PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

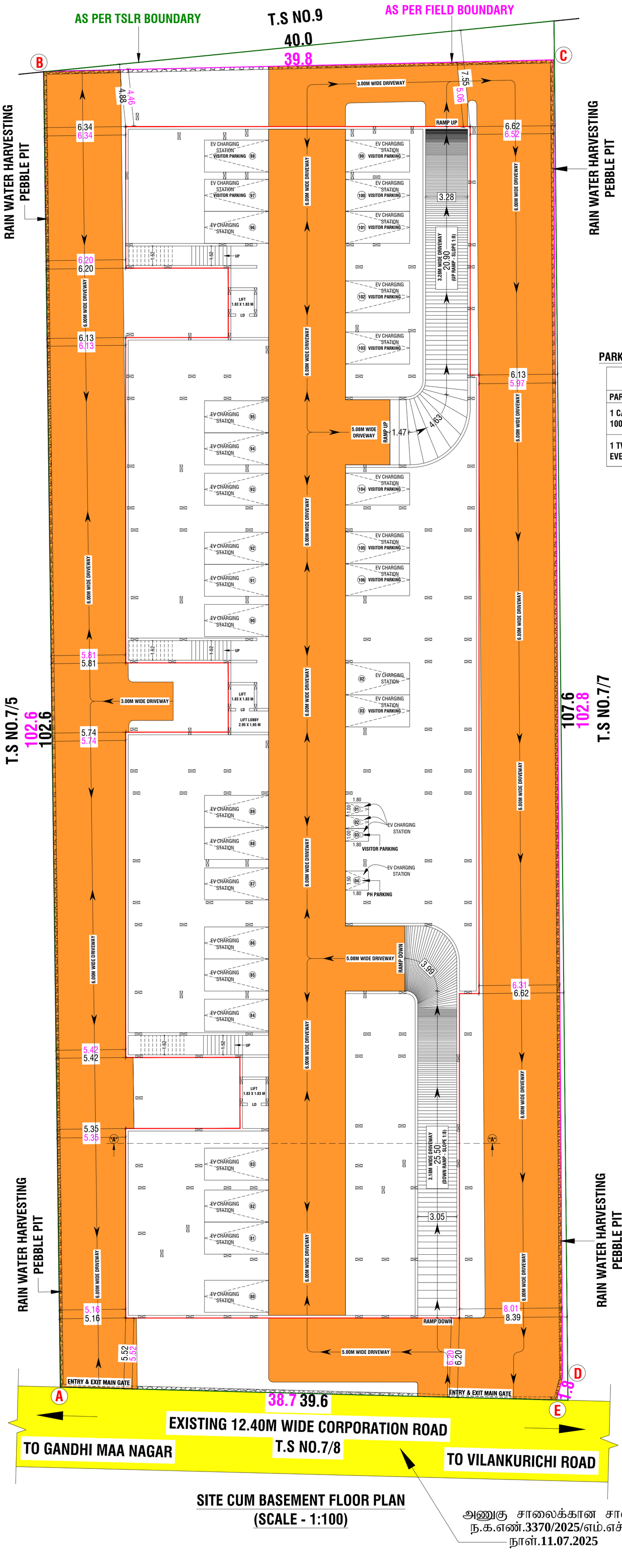
ISSUING AUTHORITY
DTCP

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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



SITE CUM BASEMENT FLOOR PLAN
(SCALE - 1:100)

அணுகு சாலைக்கான சான்று
ந.க.எண்.3370/2025/எம்.எச்.2,
நாள்.11.07.2025

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN T.S.NO:7/6, WARD NO.Y(25), BLOCK NO.1 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0735060/2025

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	4050.00 Sqm	1.00 Acre
AREA OF SITE AS PER DOCUMENT	=	4290.32 Sqm	1.06 Acre
SUPER IMPOSED PLOT AREA	=	4087.30 Sqm	

OSR DETAILS:-

OSR AREA = 4290.32 Sqm X 10% = 429.03 Sqm

* OSR PAID BY AS PER GUIDELINE VALUE

NOTE :-

MASTER PLAN 2041 LAND USE
VILANKURICHI VILLAGE - INDUSTRIAL USE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2373.33	2373.33
2	STILT FLOOR	51.48	2409.44	2460.92
3	FIRST FLOOR	2230.13	181.24	2411.37
4	SECOND FLOOR	2314.76	64.74	2379.50
5	THIRD FLOOR	2314.76	64.74	2379.50
6	FOURTH FLOOR	2314.76	64.74	2379.50
7	FIFTH FLOOR	2100.88	64.74	2165.62
8	TERRACE FLOOR	-	116.17	116.17
	TOTAL AREA	11326.77	5339.14	16665.91

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (11326.77 / 4050.00) = 2.796

2.796 < 2.80, THEREFORE 0.796 PREMIUM FSI

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.11 Mt

JOINERY DETAILS:-

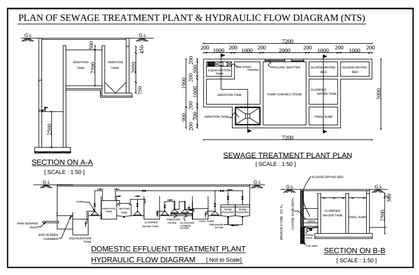
SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	2.44 X 2.44
MD	MAIN DOOR	1.30 X 2.13
D	DOOR	1.07 X 2.13
D1	DOOR	0.91 X 2.13
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O	OPEN	0.91 X 2.13
O1	OPEN	1.07 X 2.13
O2	OPEN	0.76 X 2.13
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KW1	KITCHEN WINDOW	1.07 X 1.37
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V	VENTILATOR	0.61 X 0.91
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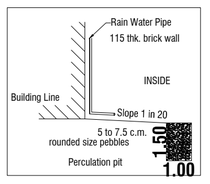
COLOUR INDEX:-

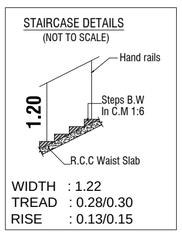
AS PER TSLR BOUNDARY :
AS PER FILED BOUNDARY :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED IN NECESSARY.



