PP APPROVAL RECORD

Planning Permission

Survey 129/1B and 2 more

L.N.S, Karur taluk

Karur district, Tamil Nadu

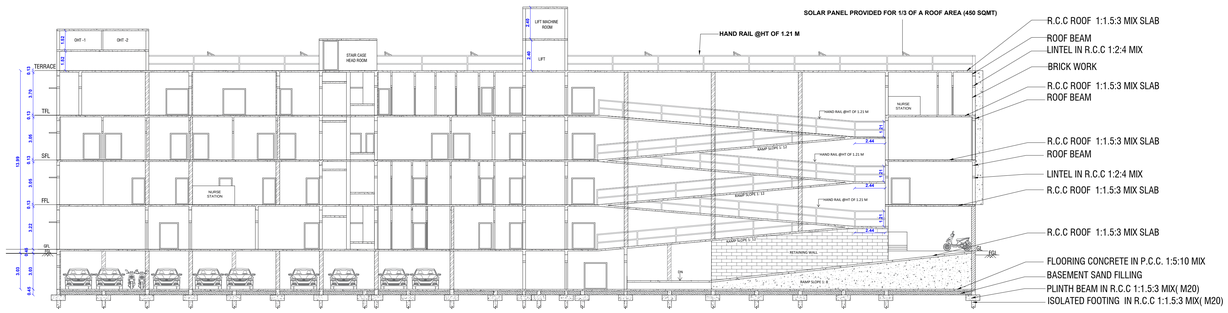
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

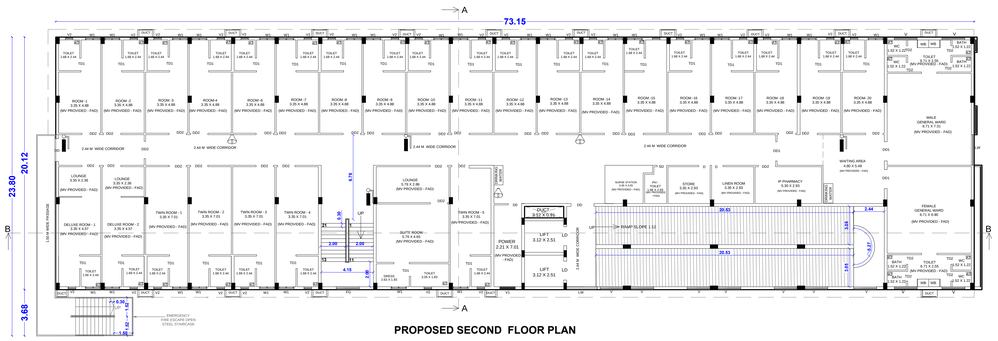
The approval as the planning authority issued it, reproduced in full behind this page.

