PP APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

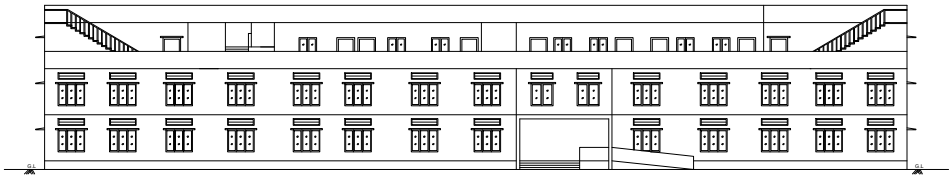
ISSUING AUTHORITY
DTCP

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

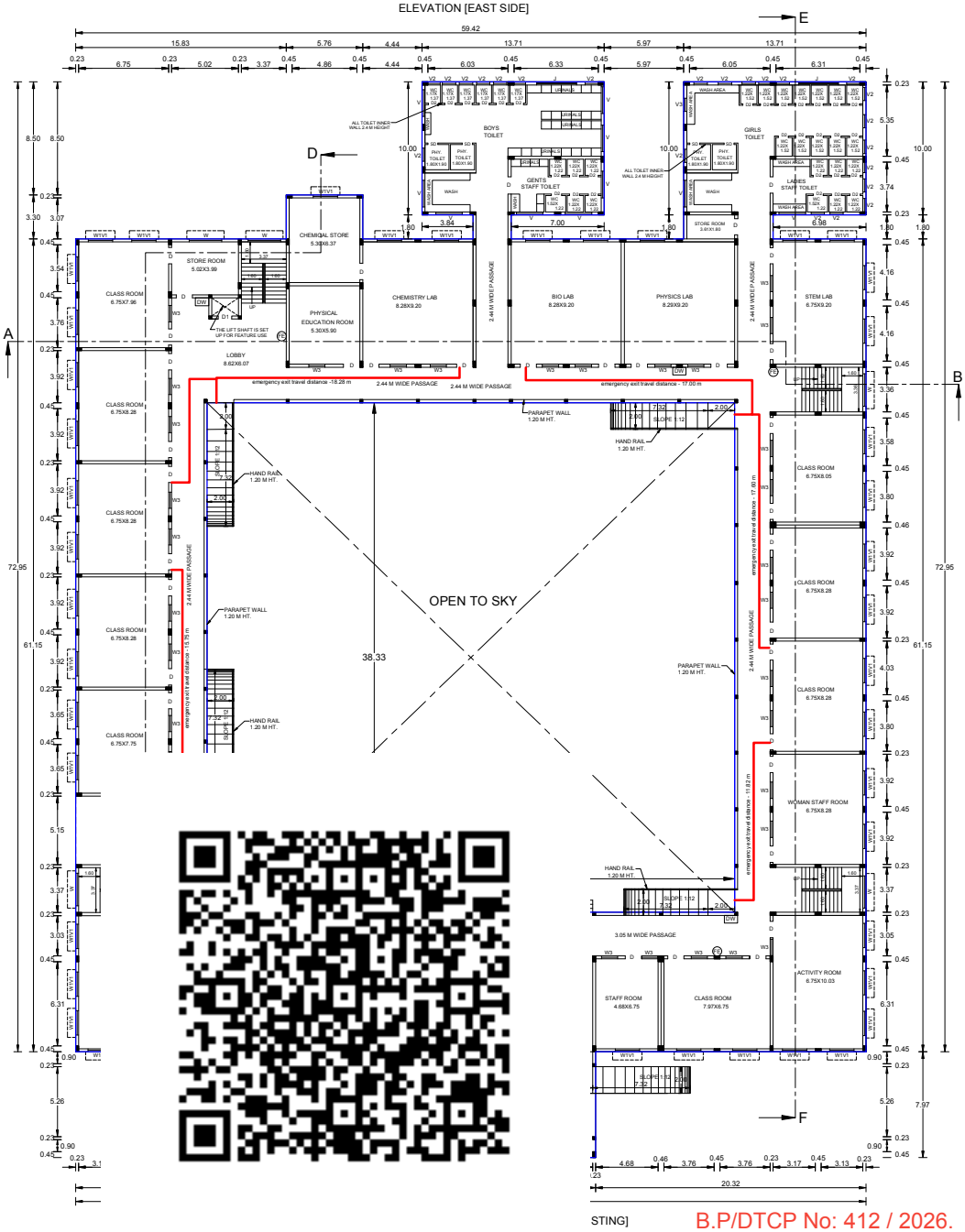
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE REVISION AND ADDITIONAL PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT TNPL PUBLIC (CBSE) SCHOOL IN S.F NO:207 (PART), 218 (PART), 227 (PART), 228 (PART), 229 (PART), 230 (PART) AT TNPL COLONY, KAGITHAPURAM, THIRUKKADUTHURAI VILLAGE, PUGALUR MUNICIPALITY, KARUR DISTRICT.

SCALE : 1:100.



ELEVATION [EAST SIDE]



STING]

B.P/DTCP No: 412 / 2026.