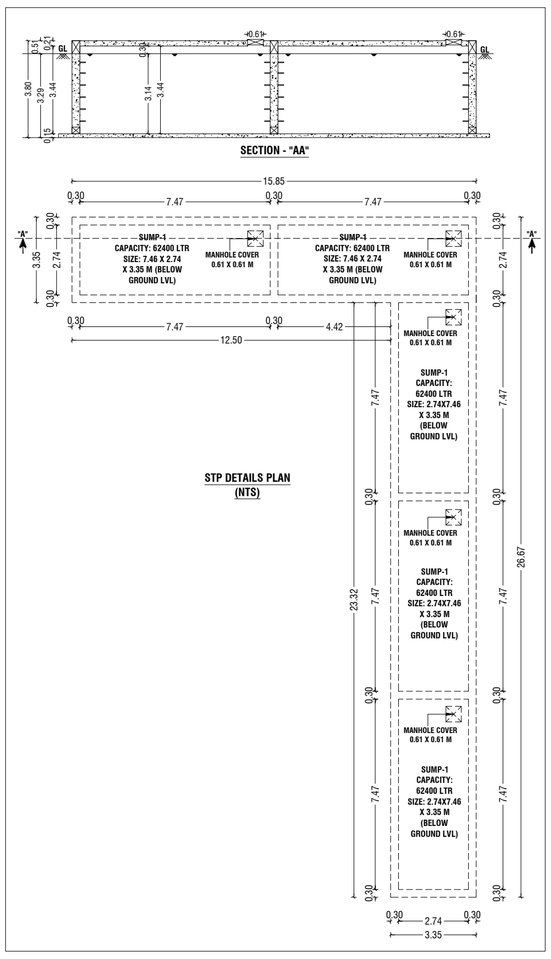


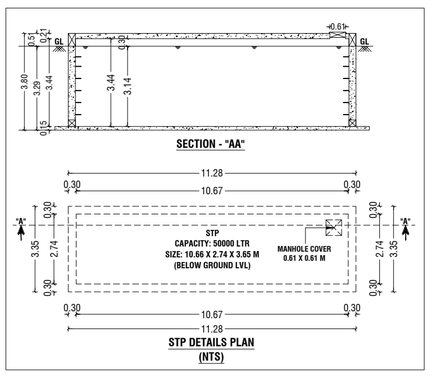


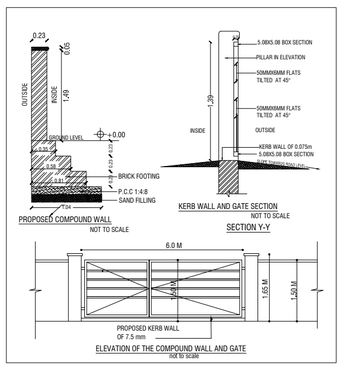
PARKING DESCRIPTION:- (COMMERCIAL AREA)

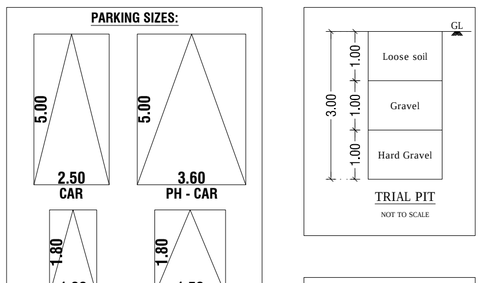
TOTAL FSI AREA = 73.83 SQM X 75%
= 55.37 SQM

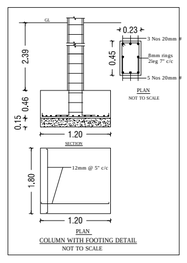
PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	55.37 SQM / 100 SQM	01 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	55.37 SQM / 25 SQM	03 NOS	04 NOS (INCLUDE 10% PH + 10% VISITOR PARKING

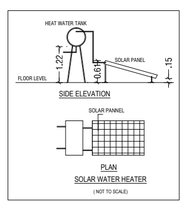












DWELLING AREA & PARKING DESCRIPTION:-

		01 FIRST FLOOR				02 SECOND FLOOR					03 THIRD FLOOR					04 FOURTH FLOOR					05 FIFTH FLOOR					TOTAL
		2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
		54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	
		7	8	9	10	6	7	8	9	10	6	7	8	9	10	6	7	8	9	10	6	7	8	9	10	96 FLAT
		.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	9620.74
		2	13	14	15	11	12	13	14	15	11	12	13	14	15	11	12	13	14	15	11	12	13	14	15	
		.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	
		7	18	19	-	16	17	18	19	20	16	17	18	19	20	16	17	18	19	20	16	17	-	-	-	
		07	90.29	86.78		86.06	90.07	89.88	86.78	86.78	86.06	90.07	89.88	86.78	86.78	86.06	90.07	89.88	86.78	86.78	86.06	90.07				
		1	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	96
		1	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		1	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		1	01	01	-	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	-	-	-	

