of account.
Head of Account:
0217 Urban Development -60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)
- 17) The gifted road situated on the eastern side shall be connected through the land comprised in s.no.132/1, while proposing the said land for development in future.

CONDITIONS:

1. Solar water heating system to be provided to the proposed residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office.

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of construction.
11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee - Rs.7,12,964 /-** Payment Receipt No. 202212224499, Transaction ID : 0515532468123, Dt: 22.12.2022.
2. **Centage Charge for Building- Rs.1,50,000/-** Payment Receipt No. 202310274499 Transaction ID : 1438203608218, Dt: 27.10.2023
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 202310274499, Transaction ID : 1438203608218, Dt: 27.10.2023.
4. **Infrastructure & Amenities Charges – 6,86,62,500/-** Payment Receipt No. 202310274499, Transaction ID : 1438203608218, Dt: 27.10.2023
5. **CC Charges – Rs.25,00,105/-** Payment Receipt No. 202310274499, Transaction ID : 1438203608218, Dt: 27.10.2023

6. **Display Charges – Rs.10,000/-** Payment Receipt No. 202310274499
Transaction ID : 1438203608218, Dt: 27.10.2023.
7. **Security Deposit:** Bank Guarantee for **Rs.3,43,31,250/-** has been received by ICICI Bank, Chennai for the period 25.10.2023 to 24.10.2031.
8. **Shelter Fund Charges – Rs.1,49,72,627/-**, Payment Receipt No. 202310274499,
Transaction ID : 1438203608218, Dt: 27.10.2023
9. Satellite Town charges **Rs.38,81,950/-** Payment Receipt No. 202310274499
Transaction ID : 1438203608218, Dt: 27.10.2023

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

Enclosure:-

1. Drawing Sheet No."1 to 27"
2. Original Gift deed Document no.18709/2023,
Dated:25.10.2023.

Copy to :-

1. **M/s. Casagrand Magnum Private Limited,**
111/59, LB Road, Thiruvanniyur
Chennai – 600 041.
Ph : 9500070392.
E-mail. sakar@casagrand.co.in
2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

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](#)



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



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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.