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

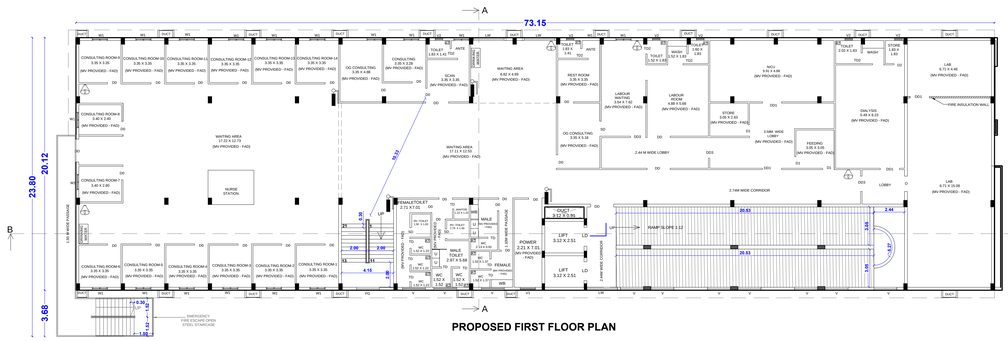
SCALE 1: 100



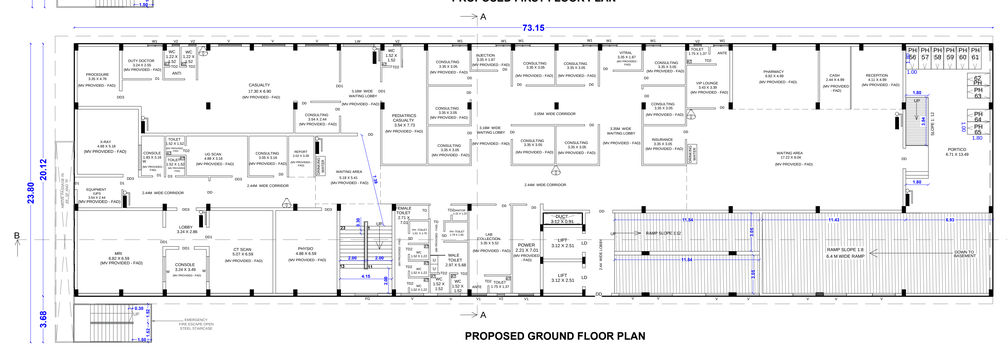
CROSS SECTION B-B



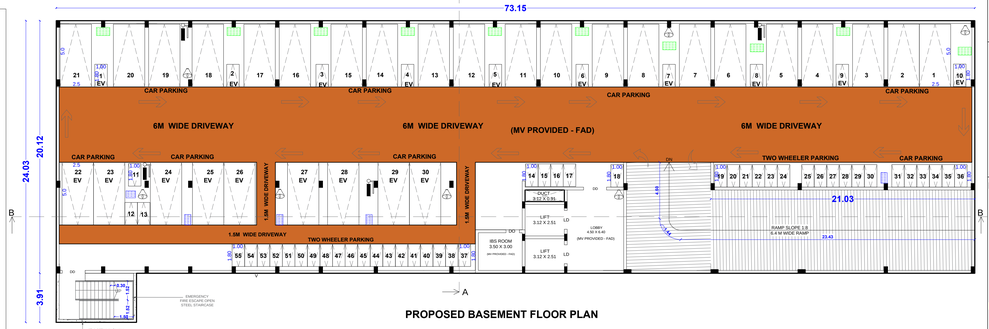
PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

NOTE:

1.ALL DIMENSIONS ARE IN METER.
2.RAINWATER COLLECTION WELLS WILL BE PROVIDED
3.FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4.EMERGENCY ALARMS WILL BE PROVIDED
5.DRINKING WATER WILL BE PROVIDED
6.GROUND WATER SUMPS WILL BE PROVIDED
7.FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8.EXHAUST FAN PROVISION IS MADE AT TOILET&WASH
9.RAINWATER HARVESTING FACILITIES PROVIDED.
10.WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
11.SEWAGE TREATMENT PLANT PROVIDED.
12.SEPTIC TANK PROVIDED.
13.WATER FACILITIES PROVIDED.
14.FA- FIRE ALARM PROVIDED
15.FE- FIRE SAFETY MEASURES PROVIDED.
16.SB- SAND BUCKET PROVIDED
17.FE- FIRE EXTINGUISHER PROVIDED
18. SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA
19. MV - MECHANICAL VENTILATION (FRESH AIR DUCT)
20. AT - ABLUTION TAP
21. WS - WASH BASIN

PARKING DETAILS :- 75 % OF THE PARKING PROVIDED

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER PARKING (1 TWO WHEELER FOR EVERY 75 SQMT OF A FLOOR AREA)	61 NOS	10NOS OF PH+ 10NOS OF EV+ 45 NOS
2	CAR PARKING (1 CAR FOR EVERY 75 SQMT OF A FLOOR AREA)	61 NOS	10NOS OF PH+ 9NOS OF EV+ 46 NOS

SHEET -1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF HOSPITAL BUILDING IN S.F NO: 129/1B, 130/2B & 4B, AT L.N.S VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND DISTRICT.