NO'S OF 10% VISITOR PARKING REQUIRED	CAR	10	10
NO'S OF PARKING PROVIDED	CAR	96	106
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	10	

24/01/26
Er.K. PRAKASH M.E., MIGS.,
Geotechnical Consultant
Reg. No: LPA/GTE/004/2024
prakash.civil57@gmail.com PH : 98947 13236
REGISTERED GEOTECH ENGINEER

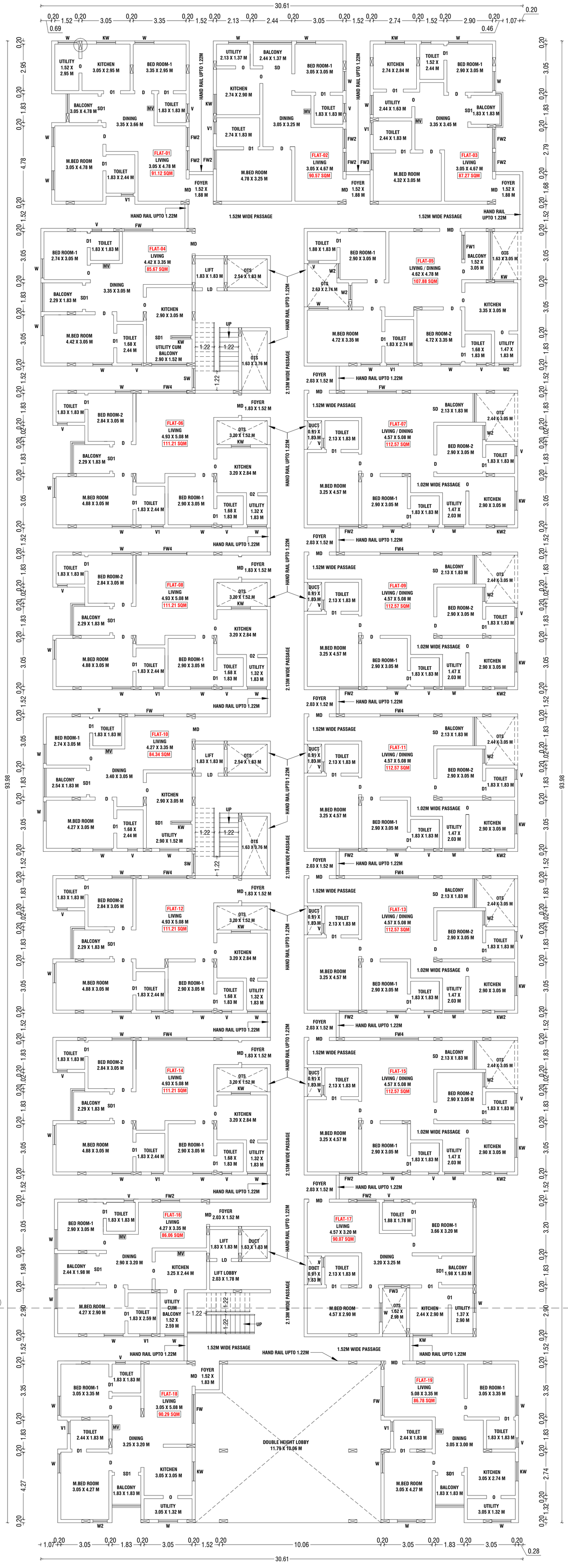
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REGISTERED ENGINEER / ARCHITECT

For GF INFRA
Partner
OWNER / APPLICANT

SHEET NO: 01/07



FIRST FLOOR PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN T.S.NO:7/6, WARD NO.Y(25), BLOCK NO.1 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0735060/2025