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE FEET	SIZE METERS
D	DOOR	4' 0" x 7' 0"	1.22 x 2.14
D1	DOOR	3' 3" x 7' 0"	1.02 x 2.14
SD	SLIDING DOOR	3' 3" x 7' 0"	1.02 x 2.14
D2	DOOR 2	2'-6' x 7' 0"	0.76 x 2.44
W	WINDOW	8' 0" x 5' 0"	2.44 x 1.52
W1	WINDOW	6' 0" x 5' 0"	1.83 x 1.52
W2	WINDOW	5' 0" x 5' 0"	1.52 x 1.52
W3	WINDOW	4' 0" x 5' 0"	1.22 x 1.52
V	VENTILATOR	6' 6" x 2' 0"	2.00 x 0.61
V1	VENTILATOR	6' 0" x 2' 0"	1.83 x 0.61
V2	VENTILATOR	3' 0" x 2' 0"	0.91 x 0.61
J	JALLY	10' 0" x 2' 0"	3.00 x 0.61

EXISTING PLAN APPROVED DETAILS

BUILDING PERMIT NO: 01/2014 DATE: 06.06.2014

AREA DETAIL

SITE AREA [as per document] - 25593.04 Sqm.
SITE AREA [as per total fmb] - 120300.00 Sqm.
SITE AREA [as per super imposed area] - 25641.09 Sqm.

SURVEY NO	AREA [Sq.m]	AREA [Sq.ft]
207 PART	429.58	4624.00
218 PART	731.33	7872.00
227 PART	1170.56	12601.03
228 PART	3073.49	33083.66
229 PART	4304.72	46336.00
230 PART	15883.36	170982.68
TOTAL	25593.04	275499.37

FLOOR NAME	PROPOSED CONSTRUCTION AREA		REVISED AREA		TOTAL BUILDUP AREA
	F.S.I.	NON F.S.I.	F.S.I.	NON F.S.I.	
GROUND FLOOR	-	-	2476.35	-	2476.35
FIRST FLOOR	-	-	2476.35	-	2476.35
SECOND FLOOR	1786.25	-	-	-	1786.25
HEAD ROOM	-	-	-	-	-
TOTAL AREA	1786.25	-	4952.70	-	6738.95

FLOOR SPACE INDEX - $\frac{6738.95}{25593.04}$ = 0.263.

PLOT COVERAGE - $\frac{2476.35}{25593.04}$ X 100 = 9.67 %.

NOTE:-

1. ALL MEASUREMENTS ARE SHOWN IN METER.
2. SLUDGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK AND DISPERSION TRENCH.
3. A BORE WELL HAS ALREADY BEEN PROVIDED AND ADDITIONAL WATER SUPPLY WILL BE PROVIDED FOR 24/7 SUPPLY TNPL.
4. RAIN WATER PERCULATION BED 1.0 M WIDE WILL BE PROVIDED AROUND THE BUILDING.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THOUGH PIPES AND LED INTO A FILTER MATERIAL AND THEN LED INTO A FILTER PIT (SIZE 60X60X60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
6. SOLAR PANEL WILL BE PROVIDED - 830 Sqm AREA.
7. OSR AREA PROVIDED - 2560.00 Sqm
8. A TRANSFORMER YARD HAS BEEN PROVIDED - 10.0 M X 5.0 M / AND 24X7 POWER SUPPLY WILL BE AVAILABLE FROM TNPL DISTRIBUTION.
9. FIRE FIGHTING EQUIPMENT TO BE INSTALLMENT EACH FLOOR - (FE)
10. EXISTING NUMBER OF CLASS ROOMS - 21 NOS
    PROPOSED NUMBER OF CLASS ROOMS - 08 NOS
    TOTAL CLASS ROOMS - 29 NOS
11. NUMBER OF STUDENTS ENROLLED: BOYS - 413 AND GIRLS - 439

OWNER:-

GSTIN : 33AEQFS9796B1ZE
SRI VIDHYA
30/5, Raja Gounder I Street,
NGGO Colony, Surampatti,
Erode - 638 009. Cell: 99434 33755

STRUCTURAL ENGINEER

S.NAGARAJ, M.Tech., (STRU) M.E. C.E.F.I.V.
Registered Engineer, Licensed Surveyor
"ARUN CONSTRUCTION"
No.21, First Floor, Kanchana Towers
Hotel Bloosoms Complex
13-F Williams Road, Tiruchirappalli-1
Cell 93451 13849

CONSTRUCTION ENGINEER

S.NAGARAJ, M.Tech., (STRU) M.E. C.E.F.I.V.
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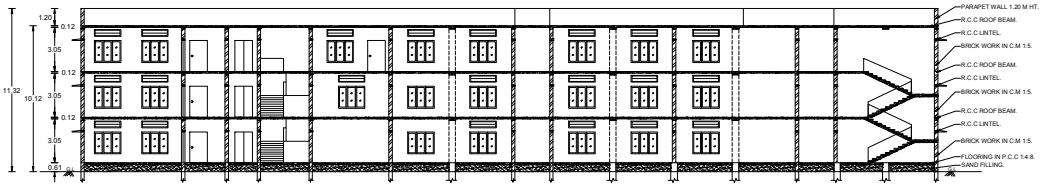
Hotel Bloosoms Complex
13-F Williams Road, Tiruchirappalli-1
Cell 93451 13849
RE/Gr.I/DTCP/TRY/SEP 2024 - 050

REGISTER ENGINEER

REF.NO: 05/2026 * T.A.

