PP APPROVAL RECORD

Planning Permission

Survey 585/1A2A1 and 8 more

Padur panchayat and, wn and Country Planning Office Thiruporur taluk

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.

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/0839283/2026

From:
Thiru.G.Krishna Kumar, B.E., M.Plan.,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
Block Development Officer
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **REVISION AND PROPOSED ADDITIONAL HIGH RISE RESIDENTIAL (High Rise Affordable Housing Project)** - District Town and Country Planning, Chengalpattu District **-** Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and Panchayat union, Padur panchayat and village, S.F.Nos.585/1A2A1, 586/1A, 2A, 2B, 2C, 587, 595/1B1A, 596/1A and 598/1 with a total site extent of 30069.00 Sq.m (As Per Patta), with a (Block 1 to Block 4) FSI area of 73680.46Sqm has been already approved – Now Block-5 - Tower C & D – Consist of 650 Dwelling units - Proposed additional FSI Area is 72005.34Sqm – Already approved, Revision to already approved and proposed additional FSI Area put together is 145685.80Sqm - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. M/s. Madras Needles Limited & M/s.Altek Beissel Needles Limited, Rep By its POA Mr.B.Vikram Kumar Bagmar, Online Application No. SWP/ BPA /0839283/2026, Dated: 05.05.2026.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office, Inspection Report of Online Application No. SWP/ BPA / 0839283/2026, Dated: 12.05.2026.

3. Technical Concurrence issued by Director of Town and country Planning Proceedings online No. SWP/BPA /0582354/2025, Dated:15.09.2025. (Technical concurrence No:468/2025).
4. Assistant Director / Member Secretary, Mamallapuram Local Planning Authority, online No. SWP/BPA /0582354/2025, Dated: 11.11.2025, SWP/ B.P/ M.L.P.A (CD-5) No.116/2025.
5. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0839283/2026, dated:11.08.2026.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
19. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).
20. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.

21. Resolution No.06, of 198 Mamallapuram Local Planning Authority, Dated : 07.09.2026.
22. HRB Meeting held on 03.07.2026, Table Agenda.
23. DGP/Director, Tamil Nadu Fire & Rescue Services Department, PP Noc 184/2026, Online Token id.394171 Dated:18.06.2026.
24. Airport Authority of India NOC CHEN / SOUTH / B / 041024/ 978294, Dated 06.05.2024 valid up to 04.05.2032.(Tower-C)
25. Airport Authority of India NOC CHEN / SOUTH / B / 041024/ 978295, Dated 06.05.2024 valid up to 04.05.2032. (Tower-D)
26. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA)EC Identification No.EC24C3801TN5894679N, File No.10929, Category: B2, dated 14.08.2024.
27. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA)EC Identification No.EC26B3812TN5600450N, File No.14074, Category: B1, dated 29.09.2026.
28. Structural Design and drawings vetted by Project coordinator & Professor, Division of Structural Engineering, Department of civil Engineering, Anna University, Chennai, Dated: 03.09.2026.
29. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges, Premium FSI Charge and Flag Day Fund dated. 05.05.2026 and 17.08.2026
30. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Security Deposit, Premium FSI Charges and Flag Day Fund received from the applicant respectively on 09.10.2026 and 22.10.2026.

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Order:

With reference to the 1st Cited letter, the applicant M/s.Madras Needles Limited & M/s.Altek Beissel Needles Limited, Rep By its POA Mr. B.Vikram Kumar Bagmar, has requested for the approval for revision and additional construction of (High Rise Affordable Housing Project) in addition to the Planning permission has already been issued in the reference 4th cited for an Combined basement 1 & 2, Block 1 to 4 (Block -1-Tower A and Tower B- (Ground + 35 Floors), Block -2 – Club House – G+1Floor), Block 3 – Security-1 (Ground floor) and Block 4 –Security-2 (Ground floor) consist of 630

dwelling units with a FSI area of 73680.46Sqm in a site area of 30069.00Sqm (As per Patta) at Chengalpattu District, Tiruporur Taluk, Padur Village in S.F.Nos. 585/1A2A1, 586/1A, 2A, 2B, 2C, 587, 595/1B1A, 596/1A, 598/1.