AREA DETAILS:-

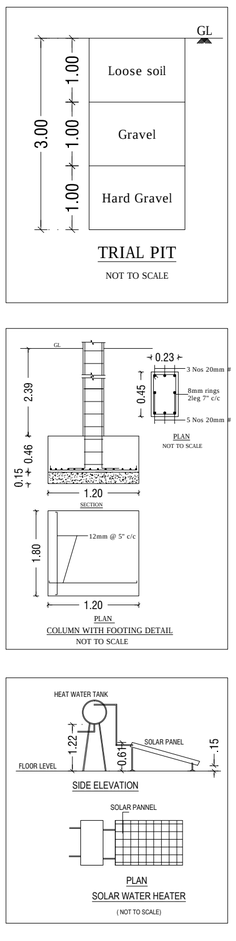
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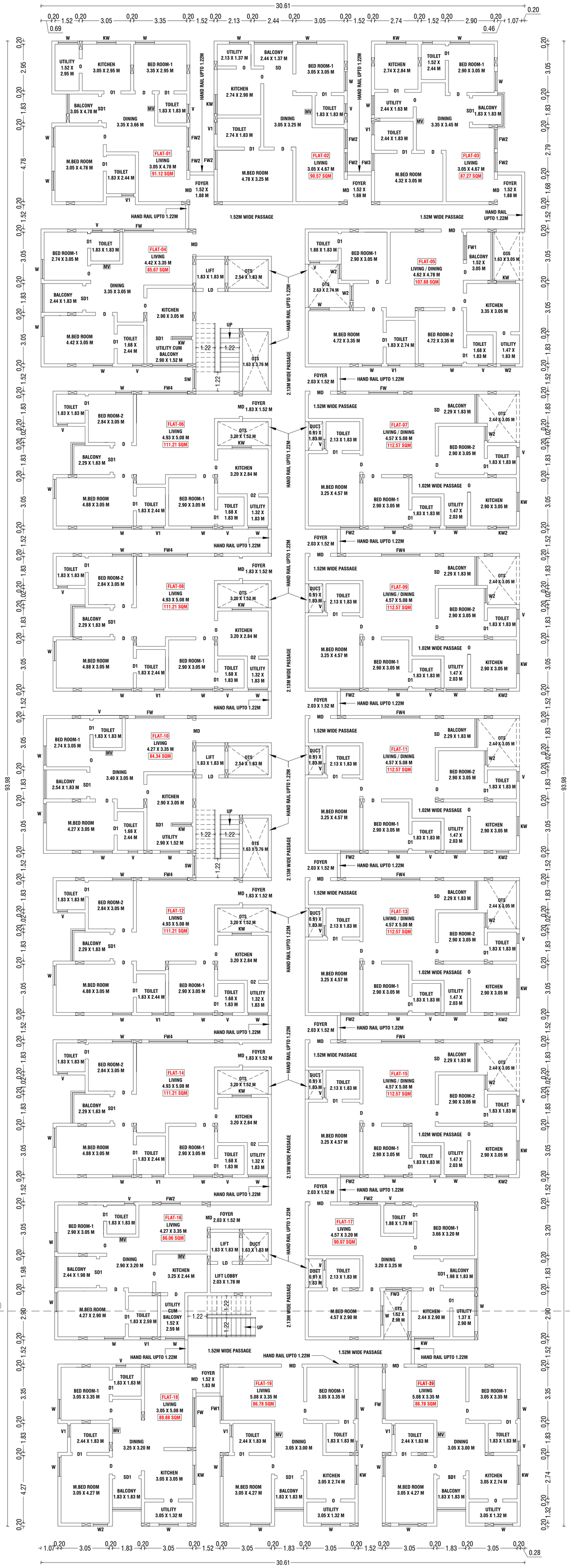
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Partner
OWNER / APPLICANT

SHEET NO: 03/07



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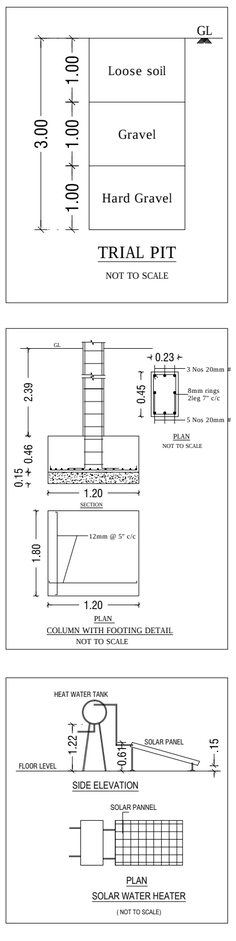
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For GF INFRA
Partner
OWNER / APPLICANT

SHEET NO: 04/07

TERRACE FLOOR PLAN

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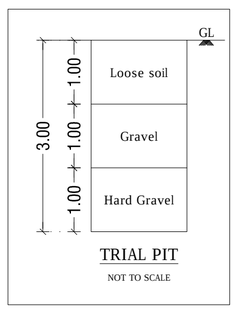
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AREA OF SITE AS PER DOCUMENT	=	4290.32 Sqm	1.06 Acre
SUPER IMPOSED PLOT AREA	=	4087.30 Sqm	

PROPOSED BUILDING AREA DETAILS:-

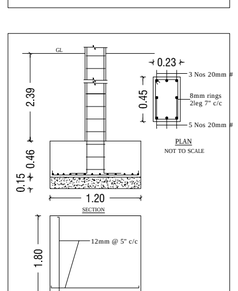
S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2373.33	2373.33
2	STILT FLOOR	51.48	2409.44	2460.92
3	FIRST FLOOR	2230.13	181.24	2411.37
4	SECOND FLOOR	2314.76	64.74	2379.50
5	THIRD FLOOR	2314.76	64.74	2379.50
6	FOURTH FLOOR	2314.76	64.74	2379.50
7	FIFTH FLOOR	2100.88	64.74	2165.62
8	TERRACE FLOOR	-	116.17	116.17
	TOTAL AREA	11326.77	5339.14	16665.91

JOINERY DETAILS:-

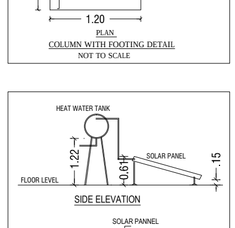
SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	2.44 X 2.44
MD	MAIN DOOR	1.30 X 2.13
D	DOOR	1.07 X 2.13
D1	DOOR	0.91 X 2.13
LD	LIFT DOOR	1.07 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.07 X 2.13
O2	OPEN	0.76 X 2.13
SD	SLIDING DOOR	1.83 X 2.13
SD1	SLIDING DOOR	1.52 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.52 X 1.37
W2	WINDOW	0.91 X 1.37
SW	STAIRCASE WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	1.52 X 1.83
FW2	FRENCH WINDOW	1.22 X 1.83
FW3	FRENCH WINDOW	1.07 X 1.83
FW4	FRENCH WINDOW	2.44 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
KW1	KITCHEN WINDOW	1.07 X 1.37
KW2	KITCHEN WINDOW	0.79 X 1.37
FG	FIXED GLASS	3.35 X 1.83
FG1	FIXED GLASS	2.44 X 1.83
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.76 X 0.91



