PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

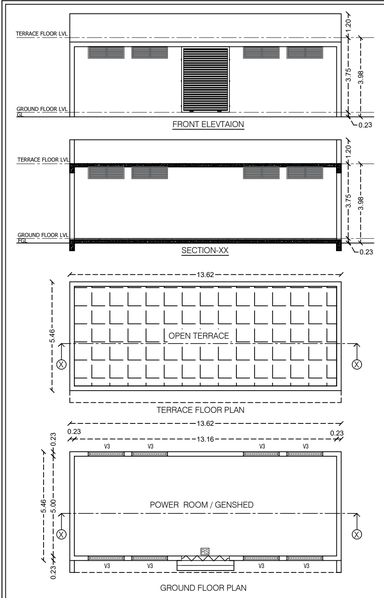
ISSUING AUTHORITY
DTCP

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

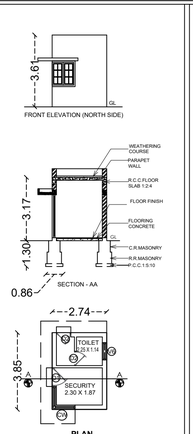
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

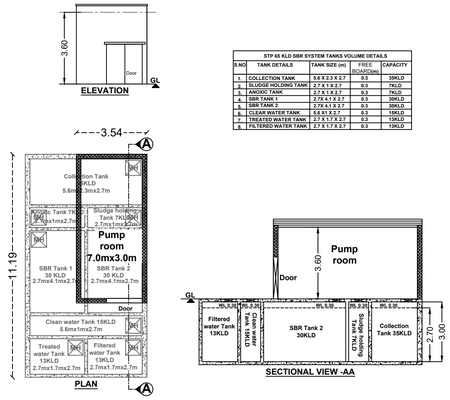
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+91 9996 12 9996
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POWER HOUSE / GENSHED



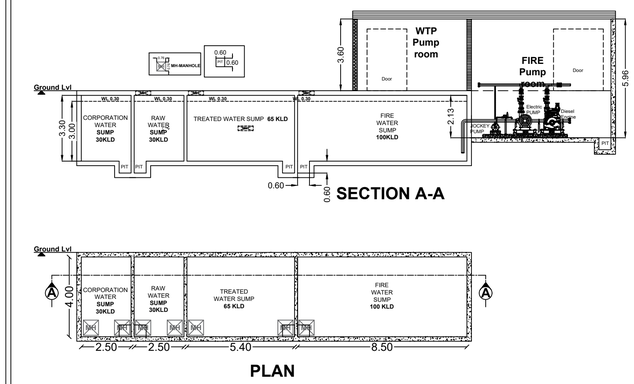
SECURITY CABIN



STP 65 KLD SBR SYSTEM TANKS VOLUME DETAILS

S.NO	TANK DETAILS	TANK SIZE (m)	FREE BOARDING	CAPACITY
1.	COLLECTION TANK	5.6 X 2.3 X 2.7	0.3	35KLD
2.	SLUDGE HOLDING TANK	2.7 X 1 X 2.7	0.3	7KLD
3.	ANOXIC TANK	2.7 X 1 X 2.7	0.3	7KLD
4.	SBR TANK 1	2.7X 4.1 X 2.7	0.3	30KLD
5.	SBR TANK 2	2.7X 4.1 X 2.7	0.3	30KLD
6.	CLEAR WATER TANK	5.6 X1 X 2.7	0.3	15KLD
7.	TREATED WATER TANK	2.7 X 1.7 X 2.7	0.3	13KLD
8.	FILTERED WATER TANK	2.7 X 1.7 X 2.7	0.3	13KLD

65KLD STP WITH SBR TECHNOLOGY



SUMP DETAILS

SHEET : 1 / 4

SCHEDULED OF JOINERY

S.NO	TAG	DESCRIPTION	SIZE
1	MD	MAIN DOOR	1.83 X 2.13
2	DD	DOUBLE DOOR	1.52 X 2.13
3	D2	DOOR	0.91 X 2.13
4	TD1	TOILET DOOR	0.76 X 2.13
5	W1	WINDOW	1.22 X 1.22
6	W2	WINDOW	1.83 X 1.22
7	FG	FIXED GLASS	1.83 X 1.22
8	V	VENTILATOR	0.91 X 0.91

PLAN SHOWING THE PROPOSED REHABILITAION TRAINING CENTRE (INSTITUTIONAL BUILDING) CONSISTS OF BLOCK - 1 - GANGA DIAGNOSTIC RESEARCH BUILDING (G+3), BLOCK - 2 - GANGA REHABILITATION BUILDING (G+3) LOCATED AT S.F.NOS. 443/1, 444/1A, 444/1B IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK AND COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE DISTRICT - 641 022.