In the already approved site Block 5 – (Tower- C) consist of combined Basement, Ground + 35 Floors – 322 dwelling units and Block 5 – (Tower- D) consist of combined Basement, Ground + 36 Floors – 328 dwelling units newly Proposed and already approved combined basement Revision to already approved. Proposed additional FSI Area is 72005.33Sqm. Already approved revision to already approved and proposed building FSI area put together is 145685.80Sqm.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 3rd cited above – Technical Clearance number is assigned as **B.P/DTCP No.546/2026.**

As per 198th of Mamallapuram Local Planning Authority Meeting Resolution No.06, vide 21 cited above, planning permission is granted for this proposal.

2. The area statement for the Revision and Proposed additional High Rise (High Rise Affordable Housing Project) Building is as below.

Area of the Site - 30069.00Sqm (As per Patta)

Area of the Site – 29887.30 Sqm (As Per Super imposed)

Revised and Proposed High Rise Residential Building Area Statement in Sqm

Block No.	Building Name	Already Approved Area		Additional Area		Total FSI Area in Sqm	Total Build up area in Sqm
		FSI Area in Sqm	Non FSI area in sqm	FSI Are in Sqm	Non FSI Area in Sqm		
1	**Combined Basement 1& 2 (Revision and addition)**						
	Combined Basement-2	410.56	12201.97	0.31	8787.64	410.87	21400.48
	Combined Basement-1	27.55	12584.98	-	8855.73	27.55	21468.26
	Sub Total	438.11	24786.95	0.31	17643.37	438.42	42868.74

Proposed Building Area Statement in sqm

Floor Description	FSI Area in Sqm	Non FSI Area in Sqm	Total Builtup Area in Sqm	Deduction OTS & Duct	Dwelling Unit No.	Dwelling Unit
Block 5 Tower C (Residential) - Proposed						
Ground Floor	1023.52	-	1023.52	49.38	CG01 TO CG03, CG05 TO CG08	7
1st Floor	972.90	-	972.90	76.72	C101 to C109	9
2nd Floor	986.10	-	986.10	63.52	C201 to C209	9
3rd Floor	986.10	-	986.10	63.52	C301 to C309	9
4th Floor	986.10	-	986.10	63.52	C401 to C409	9
5th Floor	986.10	-	986.10	63.52	C501 to C509	9
6th Floor	986.10	-	986.10	63.52	C601 to C609	9
7th Floor	986.10	-	986.10	63.52	C701 to C709	9
8th Floor	986.10	-	986.10	63.52	C801 to C809	9
9th Floor	986.10	-	986.10	63.52	C901 to C909	9
10th Floor	986.10	-	986.10	63.52	C1001 to C1009	9
11th Floor	986.10	-	986.10	63.52	C1101 to C1109	9
12th Floor	986.10	-	986.10	63.52	C1201 to C1209	9
13th Floor	986.10	-	986.10	63.52	C1301 to C1309	9
14th Floor	986.10	-	986.10	63.52	C1401 to C1409	9
15th Floor	986.10	-	986.10	63.52	C1501 to C1509	9
16th Floor	986.10	-	986.10	63.52	C1601 to C1609	9
17th Floor	986.10	-	986.10	63.52	C1701 to C1709	9

18th Floor (Refuge floor)	1053.42	-	1053.42	66.41	C1801 to C1809	9
19th Floor	986.10	-	986.10	63.52	C1901 to C1909	9
20th Floor	986.10	-	986.10	63.52	C2001 to C2009	9
21st Floor	986.10	--	986.10	63.52	C2101 to C2109	9
22nd Floor	986.10	-	986.10	63.52	C2201 to C2209	9
23rd Floor	986.10	-	986.10	63.52	C2301 to C2309	9
24th Floor	986.10	-	986.10	63.52	C2401 to C2409	9
25th Floor	986.10	-	986.10	63.52	C2501 to C2509	9
26th Floor	986.10	-	986.10	63.52	C2601 to C2609	9
27th Floor (Refuge floor)	1053.42	-	1053.42	66.41	C2701 to C2709	9
28th Floor	986.10	-	986.10	63.52	C2801 to C2809	9
29th Floor	986.10	-	986.10	63.52	C2901 to C2909	9
30th Floor	986.10	-	986.10	63.52	C3001 to C3009	9
31st Floor	986.10	-	986.10	63.52	C3101 to C3109	9
32nd Floor	986.10	-	986.10	63.52	C3201 to C3209	9
33rd Floor	986.10	-	986.10	63.52	C3301 to C3309	9
34th Floor	986.10	-	986.10	63.52	C3401 to C3409	9
35th Floor	986.10	-	986.10	63.52	C3501 to C3509	9
TERRACE FLOOR	-	96.93	96.93	-		
Block 5 Tower C Total	35658.46	96.93	35755.39	2291.56	-	322