TRIAL PIT
NOT TO SCALE



PLAN
NOT TO SCALE
SECTION
PLAN
COLUMN WITH FOOTING DETAIL
NOT TO SCALE



SIDE ELEVATION
PLAN
SOLAR WATER HEATER
(NOT TO SCALE)

24/01/26
Er.K. PRAKASH M.E., MIGS.,
Geotechnical Consultant
Reg. No: LPA/GTE/004/2024
prakash.civil57@gmail.com PH : 98947 13236
REGISTERED GEOTECH ENGINEER

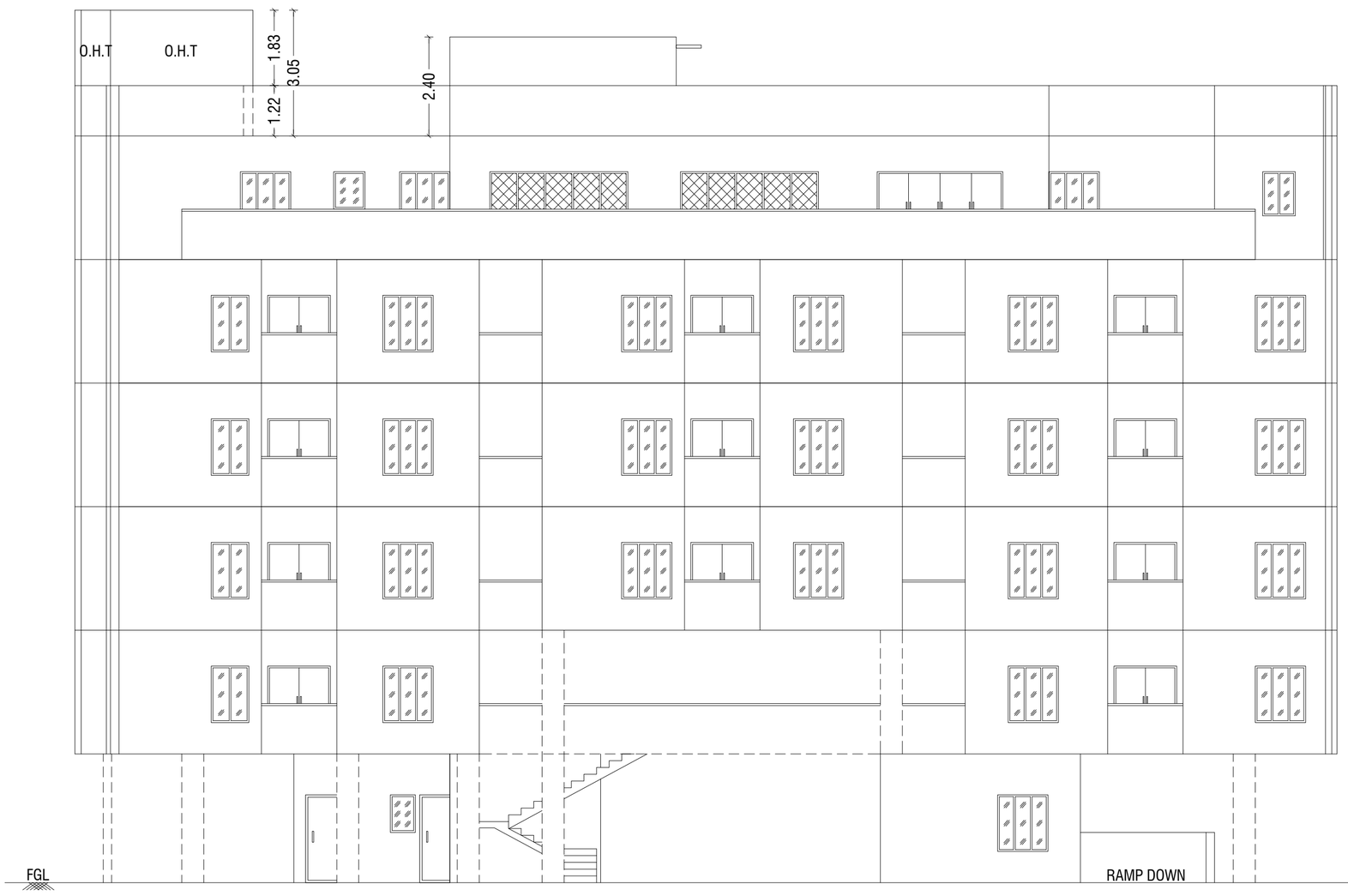