AREA OF THE SITE AS PER DOCUMENT- 4125.84SQMT

AREA OF THE SITE AS PER PATTA

S.F.NO: 129/1B - 2346 SQMT

S.F.NO: 130/2B - 795 SQMT

S.F.NO: 130/4B - 985 SQMT

TOTAL PATTA AREA - 4126 SQMT

N W E S

SCALE 1: 100

AREA DETAILS :-

S.F. NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BASEMENT FLOOR	13.69	1477.72	1491.41
2.	GROUND FLOOR	1488.09	-	1488.09
3.	FIRST FLOOR	1512.27	-	1512.27
4.	SECOND FLOOR	1512.27	-	1512.27
5.	THIRD FLOOR	1512.27	-	1512.27
6.	HEAD ROOM	-	54.36	54.36
TOTAL		6038.59	1532.08	7570.67

PLOT COVERAGE (P.C) - 36.06%

FLOOR SPACE INDEX (FSI) - 1.46

CALCULATION:

PLOT COVERAGE (P.C) - $\frac{1488.09}{4126.00}$ x 100 = 36.06%

FLOOR SPACE INDEX (FSI) - $\frac{6038.59}{4126.00}$ = 1.46

SCHEDULE OF JOINERIES

S.F.NO	REFERENCE	IN METER
1	DD - DOUBLE DOOR	1.82 x 2.13
2	DD1 - DOUBLE DOOR	1.52 x 2.13
3	DD2 - DOUBLE DOOR	1.37 x 2.13
4	DD3 - DOUBLE DOOR	1.21 x 2.13
5	D0 - DOOR	1.06 x 2.13
6	D - DOOR	0.99 x 2.13
7	D1 - DOOR	0.91 x 2.13
8	D2 - DOOR	0.83 x 2.13
9	TD - TOILET DOOR	1.06 x 2.13
10	TD1 - TOILET DOOR	0.99 x 2.13
11	TD2 - TOILET DOOR	0.76 x 2.13
12	W - WINDOW	2.00 x 1.52
13	W1 - WINDOW	1.21 x 1.52
14	V - VENTILATION	1.82 x 0.64
15	V1 - VENTILATION	1.21 x 0.64
16	V2 - VENTILATION	0.60 x 0.64
17	FG - FIXED GLASS	1.83 x 2.13
18	LD - LIFT DOOR	1.52 x 2.13
19	LW - LOUVERED WINDOW	2.44 X 2.13
20	O - OPEN	1.21 X 2.13
21	O1 - OPEN	1.21 X 1.21
22	SD - SLIDING DOOR	0.76 X 2.13

COLOUR INDEX:

SITE BOUNDARY	-	
EXISTING ROAD	-	
DRIVE WAY	-	
PROPOSED BUILDING	-	
RAINWATER PERCOLATION BED	-	
EV - CAR CHARGING POINT	-	
EV - TWO WHEELER CHARGING POINT	-	

APPLICANT

M/S ARAM SEYON HEALTH CARE LLP
REPRESENTED BY ITS PARTNER
Mr. P. SARAVANAN

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc)., AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

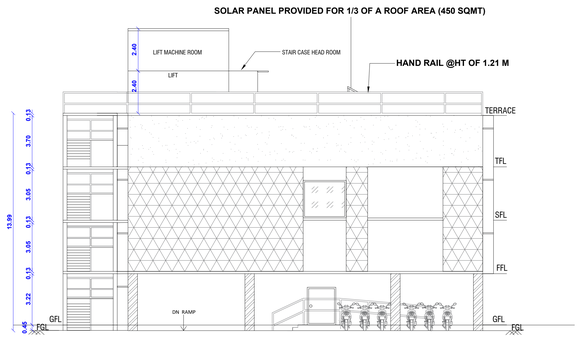
REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Sengunthapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