BUILT-UP AREA DETAILS

BUILDING NAME	FLOOR NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	BUILT-UP AREA IN SQ.M	HEIGHT
B.NO.1 GANGA DIAGNOSTIC RESEARCH BUILDING (G+3)	GROUND FLOOR	517.30	-	517.30	13.27 M
	FIRST FLOOR	481.40	-	481.40	
	SECOND FLOOR	531.80	-	531.80	
	THIRD FLOOR	531.8	-	531.8	
	TERRACE FLOOR	-	61.20	61.20	
	TOTAL	2,062.30	61.20	2,123.50	

TITLE	:	B.NO. 1 GANGA DIAGNOSTIC RESERACH BUILDING (G+3)
FLOOR	:	FLOOR PLANS, SECTION & ELEVATION
SCALE : 1:100		DRN
ALL DIMENSIONS ARE IN METER		

APPLICANT SIGNATURE

SIDDARTH GOPALA SANKAR, M.ARCH,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

REGISTERED ARCHITECT SIGNATURE

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-127/9323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

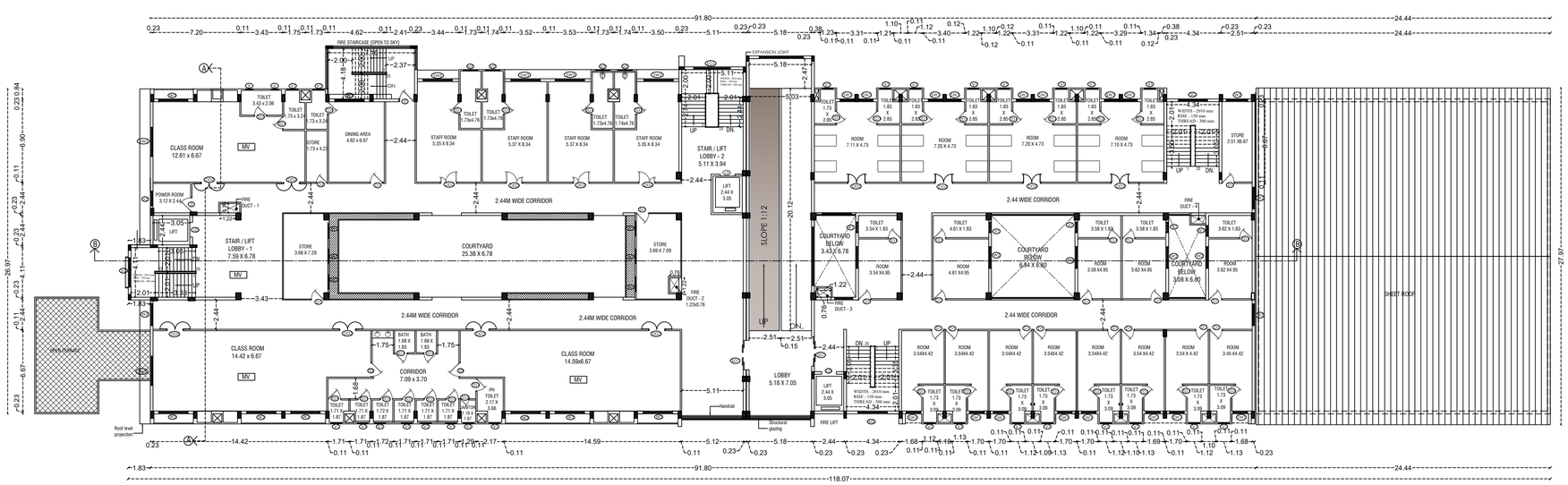
REGISTERED STRUCTURAL ENGINEER SIGNATURE

E.K.YUVARAJ, B.E
Registered Construction Engineer (CE)
Reg. No:CE/June-2024/007
Plot No. 39, Magathma Gandhi Street,
Pudumai Nagar, Ariyur, Velore - 632 055
kyuvaraj73@gmail.com Mob: 9442410739

REGISTERED CONSTRUCTION SIGNATURE

Er. J. MALATHY, M.E(GEOTECH),
Govt. Registered Geo Tech Engineer,
Reg. No: GTA/21/08/001 (DTCP)
No. 6B, Phase - III, Vasantham Nagar Extn.,
VALLALAR, VELLORE - 632 009.
Mobile : 95004 82863, 87702 2[illegible]