24/02/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
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SRI RATHNA ASSOCIATES
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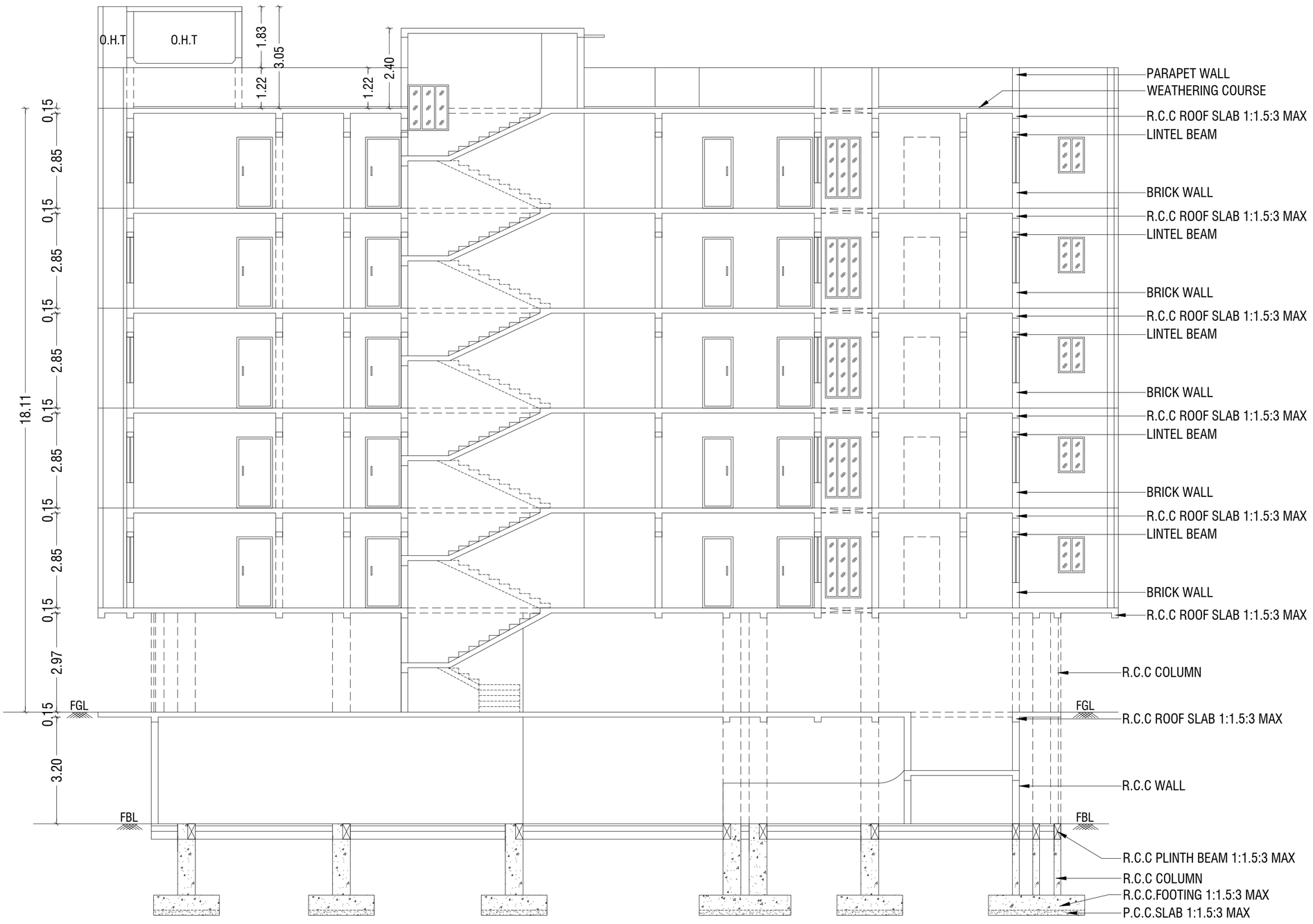
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REGISTERED ENGINEER / ARCHITECT