Block – 5 Tower D (Residential – Proposed)						
Ground Floor	731.97	350.16	1082.13	25.04	DG01 TO DG03, DG05	4
1st Floor	972.90	-	972.90	76.72	D101 to D109	9
2nd Floor	986.10	-	986.10	63.52	D201 to D209	9
3rd Floor	986.10	-	986.10	63.52	D301 to D309	9
4th Floor	986.10	-	986.10	63.52	D401 to D409	9
5th Floor	986.10	-	986.10	63.52	D501 to D509	9
6th Floor	986.10	-	986.10	63.52	D601 to D609	9
7th Floor	986.10	-	986.10	63.52	D701 to D709	9
8th Floor	986.10	-	986.10	63.52	D801 to D809	9
9th Floor	986.10	-	986.10	63.52	D901 to D909	9
10th Floor	986.10	-	986.10	63.52	D1001 to D1009	9
11th Floor	986.10	-	986.10	63.52	D1101 to D1109	9
12th Floor	986.10	-	986.10	63.52	D1201 to D1209	9
13th Floor	986.10	-	986.10	63.52	D1301 to D1309	9
14th Floor	986.10	-	986.10	63.52	D1401 to D1409	9
15th Floor	986.10	-	986.10	63.52	D1501 to D1509	9
16th Floor	986.10	-	986.10	63.52	D1601 to D1609	9
17th Floor	986.10	-	986.10	63.52	D1701 to D1709	9
18th Floor (Refuge floor)	1050.20	-	1050.20	65.86	D1801 to D1809	9
19th Floor	986.10	-	986.10	63.52	D1901 to D1909	9
20th Floor	986.10	-	986.10	63.52	D2001 to D2009	9
21st Floor	986.10	-	986.10	63.52	D2101 to D2109	9
22nd Floor	986.10	--	986.10	63.52	D2201 to D2209	9
23rd Floor	986.10	-	986.10	63.52	D2301 to D2309	9
24th Floor	986.10	-	986.10	63.52	D2401 to D2409	9
25th Floor	986.10	-	986.10	63.52	D2501 to D2509	9
26th Floor	986.10	-	986.10	63.52	D2601 to 2609	9

27th Floor (Refuge floor)	1050.20	-	1050.20	65.86	D2701 to D2709	9
28th Floor	986.10	-	986.10	63.52	D2801 to D2809	9
29th Floor	986.10	-	986.10	63.52	D2901 to D2909	9
30th Floor	986.10	-	986.10	63.52	D3001 to D3009	9
31st Floor	986.10	-	986.10	63.52	D3101 to D3109	9
32nd Floor	986.10	-	986.10	63.52	D3201 to D3209	9
33rd Floor	986.10	-	986.10	63.52	D3301 to D3309	9
34th Floor	986.10	-	986.10	63.52	D3401 to D3409	9
35th Floor	986.10	-	986.10	63.52	D3501 to D3509	9
36th Floor	986.10	-	986.10	63.52	D3601 to D3609	9
Terrace Floor	-	96.93	96.93	-		-
Block 5 Tower D Total	36346.57	447.09	36793.66	2329.64	-	328
Total	**72005.34**	**18187.39**	**90192.73**	**4621.20**	**-**	**650Units**

Already approved Dwelling Units: 630 Dwelling units
Proposed Dwelling Units : 650 Dwelling Units
Total Dwelling Units : 1280 Dwelling Units

Already approved FSI Area : 73680.46Sqm
Proposed additional FSI Area : 72005.34Sqm
Total FSI Area : 145685.80Sqm

Already approved Builtup area : 99035.21Sqm
Proposed additional Builtup area Area : 90192.73Sqm
Total Builtup Area : 189227.94Sqm

Normally Permissible FSI : 3.25
Premium FSI (50%) : 1.625
Achieved FSI : 4.8745

OSR and approach road for OSR already handed over to local body vide gift deed document no.24459/2024, Dated: 16.11.2024.