REGISTERED GEO TECH ENGINEER SIGNATURE



SCHEDULE OF JOINERIES:		
TAG	DESCRIPTION	SIZE
	DOOR	
ED	ENTRANCE DOOR	3.65 X 2.29
DD	DOUBLE DOOR	1.83 X 2.29
DD1	DOUBLE DOOR	1.52 X 2.29
DD2	DOUBLE DOOR	1.38 X 2.29
DD3	DOUBLE DOOR	2.43 X 2.29
D	DOOR	1.22 X 2.29
D1	DOOR	1.06 X 2.29
D2	DOOR	0.91 X 2.29
LD	LIFT DOOR	1.22 X 2.29
SD	SLIDING DOOR	3.04 X 2.29
SD1	SLIDING DOOR	1.83 X 2.29
SD2	SLIDING DOOR	1.52 X 2.29
SD3	SLIDING DOOR	1.38 X 2.29
TDD	TOILET DOUBLE DOOR	1.22 X 2.29
TD	TOILET DOOR	1.22 X 2.29
TD1	TOILET DOOR	1.06 X 2.29
TD2	TOILET DOOR	0.84 X 2.29
TD2/V*	TOILET DOOR / VENTILATOR	0.84 X 2.29 / 0.61 X 0.76
	WINDOW	
W1	WINDOW	1.22 X 1.38
W2	WINDOW	1.83 X 1.38
W3	WINDOW	2.43 X 1.38
W4	WINDOW	3.65 X 1.38
SW1	SPECIAL WINDOW	1.22 X 1.98
SW2	SPECIAL WINDOW	1.83 X 1.98
SW3	SPECIAL WINDOW	2.43 X 1.98
KW4/V5	KITCHEN WINDOW / VENTILATOR	3.04 X 1.22 / 3.04 X 0.76
SG	STAIR GLAZING	2.43 X 1.38
SG1	STAIR GLAZING	3.65 X 1.38
SG2	STAIR GLAZING	4.87 X 1.38
FG1	FIXED GLASS	1.22 X 1.38
FG2	FIXED GLASS	1.83 X 1.38
FG2*	FIXED GLASS	1.83 X 1.98
FG3	FIXED GLASS	2.43 X 1.38
	VENTILATOR	
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.91 X 0.91
V2	VENTILATOR	1.22 X 0.91
V3	VENTILATOR	1.83 X 0.46
V3*	VENTILATOR	1.83 X 0.76
V4	VENTILATOR	2.43 X 0.76
V4*	VENTILATOR	2.43 X 0.91
V5	VENTILATOR	3.04 X 0.76
V6	VENTILATOR	1.52 X 0.76

SHEET : 2 / 4

N

PLAN SHOWING THE PROPOSED REHABILITAION TRAINING CENTRE (INSTITUTIONAL BUILDING) CONSISTS OF BLOCK - 1 - GANGA DIAGNOSTIC RESEARCH BUILDING (G+3), BLOCK - 2 - GANGA REHABILITATION BUILDING (G+3) LOCATED AT S.F.NOS. 443/1, 444/1A, 444/1B IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK AND COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE DISTRICT - 641 022.

BUILT-UP AREA DETAILS

BUILDING NAME	FLOOR NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	BUILT-UP AREA IN SQ.M	HEIGHT
B.NO.2 GANGA REHABILITATION BUILDING (G+3)	GROUND FLOOR	3,333.70	-	3,333.70	13.86 M
	FIRST FLOOR	2,424.30	-	2,424.30	
	SECOND FLOOR	2,474.80	-	2,474.80	
	THIRD FLOOR	2,277.30	-	2,277.30	
	TERRACE FLOOR	-	448.50	448.50	
	TOTAL	**10,510.1**	**448.50**	**10,958.60**	

TITLE	B.NO. 2 - GANGA REHABILITATION BUILDING (G+3)
FLOOR	GROUND, FIRST & SECOND FLOOR PLANS
SCALE : 1:100	DRN :

ALL DIMENSIONS ARE IN METER

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

APPLICANT SIGNATURE

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

REGISTERED ARCHITECT SIGNATURE

S. MURUGESH, M.E.,F.I.E.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

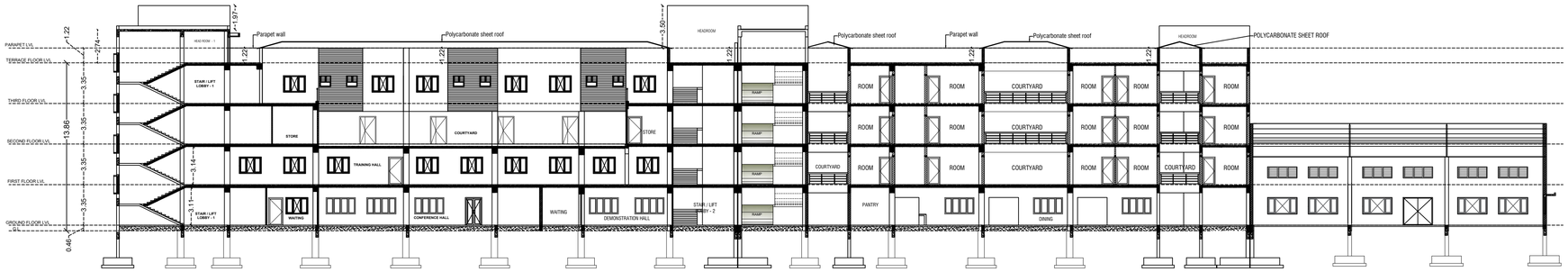
REGISTERED STRUCTURAL ENGINEER SIGNATURE