For GF INFRA
Partner
OWNER / APPLICANT

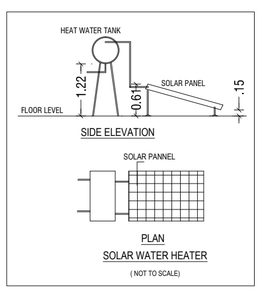
SHEET NO: 06/07

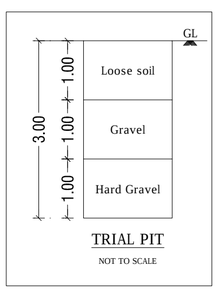


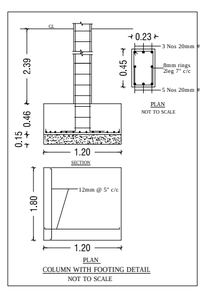
FRONT ELEVATION @ SOUTH SIDE VIEW



SECTION - "AA" @ NORTH SIDE VIEW







BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN T.S.NO:7/6, WARD NO.Y(25), BLOCK NO.1 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0735060/2025

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	4050.00 Sqm	1.00 Acre
AREA OF SITE AS PER DOCUMENT	=	4290.32 Sqm	1.06 Acre
SUPER IMPOSED PLOT AREA	=	4087.30 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	2.44 X 2.44
MD	MAIN DOOR	1.30 X 2.13
D	DOOR	1.07 X 2.13
D1	DOOR	0.91 X 2.13
LD	LIFT DOOR	1.07 X 2.13
O	OPEN	0.91 X 2.13
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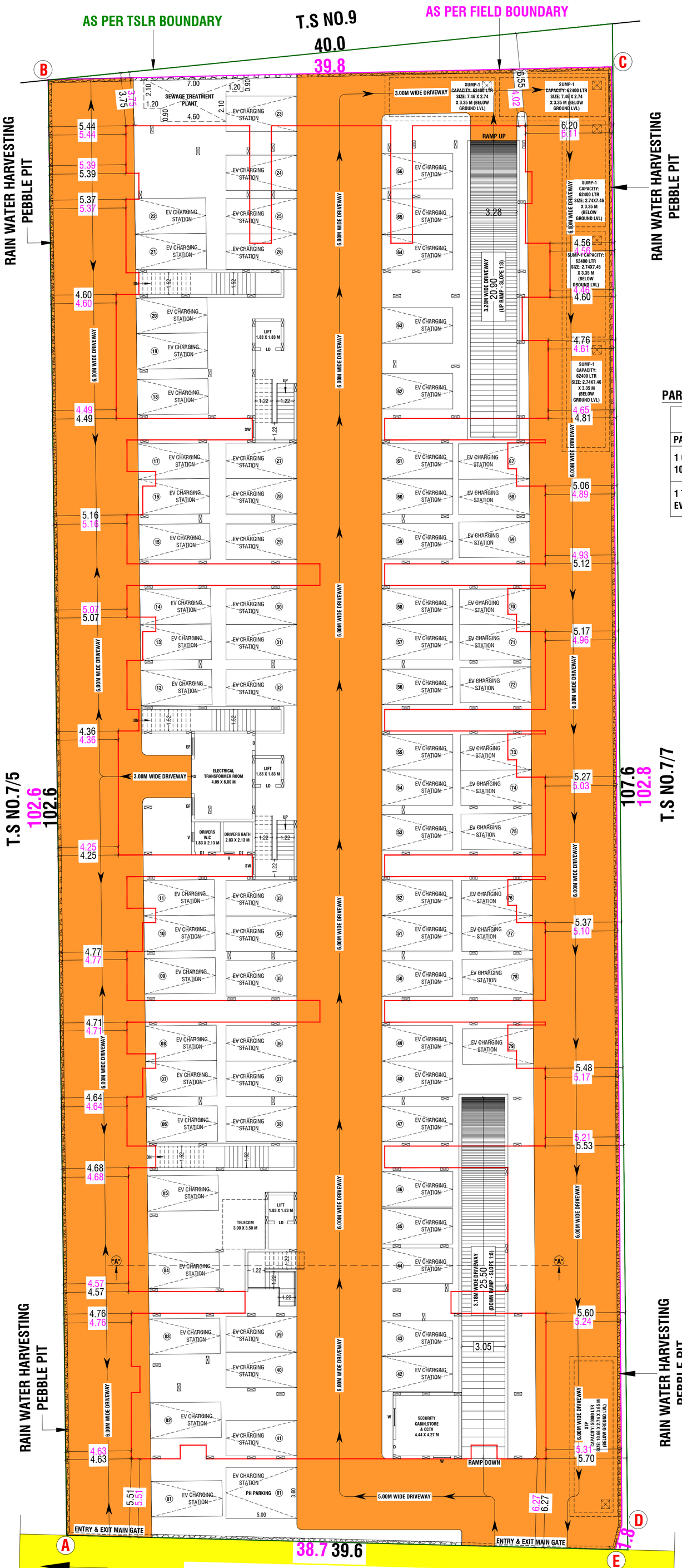
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REGISTERED ENGINEER / ARCHITECT

For GF INFRA
Partner
OWNER / APPLICANT

SHEET NO: 07/07



SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)

அணுகு சாலைக்கான சான்று
ந.க.எண்.3370/2025/எம்.எச்.2,
நாள்.11.07.2025

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN T.S.NO:7/6, WARD NO.Y(25), BLOCK NO.1 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/0735060/2025

AREA DETAILS:-

		IN SQM	IN ACRE
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AREA OF SITE AS PER DOCUMENT	=	4290.32 Sqm	1.06 Acre
SUPER IMPOSED PLOT AREA	=	4087.30 Sqm	

OSR DETAILS:-

OSR AREA = 4290.32 Sqm X 10% = 429.03 Sqm

* OSR PAID BY AS PER GUIDELINE VALUE

NOTE :-

MASTER PLAN 2041 LAND USE
VILANKURICHI VILLAGE - INDUSTRIAL USE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	2373.33	2373.33
2	STILT FLOOR	51.48	2409.44	2460.92
3	FIRST FLOOR	2230.13	181.24	2411.37
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5	THIRD FLOOR	2314.76	64.74	2379.50
6	FOURTH FLOOR	2314.76	64.74	2379.50
7	FIFTH FLOOR	2100.88	64.74	2165.62
8	TERRACE FLOOR	-	116.17	116.17
	TOTAL AREA	11326.77	5339.14	16665.91

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (11326.77 / 4050.00) = 2.796

2.796 < 2.80, THEREFORE 0.796 PREMIUM FSI

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.11 Mt

JOINERY DETAILS:-

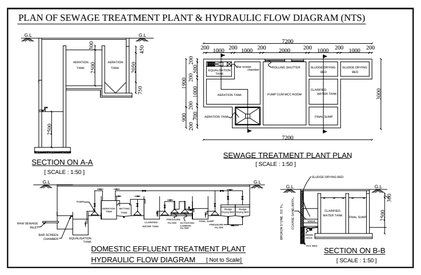
SYM	JOINERY DETAILS	SIZE IN METER
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MD	MAIN DOOR	1.30 X 2.13
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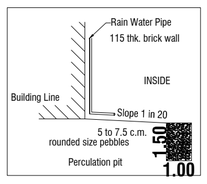
COLOUR INDEX:-

AS PER TSLR BOUNDARY :
AS PER FILED BOUNDARY :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

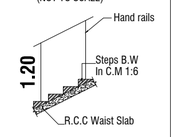
NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED IN NECESSARY.