PLAN SHOWING THE REVISION AND ADDITIONAL PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT TNPL PUBLIC (CBSE) SCHOOL IN S.F NO:207 (PART), 218 (PART), 227 (PART), 228 (PART), 229 (PART), 230 (PART) AT TNPL COLONY, KAGITHAPURAM, THIRUKKADUTHURAI VILLAGE, PUGALUR MUNICIPALITY, KARUR DISTRICT.

SCALE : 1:100.



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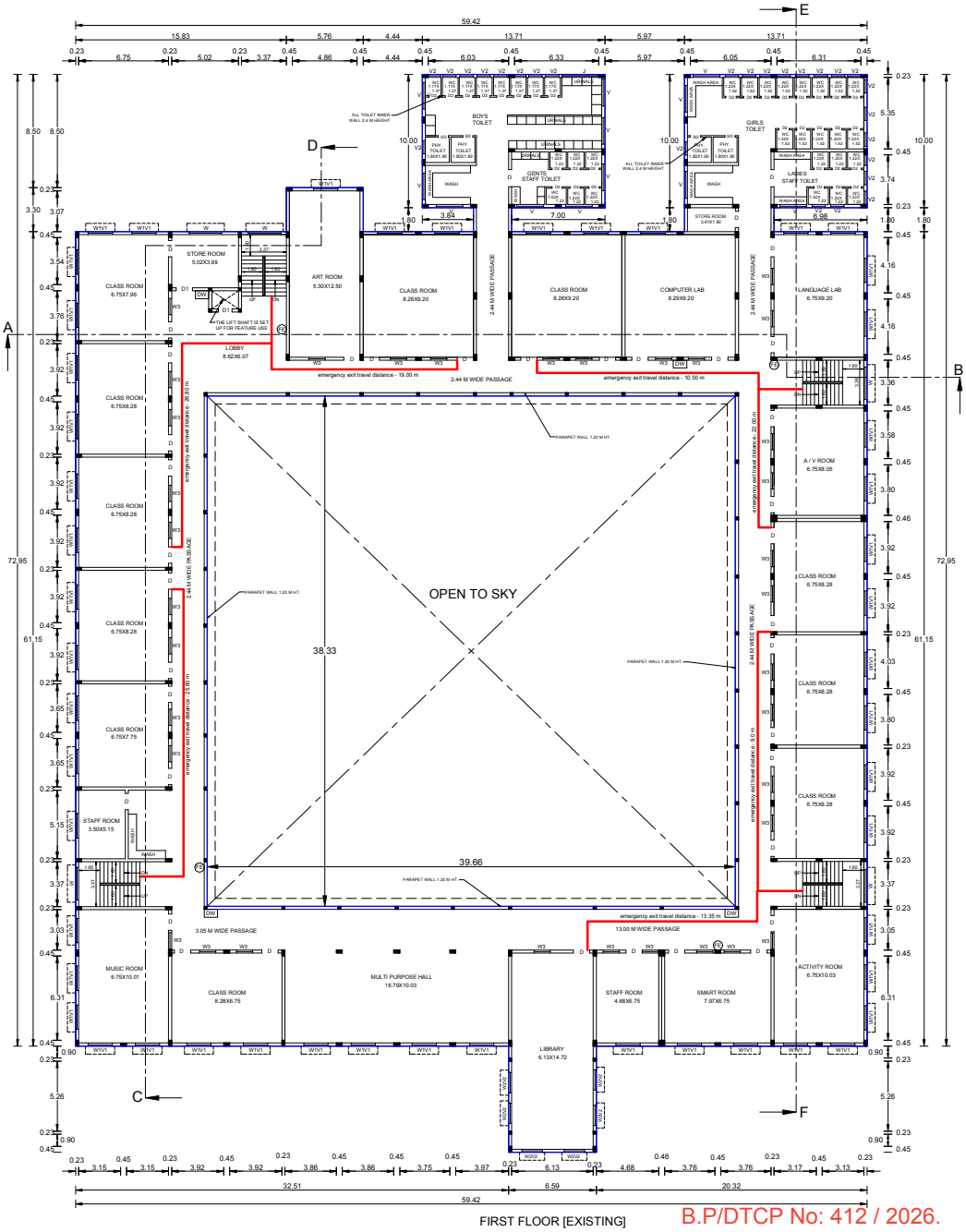

FIRST FLOOR [EXISTING]

B.P/DTCP No: 412 / 2026.