K. KYUVARAJ, B.E
Registered Construction Engineer (CE)
Reg. No:CE/June-2024/007
Plot No. 39, Magalthna Gandhi Street,
Pudumai Nagar, Ariyur, Vellore - 632 055
kyuvaraj73@gmail.com Mob 9442410[illegible]

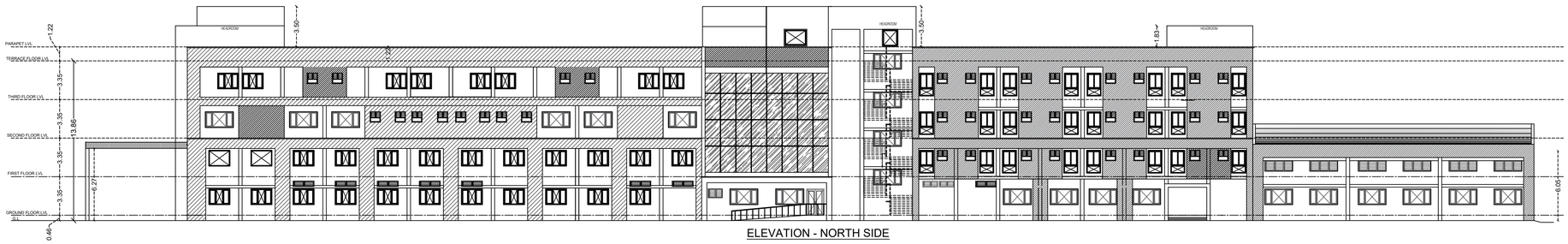
REGISTERED CONSTRUCTION SIGNATURE

Er. J. MALATHI, M.E(GEOTECH),
Govt. Registered Geo Tech Engineer,
Reg. No: GTA/21/08/001 (DTCP)
No. 6B, Phase - III, Vasanthum Nagar Extn.,
VALLALAR, VELLORE – 632 009.
Mobile : 95004 62883, 6[illegible]