STAIRCASE DETAILS
(NOT TO SCALE)

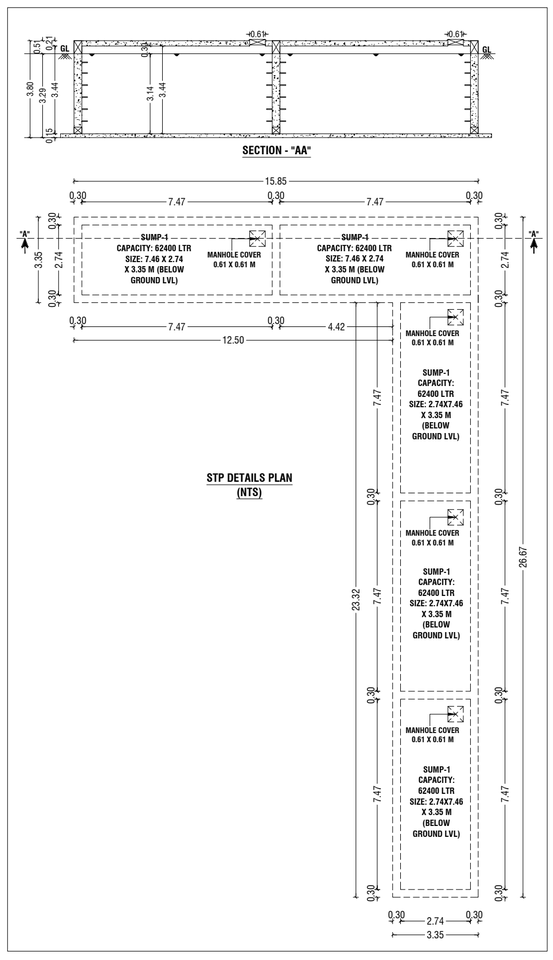


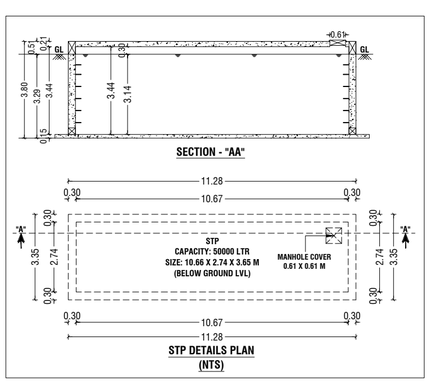
WIDTH : 1.22
TREAD : 0.28/0.30
RISE : 0.13/0.15

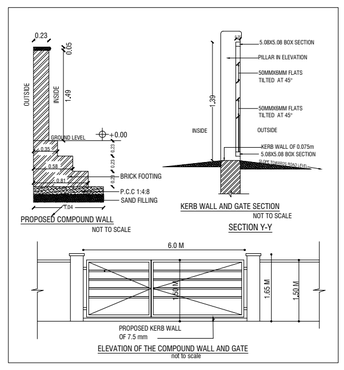
PARKING DESCRIPTION:- (COMMERCIAL AREA)

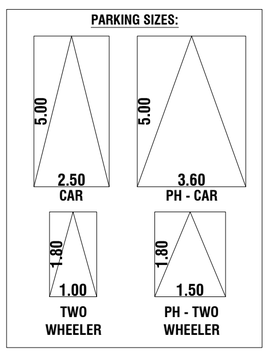
TOTAL FSI AREA = 73.83 SQM X 75%
= 55.37 SQM

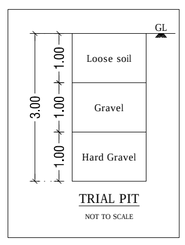
PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	55.37 SQM / 100 SQM	01 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	55.37 SQM / 25 SQM	03 NOS	04 NOS (INCLUDE 10% PH + 10% VISITOR PARKING

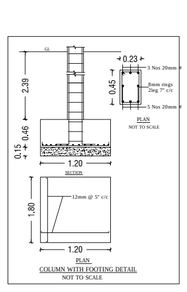


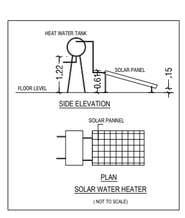












DWELLING AREA & PARKING DESCRIPTION:-

S.NO & FLOOR NAME		01 FIRST FLOOR					02 SECOND FLOOR					03 THIRD FLOOR					04 FOURTH FLOOR					05 FIFTH FLOOR					TOTAL
DWELLING NO'S & AREA (SQM)		1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	96 FLAT 9620.74
		91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	91.13	90.54	87.27	85.67	107.88	
		6	7	8	9	10	6	7	8	9	10	6	7	8	9	10	6	7	8	9	10	6	7	8	9	10	
		111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	111.21	112.57	111.21	112.57	84.34	
		11	12	13	14	15	11	12	13	14	15	11	12	13	14	15	11	12	13	14	15	11	12	13	14	15	
		112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	112.57	111.21	112.57	111.21	112.57	
		16	17	18	19	-	16	17	18	19	20	16	17	18	19	20	16	17	18	19	20	16	17	-	-	-	
		86.06	90.07	90.29	86.78		86.06	90.07	89.88	86.78	86.78	86.06	90.07	89.88	86.78	86.78	86.06	90.07	89.88	86.78	86.78	86.06	90.07				
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	96
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		01	01	01	01	-	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	-	-	-	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	10																									10
NO'S OF PARKING PROVIDED	CAR	96																									106
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	10																									

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For GF INFRA
Partner
OWNER / APPLICANT

SHEET NO: 02/07

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,
Chennai 600 097, India
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.