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE FEET	SIZE METERS
D	DOOR	4' 0" x 7' 0"	1.22 x 2.14
D1	DOOR	3' 3" x 7' 0"	1.02 x 2.14
SD	SLIDING DOOR	3' 3" x 7' 0"	1.02 x 2.14
D2	DOOR 2	2'-6' x 7' 0"	0.76 x 2.44
W	WINDOW	8' 0" x 5' 0"	2.44 x 1.52
W1	WINDOW	6' 0" x 5' 0"	1.83 x 1.52
W2	WINDOW	5' 0" x 5' 0"	1.52 x 1.52
W3	WINDOW	4' 0" x 5' 0"	1.22 x 1.52
V	VENTILATOR	6' 6" x 2' 0"	2.00 x 0.61
V1	VENTILATOR	6' 0" x 2' 0"	1.83 x 0.61
V2	VENTILATOR	3' 0" x 2' 0"	0.91 x 0.61
J	JALLY	10' 0" x 2' 0"	3.00 x 0.61

EXISTING PLAN APPROVED DETAILS

BUILDING PERMIT NO: 01/2014 DATE: 06.06.2014

AREA DETAIL

SITE AREA [as per document] - 25593.04 Sqm.
SITE AREA [as per total fmb] - 120300.00 Sqm.
SITE AREA [as per super imposed area] - 25641.09 Sqm.

SURVEY NO	AREA [Sq.m]	AREA [Sq.ft]
207 PART	429.58	4624.00
218 PART	731.33	7872.00
227 PART	1170.56	12601.03
228 PART	3073.49	33083.66
229 PART	4304.72	46336.00
230 PART	15883.36	170982.68
TOTAL	25593.04	275499.37

FLOOR NAME	PROPOSED CONSTRUCTION AREA		REVISED AREA		TOTAL BUILDUP AREA
	F.S.I.	NON F.S.I.	F.S.I.	NON F.S.I.	
GROUND FLOOR	-	-	2476.35	-	2476.35
FIRST FLOOR	-	-	2476.35	-	2476.35
SECOND FLOOR	1786.25	-	-	-	1786.25
HEAD ROOM	-	-	-	-	-
TOTAL AREA	1786.25	-	4952.70	-	6738.95

FLOOR SPACE INDEX - 6738.95 / 25593.04 = 0.263.

PLOT COVERAGE - 2476.35 / 25593.04 X 100 = 9.67 %.

NOTE:-

1. ALL MEASUREMENTS ARE SHOWN IN METER.
2. SLUDGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK AND DISPERSION TRENCH.
3. A BORE WELL HAS ALREADY BEEN PROVIDED AND ADDITIONAL WATER SUPPLY WILL BE PROVIDED FOR 24/7 SUPPLY TNPL.
4. RAIN WATER PERCULATION BED 1.0 M WIDE WILL BE PROVIDED AROUND THE BUILDING.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THOUGH PIPES AND LED INTO A FILTER MATERIAL AND THEN LED INTO A FILTER PIT (SIZE 60X60X60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
6. SOLAR PANEL WILL BE PROVIDED - 830 Sqm AREA.
7. OSR AREA PROVIDED - 2560.00 Sqm
8. A TRANSFORMER YARD HAS BEEN PROVIDED - 10.0 M X 5.0 M / AND 24X7 POWER SUPPLY WILL BE AVAILABLE FROM TNPL DISTRIBUTION.
9. FIRE FIGHTING EQUIPMENT TO BE INSTALLMENT EACH FLOOR - (FE)
10. EXISTING NUMBER OF CLASS ROOMS - 21 NOS
    PROPOSED NUMBER OF CLASS ROOMS - 08 NOS
    TOTAL CLASS ROOMS - 29 NOS
11. NUMBER OF STUDENTS ENROLLED: BOYS - 413 AND GIRLS - 439

OWNER:-

GSTIN : 33AFOFS9796B1ZE
SRI VIDHYA
30/5, Raja Gounder I Street,
NGGO Colony, Surampatti,
Erode - 638 009. Cell: 99434 33755
STRUCTURAL ENGINEER

S.NAGARAJ, M.Tech., ASTRU, M.I.E, C.E,F.I.V.
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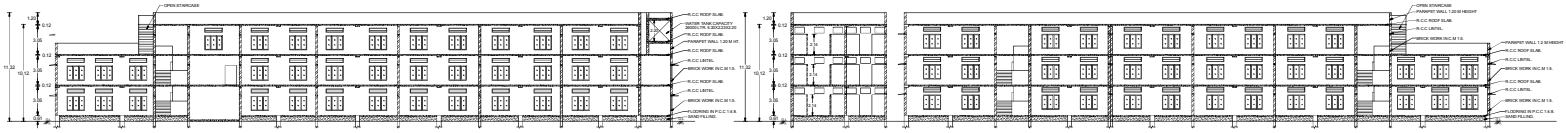
13-F Williams Road, Tiruchirappalli-1
Cell 93451 13849
RE/Gr.I/DTCP/TRY/SEP 2024 - 050
REGISTER ENGINEER

REF.NO: 05/2026 * T.A.

PLAN SHOWING THE REVISION AND ADDITIONAL PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT TNPL PUBLIC (CBSE) SCHOOL IN S.F NO:207 (PART), 218 (PART), 227 (PART), 228 (PART), 229 (PART), 230 (PART) AT TNPL COLONY, KAGITHAPURAM, THIRUKKADUTHURAI VILLAGE, PUGALUR MUNICIPALITY, KARUR DISTRICT.