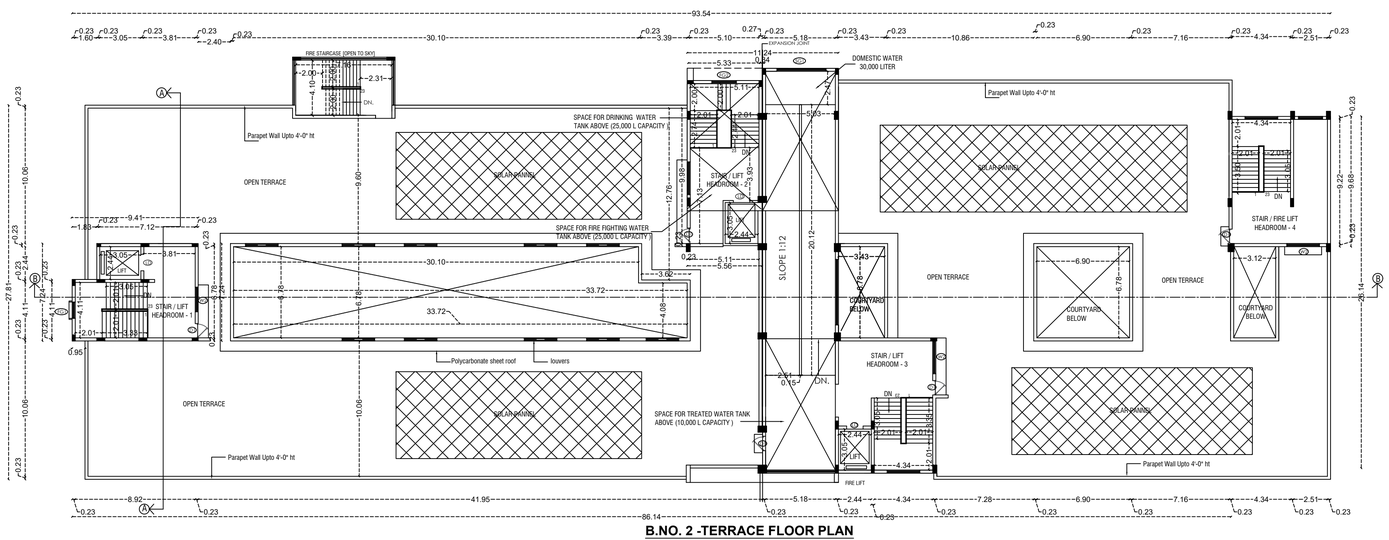
REGISTERED GEO TECH ENGINEER SIGNATURE



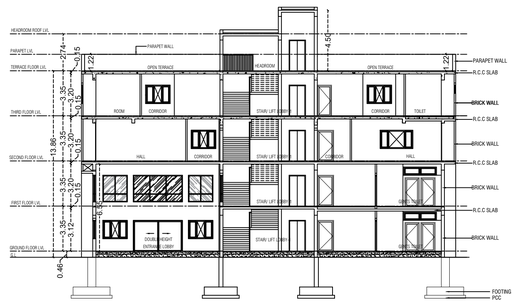
SECTION - BB



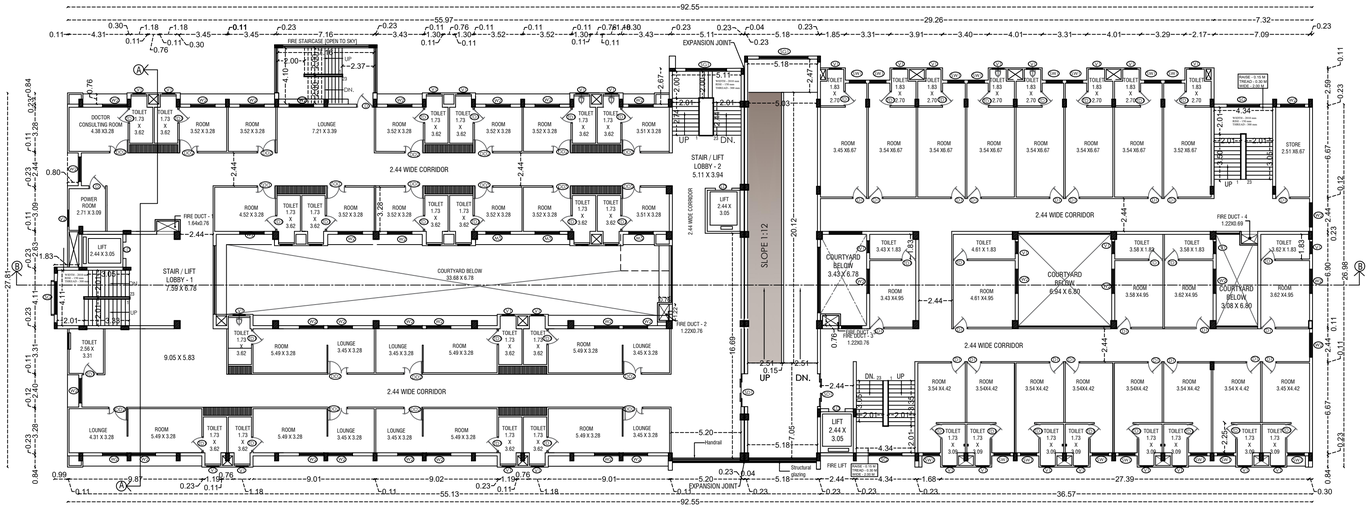
ELEVATION - NORTH SIDE



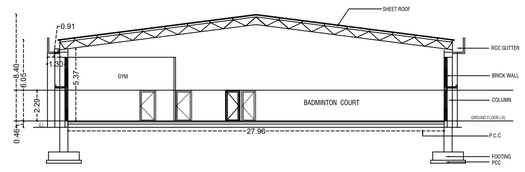
B.NO. 2 -TERRACE FLOOR PLAN



SECTION - AA



B.NO. 2 - THIRD FLOOR PLAN



SECTION-CC

SCHEDULE OF JOINERIES:		
TAG	DESCRIPTION	SIZE
	DOOR	
ED	ENTRANCE DOOR	3.65 X 2.29
DD	DOUBLE DOOR	1.83 X 2.29
DD1	DOUBLE DOOR	1.52 X 2.29
DD2	DOUBLE DOOR	1.38 X 2.29
DD3	DOUBLE DOOR	2.43 X 2.29
D	DOOR	1.22 X 2.29
D1	DOOR	1.06 X 2.29
D2	DOOR	0.91 X 2.29
LD	LIFT DOOR	1.22 X 2.29
SD	SLIDING DOOR	3.04 X 2.29
SD1	SLIDING DOOR	1.83 X 2.29
SD2	SLIDING DOOR	1.52 X 2.29
SD3	SLIDING DOOR	1.38 X 2.29
TDD	TOILET DOUBLE DOOR	1.22 X 2.29
TD	TOILET DOOR	1.22 X 2.29
TD1	TOILET DOOR	1.06 X 2.29
TD2	TOILET DOOR	0.84 X 2.29
TD2/V*	TOILET DOOR / VENTILATOR	0.84 X 2.29 / 0.61 X 0.76
	WINDOW	
W1	WINDOW	1.22 X 1.38
W2	WINDOW	1.83 X 1.38
W3	WINDOW	2.43 X 1.38
W4	WINDOW	3.65 X 1.38
SW1	SPECIAL WINDOW	1.22 X 1.98
SW2	SPECIAL WINDOW	1.83 X 1.98
SW3	SPECIAL WINDOW	2.43 X 1.98
KW4/V5	KITCHEN WINDOW / VENTILATOR	3.04 X 1.22 / 3.04 X 0.76
SG	STAIR GLAZING	2.43 X 1.38
SG1	STAIR GLAZING	3.65 X 1.38
SG2	STAIR GLAZING	4.87 X 1.38
FG1	FIXED GLASS	1.22 X 1.38
FG2	FIXED GLASS	1.83 X 1.38
FG2*	FIXED GLASS	1.83 X 1.98
FG3	FIXED GLASS	2.43 X 1.38
	VENTILATOR	
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR	0.91 X 0.91
V2	VENTILATOR	1.22 X 0.91
V3	VENTILATOR	1.83 X 0.46
V3*	VENTILATOR	1.83 X 0.76
V4	VENTILATOR	2.43 X 0.76
V4*	VENTILATOR	2.43 X 0.91
V5	VENTILATOR	3.04 X 0.76
V6	VENTILATOR	1.52 X 0.76