1. With the above area, the Planning Permission is given to the proposed Revision and Proposed additional High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revision and Proposed additional High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.114/2026.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **05.11.2026** to **06.11.2034** vide reference Government order 19th cited above.
3. The Proposed Residential Building placed in 198th MLPA Meeting and got Resolution for Planning Permission vide reference letter 21th cited above.
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

SPECIAL CONDITIONS: -

1) Revised Structural Design report and drawing for the entire structure from Anna University/ IIT / SERC Tharamani have been received from the Anna University, dated:03.09.2026.
2) Revised Environmental Clearance is to be obtained for additional floor area have been received from State Level Environment Impact Assessment Authority, Tamil Nadu. dated.29.09.2026
3) Conditions stipulated in the Environmental Clearance cited in the reference 26th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
4) As per TNCD&BR-2019 rule no.39(23) (b) all the dwelling units carpet area below 90sqm.Hence Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.
5) Conditions stipulated in the Noc cited in the reference 23 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

6) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 24th and 25th issued by Airport Authority of India is to be followed scrupulously.

7) Since OSR is gifted to local body, no other developments are permitted in that portion.

8) As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Residential buildings a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.

9) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

10) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

11) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

12) 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 Permissions is issued subject to the condition that the applicant / developer and also the architects / 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.

13) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

14) The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted

by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

15) 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.

16) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed additional residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. 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. In case any alterations required proper revised approval should be obtained.
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:04.02.201 9& 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. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
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 municipality engineer details at the place of construction.

11. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
12. 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 Charge: **Rs.2,75,711/-** Payment Receipt 20260505839283, Transaction ID 3853336468327, Date.05.05.2026.
2. Centage Charge for Building: **Rs. 67,000**/- E-Challan No: 20261009034644, Account Code: 021703800AA22709, Dated:09.10.2026.
3. Centage Charge for Building: **Rs. 300**/- E-Challan No: 20261009034644, Account Code: 021703800AA22709, Dated:09.10.2026.
4. Infrastructure and Amenities Charges: **Rs. 2,70,22,500**/- E-Challan No: 20261009034644, Account Code: 021760800AH24399, Dated: 09.10.2026.
5. Security Deposit: **Rs.1,35,11,250**/- Bank Guarantee no: 08430100000054, Dated:23.09.2026, Expiry Date:24.09.2034.
6. Completion Certificate: **Rs. 9,71,899** /- Payment Receipt 20261009839283, Transaction ID 9205733731217, Date.09.10.2026.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 20261009839283, Transaction ID 9205733731217, Date.09.10.2026.
8. Development Charges for Building: **Rs.10,83,600/-** Payment Receipt 20261009839283, Transaction ID 9205733731217, Date.09.10.2026. and interest 6% of Development charges **Rs.11000/-** SBCollect Reference Number. DUQ1689582, Dated:04.11.2026.
9. Flag Fay Fund **Rs.20000/-,** Receipt No. FD/FUND/2551248, Bank Ref.No: IP262951496304, Dated:22.10.2026.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Encl:
Drawing no of sheets.1 to 12.
Copy: -

1. **M/s. Madras Needles Limited & M/s.Altek Beissel Needles Limited, Rep By its POA Mr.B.Vikram Kumar Bagmar,**

AKSHAYA 36 CARAT, 136/950, 9th Floor,
Flat A92, EVR PERIYAR SALAI,
PURSUWALKAM CHENNAI - 600 084.
Ph: 9962110860,
Email : gauravbagmar25@gmail.com

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008

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
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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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