SCALE : 1:100.



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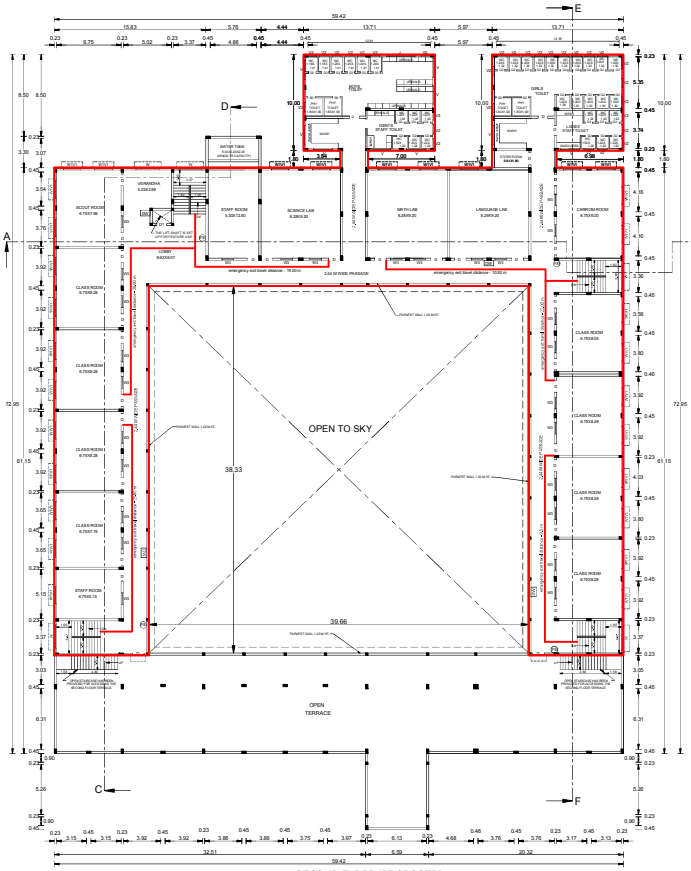
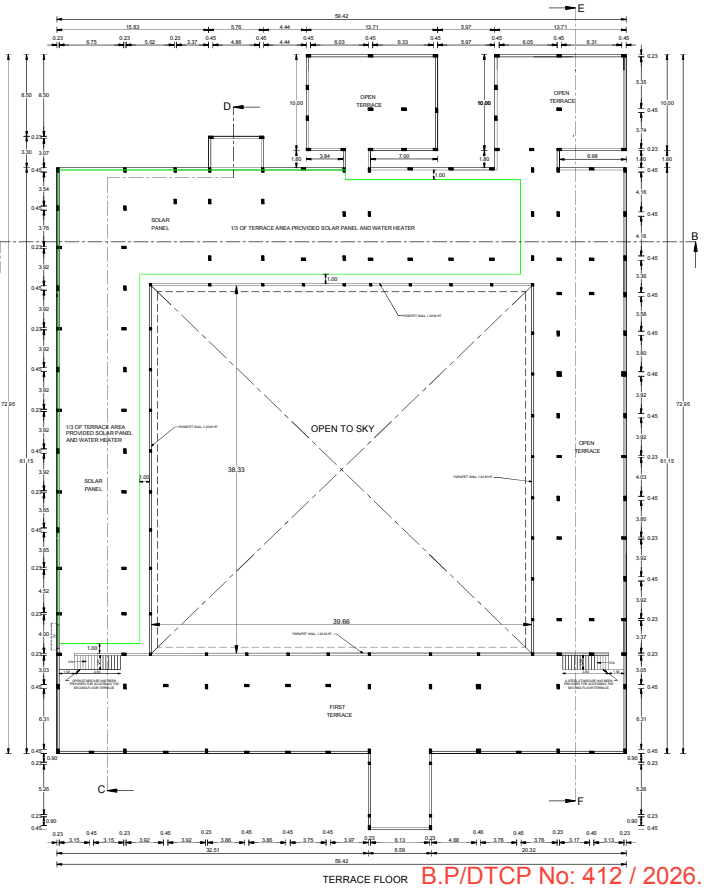


SECOND FLOOR [PROPOSED]



TERRACE FLOOR

B.P/DTCP No: 412 / 2026.

SCHEDULE OF JOINERIES

SHEET NO:4/4

TYPE	DESCRIPTION	SIZE FEET	SIZE METERS
D	DOOR	4' 0" x 7' 0"	1.22 x 2.14
D1	DOOR	3' 3" x 7' 0"	1.02 x 2.14
SD	SLIDING DOOR	3' 3" x 7' 0"	1.02 x 2.14
D2	DOOR 2	2'-6" x 7' 0"	0.76 x 2.44
W	WINDOW	8' 0" x 5' 0"	2.44 x 1.52
W1	WINDOW	6' 0" x 5' 0"	1.83 x 1.52
W2	WINDOW	5' 0" x 5' 0"	1.52 x 1.52
W3	WINDOW	4' 0" x 5' 0"	1.22 x 1.52
V	VENTILATOR	6' 6" x 2' 0"	2.00 x 0.61
V1	VENTILATOR	6' 0" x 2' 0"	1.83 x 0.61
V2	VENTILATOR	3' 0" x 2' 0"	0.91 x 0.61
J	JALLY	10' 0" x 2' 0"	3.00 x 0.61

EXISTING PLAN APPROVED DETAILS

BUILDING PERMIT NO: 01/2014 DATE: 06.06.2014

AREA DETAIL

SITE AREA (as per document) - 25593.04 Sqm.