SHEET : 3 / 4

N

PLAN SHOWING THE PROPOSED REHABILITAION TRAINING CENTRE (INSTITUTIONAL BUILDING) CONSISTS OF BLOCK - 1 - GANGA DIAGNOSTIC RESEARCH BUILDING (G+3), BLOCK - 2 - GANGA REHABILITATION BUILDING (G+3) LOCATED AT S.F.NOS. 443/1, 444/1A, 444/1B IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK AND COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE DISTRICT - 641 022.

BUILT-UP AREA DETAILS

BUILDING NAME	FLOOR NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	BUILT-UP AREA IN SQ.M	HEIGHT
B.NO.2 GANGA REHABILITATION BUILDING (G+3)	GROUND FLOOR	3,333.70	-	3,333.70	13.86 M
	FIRST FLOOR	2,424.30	-	2,424.30	
	SECOND FLOOR	2,474.80	-	2,474.80	
	THIRD FLOOR	2,277.30	-	2,277.30	
	TERRACE FLOOR	-	448.50	448.50	
	TOTAL	**10,510.1**	**448.50**	**10,958.60**	

TITLE	: B.NO. 2 - GANGA REHABILITATION BUILDING (G+3)
FLOOR	: THIRD, TERRACE FLOOR PLANS & SECTION, ELEVATION
SCALE : 1:100	DRN :

ALL DIMENSIONS ARE IN METER

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

APPLICANT SIGNATURE

SIDDARTH GOPALA SANKAR, M.ARCH.,FLLA.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

REGISTERED ARCHITECT SIGNATURE

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

REGISTERED STRUCTURAL ENGINEER SIGNATURE

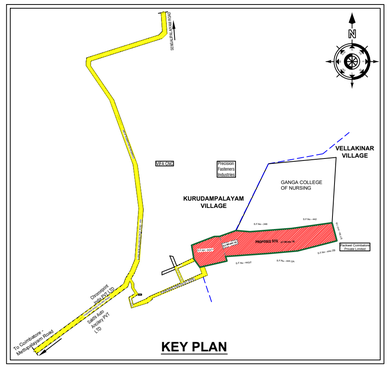
K.K.YUVARAJ, B.E
Registered Construction Engineer (CE)
Reg. No:CE/June-2021/007
Plot No. 39, Magathma Gandhi Street,
Pudumai Nagar, Ariyur, Vellore - 632 005
kyuvaraj73@gmail.com Mob 84241[illegible]39