SITE AREA (as per total fmb) - 120300.00 Sqm.

SITE AREA (as per super imposed area) - 26561.09 Sqm.

SURVEY NO	AREA (Sq.m)	AREA (Sq.ft)
207/PART	429.68	4624.00
218/PART	731.33	7872.00
227/PART	1170.66	12601.03
228/PART	3073.49	33083.66
229/PART	4304.72	46336.00
230/PART	15883.36	170962.68
TOTAL	25593.04	275499.37

FLOOR NAME	PROPOSED CONSTRUCTION AREA		REVISED AREA		TOTAL BUILDUP AREA
	F.S.I.	NON F.S.I.	F.S.I.	NON F.S.I.	
GROUND FLOOR	-	-	2476.35	-	2476.35
FIRST FLOOR	-	-	2476.35	-	2476.35
SECOND FLOOR	1786.25	-	-	-	1786.25
HEAD ROOM	-	-	-	-	-
TOTAL AREA	1786.25	-	4952.70	-	6738.95

FLOOR SPACE INDEX - 6738.95 / 25593.04 = 0.263.

PLOT COVERAGE - 2476.35 / 25593.04 X 100 = 9.67 %

NOTE:-

1. ALL MEASUREMENTS ARE SHOWN IN METER.
2. SLUDGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK AND DISPERSION TRENCH.
3. A BORE WELL HAS ALREADY BEEN PROVIDED AND ADDITIONAL WATER SUPPLY WILL BE PROVIDED FOR 24/7 SUPPLY TNPL.
4. RAIN WATER PERCULATION BED 1.0 M WIDE WILL BE PROVIDED AROUND THE BUILDING.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THOUGH PIPES AND LED INTO A FILTER MATERIAL AND THEN LED INTO A FILTER PIT (SIZE 600MX600CMX1M) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
6. SOLAR PANEL WILL BE PROVIDED - 630 Sqm AREA.
7. OSR AREA PROVIDED - 2560.00 Sqm
8. A TRANSFORMER YARD HAS BEEN PROVIDED - 10.0 M X 0.0 M / AND 2kKT POWER SUPPLY WILL BE AVAILABLE FROM TNPL DISTRIBUTION.
9. FIRE FIGHTING EQUIPMENT TO BE INSTALLMENT EACH FLOOR - (5)
10. EXISTING NUMBER OF CLASS ROOMS - 21 NOS
PROPOSED NUMBER OF CLASS ROOMS - 08 NOS
TOTAL CLASS ROOMS - 29 NOS
11. NUMBER OF STUDENT'S ENROLLED BOYS - 412 AND GIRLS - 439

OWNER:-

GSTIN : 33AEQFS9756B1ZE
SRI VIDHYA
30/5, Raja Bhandar I Street,
Nagai Colony, Surampatti,
Erode - 638 009. Cell: 99434 37785

S.NAGARAJ
"ARUN CONSTRUCTION"
No.21, First Floor, Kanchana Towers,
Home Blossoms Complex
13-F Williams Road, Tiruchirappalli-1
Cell : 9 3 4 5 1 . 1 5 8 4 9