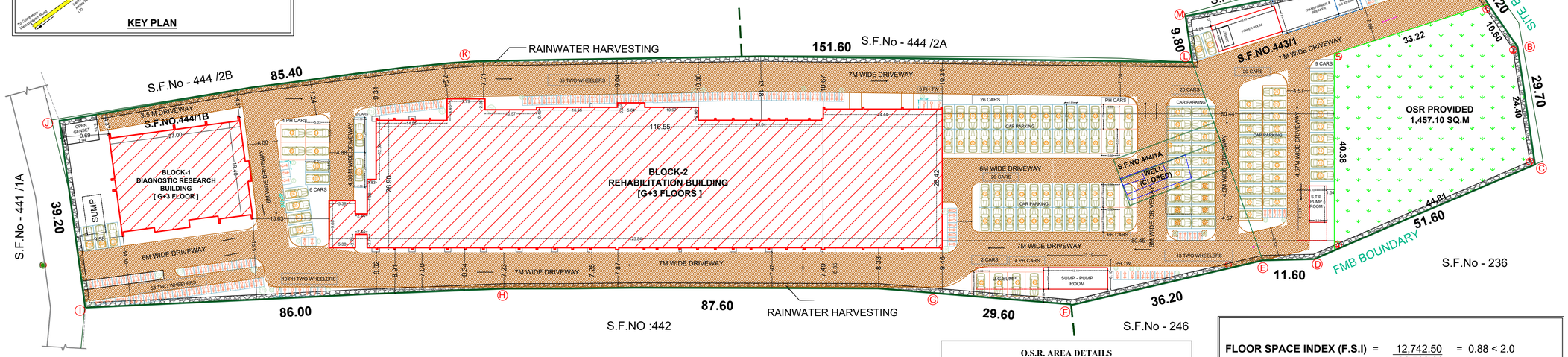
REGISTERED CONSTRUCTION SIGNATURE

Er. J. MALATHI, M.E.(GEOTECH),
Govt. Registered Geo Tech Engineer,
Reg. No: GTA/21/08/001 (DTCP)
No. 6B, Phase - III, Vasantham Nagar Extn.,
VALLALAR, VELLORE - 632 009.
Mobile : 95004 82883, 87782 20[illegible]

REGISTERED GEO TECH ENGINEER SIGNATURE

SITE PLAN SHOWING THE PROPOSED REHABILITATION TRAINING CENTRE (INSTITUTIONAL BUILDING) CONSISTS OF BLOCK - 1 - GANGA DIAGNOSTIC RESEARCH BUILDING (G+3), BLOCK - 2 - GANGA REHABILITATION BUILDING (G+3) LOCATED AT S.F.NOS. 443/1, 444/1A, 444/1B IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK AND COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE DISTRICT - 641 022.





SITE PLAN
(SCALE = 1:100)

O.S.R. AREA DETAILS		
TOTAL LAND AREA	=	14,500.00 Sq.m
O.S.R. AREA REQUIRED	=	1,450.00 Sq.m (10%)
PROVIDED O.S.R. AREA	=	**1,457.10 Sq.m (10.05%)**

FLOOR SPACE INDEX (F.S.I) = 12,742.50 / 14,500.00 = 0.88 < 2.0

PLOT COVERAGE (PC) = 4,020.80 X 100 / 14,500.00 = 27.72 % < 50%

LAND AREA DETAILS

S.F.NO	VILLAGE	AREA IN ACRE	AREA IN SQ.M	AREA IN SQ.FT
443/1	VELLAKINAR	0.83	3,350.0	36,059.1
444/1A		0.06	250.0	2,691.0
444/1B		2.69	10,900.0	1,17,326.51
	TOTAL	3.58	14,500.0	1,56,076.55

LAND AREA DETAILS:

DESCRIPTION	ACRE	SQ.M
LAND AREA AS PER DOCUMENT	3.58	14500.00
LAND AREA AS PER FMB	3.58	14500.00
LAND AREA AS PER SITE	3.58	14692.00

BUILT-UP AREA DETAILS

BUILDING NAME	FLOOR NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	BUILT-UP AREA IN SQ.M	HEIGHT 'M'	USAGE
B.NO.1 GANGA DIAGNOSTIC RESEARCH BUILDING (G+3)	GROUND FLOOR	517.30	-	517.30	13.27 m	LAB
	FIRST FLOOR	481.40	-	481.40		
	SECOND FLOOR	531.80	-	531.80		
	THIRD FLOOR	531.80	-	531.80		
	TERRACE FLOOR	-	61.20	61.20		-
	SUB TOTAL	**2,062.30**	**61.20**	**2,123.50**		-
B.NO.2 GANGA REHABILITATION BUILDING (G+3)	GROUND FLOOR	3,333.70	-	3,333.70	13.86 m	COLLEGE
	FIRST FLOOR	2,424.30	-	2,424.30		COLLEGE
	SECOND FLOOR	2,474.80	-	2,474.80		COLLEGE & HOSPITAL
	THIRD FLOOR	2,277.30	-	2,277.30		HOSPITAL
	TERRACE FLOOR	-	448.50	448.50		-
	SUB TOTAL	**10,510.1**	448.50	**10,958.60**	-	-
B.NO.3 SECURITY CABIN	GROUND FLOOR	10.50	-	10.50	3.17 m	SERVICE BUILDING
B.NO. 4 - POWER HOUSE/GENSET	GROUND FLOOR	74.40	-	74.40	3.98 m	SERVICE BUILDING
B.NO.5 SUMP - PUMP ROOM	GROUND FLOOR	58.80	-	58.80	3.60 m	SERVICE BUILDING
B.NO.6 STP - PUMP ROOM	GROUND FLOOR	26.40	-	26.40	3.60 m	SERVICE BUILDING
	GRAND TOTAL	**12,742.50**	**509.70**	**13,252.20**	-	-

COLOUR INDEX:-

BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
OSR AREA	:

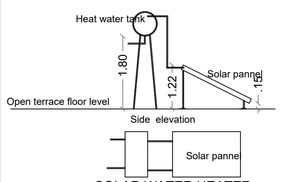
SITE PLAN

SCALE - 1:1000	SIZE : A1	DATE : 15.03.2026

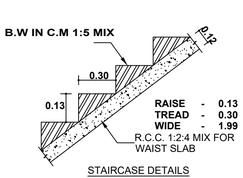
NOTE: ALL DIMENSIONS ARE IN METER

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

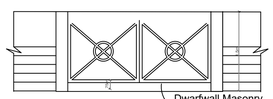
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



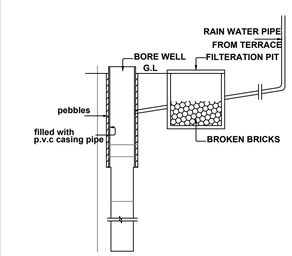
SOLAR WATER HEATER



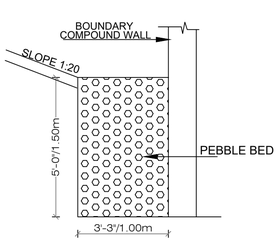
STAIRCASE DETAILS
SCALE :- NTS



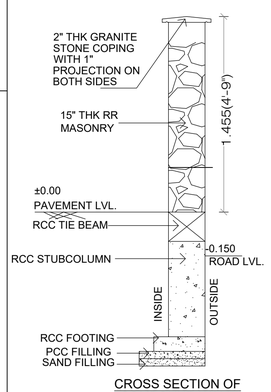
GATE DETAIL



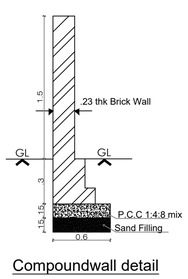
RAIN WATER HARVESTING DETAIL



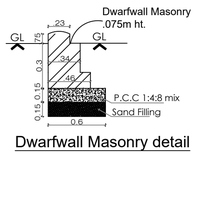
RAIN WATER HARVESTING TRENCH
SCALE : (NTS)



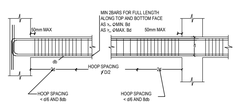
CROSS SECTION OF COMPOUND WALL



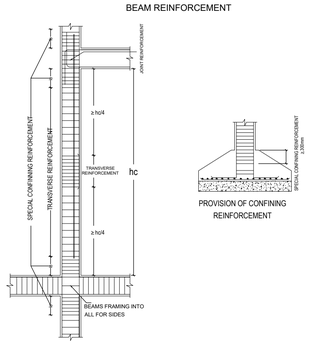
Compoundwall detail



Dwarfwall Masonry detail



BEAM REINFORCEMENT



COLUMN AND JOINT DETAILING

PROPOSED PARKING DETAILS:

As per TNCDBR 2019 Annexure IV Part I,

13(C) - COLLEGE

1 CAR SPACE FOR EVERY 100SQ.M OF CLASS ROOM AREA OR PART THEREOF AND 1 TWO-WHEELER SPACE FOR EVERY 50 SQ.M OF CLASS ROOM AREA OR PART THEREOF.

14(A) - HOSPITAL

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OR PART THEREOF.

S.NO.	DESCRIPTION	USAGE	FLOOR AREA	NO. OF CAR PARKING	NO. OF TWO WHEELER PARKING
1	GANGA DIAGNOSTIC RESEARCH BUILDING	LAB	2,062.3	28	28
2	GANGA REHABILITATION BUILDING	COLLEGE	6,299.80	63	126
		HOSPITAL	3,514.70	47	47
	TOTAL			**137**	**201**
	75% PARKING REQUIRED			**104**	**151**
	TOTAL NO. OF PHYSICALLY CHALLENGED PARKING REQUIRED			**11**	**16**
	PROPOSED NO. OF PARKING PROVIDED			**110**	**175**
	PROPOSED NO. OF PHYSICALLY CHALLENGED PARKING PROVIDED			**16**	**18**

APPLICANT SIGNATURE

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

REGISTERED ARCHITECT SIGNATURE

Er. J. MALATHY, M.E(GEOTECH).,
Govt. Registered Geo Tech Engineer,
Reg. No: GTA/21/08/001 (DTCP)
No. 6B, Phase - III, Vasanthom Nagar Extn.,
VALLALAR, VELLORE - 632 009.
Mobile : 95004 82883, 87782 20[illegible]

REGISTERED GEO-TECH ENGINEER SIGNATURE

E.K.YUVARAJ, B.E.,
Registered Construction Engineer (CE)
Reg. No:CE/June-2024/007
Plot No. 39, Magalbma Gandhi Street,
Pudumai Nagar, Ariyur, Vellore - 632 055.
kyuvaraj73@gmail.com Mob: 9442[illegible]39

REGISTERED CONSTRUCTION SIGNATURE

S. MURUGESH, M.E.,F.I.E.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

REGISTERED STRUCTURAL ENGINEER SIGNATURE

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
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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.