STRUCTURAL ENGINEER | CONSTRUCTION ENGINEER

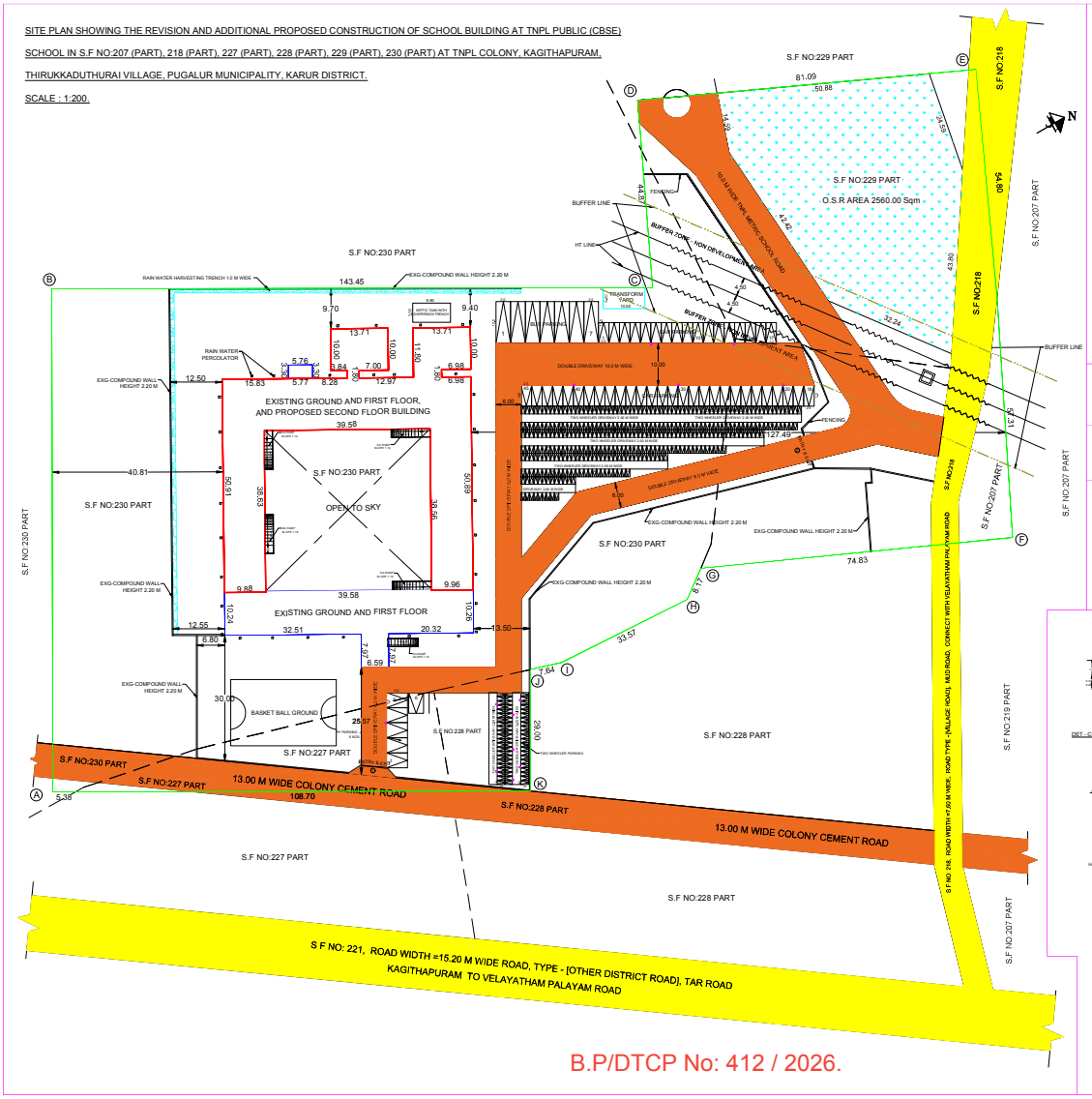
S.NAGARAJ
Registered Engineer, Coastal Surveyor
No.21, First Floor, Kanchana Towers,
Home Blossoms Complex
13-F Williams Road, Tiruchirappalli-1
Cell : 9 3 4 5 1 . 1 5 8 4 9
RID/SI.II/DTCP/TRY/SEP 2024 - 950

REGISTER ENGINEER

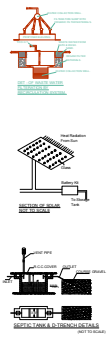
REF.NO: 05/2026 * T.A.

SITE PLAN SHOWING THE REVISION AND ADDITIONAL PROPOSED CONSTRUCTION OF SCHOOL BUILDING AT TNPL PUBLIC (CBSE) SCHOOL IN S.F NO:207 (PART), 218 (PART), 227 (PART), 228 (PART), 229 (PART), 230 (PART) AT TNPL COLONY, KAGITHAPURAM, THIRUKKADUTHURAI VILLAGE, PUGALUR MUNICIPALITY, KARUR DISTRICT.

SCALE : 1:200.



B.P/DTCP No: 412 / 2026.



SHEET NO:1/4

AREA DETAIL

SITE AREA [as per document] - 25593.04 Sqm.
SITE AREA [as per total fmb] - 120300.00 Sqm.
SITE AREA [as per super imposed area] - 25641.09 Sqm.

SURVEY NO	AREA [Sq.m]	AREA [Sq.ft]
207 PART	429.58	4624.00
218 PART	731.33	7872.00
227 PART	1170.56	12601.03
228 PART	3073.49	33083.66
229 PART	4304.72	46336.00
230 PART	15883.36	170982.68
TOTAL	25593.04	275499.37

EXISTING PLAN APPROVED DETAILS

BUILDING PERMIT NO: 01/2014 DATE: 06.06.2014

FLOOR NAME	FSI	NON - FSI	TOTAL
GROUND FLOOR	2446.01	58.97	2504.98
FIRST FLOOR	2446.01	58.97	2504.98
HEAD ROOM	-	169.41	169.41
TOTAL	4892.02	287.35	5179.37

FLOOR NAME	PROPOSED CONSTRUCTION AREA		REVISED AREA		TOTAL BUILDUP AREA
	F.S.I.	NON F.S.I.	F.S.I.	NON F.S.I.	
GROUND FLOOR	-	-	2476.35	-	2476.35
FIRST FLOOR	-	-	2476.35	-	2476.35
SECOND FLOOR	1786.25	-	-	-	1786.25
HEAD ROOM	-	-	-	-	-
TOTAL AREA	1786.25	-	4952.70	-	6738.95

FLOOR SPACE INDEX - 6738.95 / 25593.04 = 0.263.

PLOT COVERAGE - 2476.35 / 25593.04 X 100 = 9.67 %.

STAFF STRENGTH PARTICULARS

PARTICULARS	MALE	FEMALE	TOTAL
TEACHING STAFF	9	37	46
NON- TEACHING STAFF	7	12	19
TOTAL	16	49	65

NO OF STUDENTS

EXISTING GROUND AND FIRST FLOOR = 640 STUDENTS.
PROPOSED SECOND FLOOR = 320 STUDENTS.
TOTAL = 960 STUDENTS.
NUMBER OF STUDENTS ENROLLED: BOYS - 415 & GIRLS - 439

PARKING

OPEN CAR PARKING	: 45 NOS.
PHYSICALLY CHALLENGED CAR PARKING	: 06 NOS.
TOTAL CAR PARKING	: 51 NOS.
TWO WHEELER PARKING	: 60 NOS.
DA TWO WHEELER PARKING	: 06 NOS.
TOTAL TWO WHEELER PARKING	: 66 NOS.
CYCLE PARKING	: 323 NOS.
BUS PARKING	: 07 NOS.
CAR FAST CHARGING POINT	: 06 NOS
TWO WHEELER FAST CHARGING POINT	: 07 NOS
FAST CHARGING POINT POLE	-

NOTE:-

1. ALL MEASUREMENTS ARE SHOWN IN METER.
2. SLUDGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK AND DISPERSION TRENCH.
3. A BORE WELL HAS ALREADY BEEN PROVIDED AND ADDITIONAL WATER SUPPLY WILL BE PROVIDED FOR 24/7 SUPPLY TNPL.
4. RAIN WATER PERCULATION BED 1.0 M WIDE WILL BE PROVIDED AROUND THE BUILDING.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THOUGH PIPES AND LED INTO A FILTER MATERIAL AND THEN LED INTO A FILTER PIT (SIZE 6240X6240X3CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
6. SOLAR PANEL WILL BE PROVIDED - 830 Sqm AREA.
7. OSR AREA PROVIDED - 2560.00 Sqm.
8. A TRANSFORMER YARD HAS BEEN PROVIDED - 10.0 M X 5.0 M / AND 24X7 POWER SUPPLY WILL BE AVAILABLE FROM TNPL DISTRIBUTION.
9. THE SEWAGE FROM THE SCHOOL IS CONNECTED TO THE SEWAGE TREATMENT PLANT IN TNPL COLONY THROUGH A PIPE.
10. FIRE FIGHTING EQUIPMENT TO BE INSTALLMENT EACH FLOOR - 6

NO OF CLASS ROOMS.

FLOOR NAME	NUMBERS	AREA Sqm
GROUND FLOOR	10	549.52
FIRST FLOOR	11	649.63
SECOND FLOOR	08	441.99
TOTAL	29	1641.14

SANITARY UNIT	REQUIRED		TOTAL	PROVIDED		TOTAL	STAFF'S		TOTAL
	BOYS	GIRLS		BOYS	GIRLS		GENTS	LADY'S	
WATER CLOSET(WC)	21	33	54	21	40	61	18	18	36
PHY.CHALLENGED PERSON TOILET	6	6	12	6	6	12	-	-	-
ABLUTION TAPS	21	33	54	21	40	61	18	18	36
URINALS	42	-	42	84	-	84	18	-	18
WASH BASINS	21	21	42	24	50	74	10	10	20
DRINKING WATER FOUNTAINS	-	-	33	-	-	33	-	-	-
CLEANER'S SINK	-	-	6	-	-	6	-	-	-

NO OF TOILETS & TAPS PROVIDED.

SANITARY UNIT	GROUND FLOOR		FIRST FLOOR		SECOND FLOOR		STAFF'S		TOTAL
	BOYS	GIRLS	BOYS	GIRLS	BOYS	GIRLS	GENS	LADYS	
WATER CLOSET(WC)	7	12	8	13	6	15	18	18	97
PHY.CHALLENGED PERSON TOILET	2	2	2	2	2	2	-	-	12
ABLUTION TAPS	7	12	8	13	6	15	18	18	97
URINALS	28	-	28	-	28	-	18	-	102
WASH BASINS	9	15	9	15	6	20	10	10	94
DRINKING WATER FOUNTAINS	-	11	-	13	-	9	-	-	33
CLEANER'S SINK	-	2	-	2	-	2	-	-	6

COLOUR INDEX:-

SITE BOUNDARY IN - EXT ROAD IN -
PRO BUILDING IN - CAMPUS ROAD IN -
EXT BUILDING IN - OSR AREA -

OWNER:-

GSTIN : 33AEQFS9796B1ZE
SRI VIDHYA
F 105, Raja Gounder I Street, NGGO Colony, Surampatti, Erode - 638 009. Cell: 99434 33755
STRUCTURAL ENGINEER

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REGISTER ENGINEER

REF.NO: 03/2026 * T.A.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.