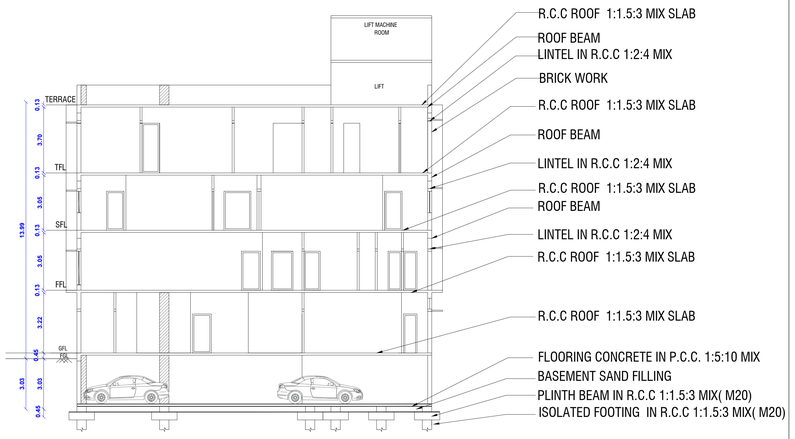
REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI.B.E.,M.E. (Soil Mech).FIE.FIV., D.Litt.(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No GTE/19/042022)
(DTCP Regn No:GTE/64/2024.
DTCP/MADURAI/DECEMBER/02 12.2024)
GEOMATRIX CONSULTANCY
No.22, Thomas Street, Narimedu,
Madurai-625002.Ph:7598031360,7708758598
Email:geomatrixconsultancy@gmail.com

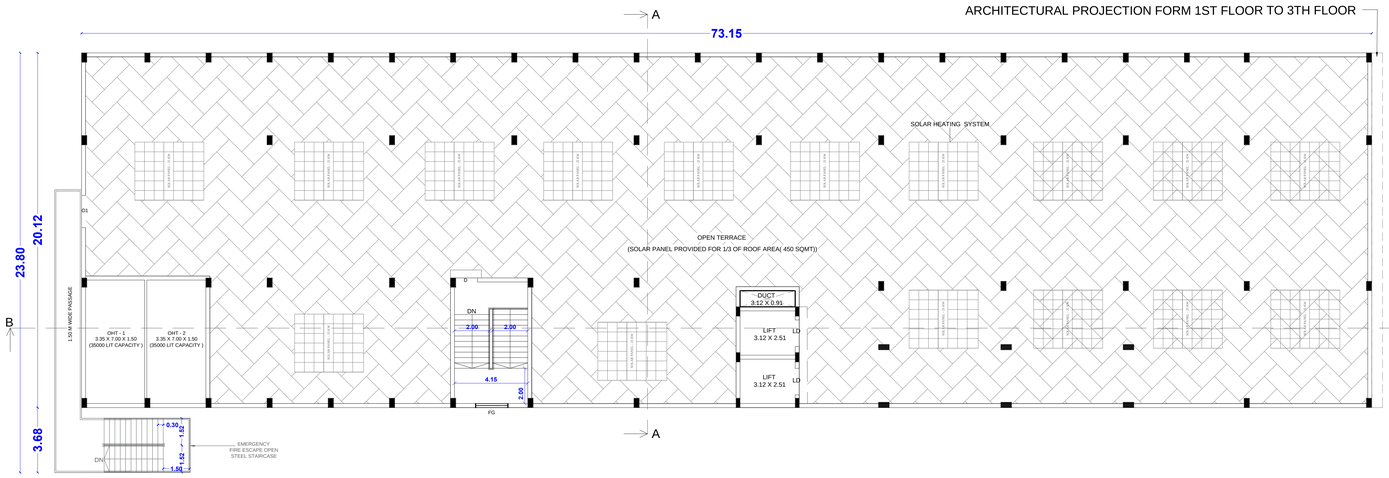
SCALE 1: 100



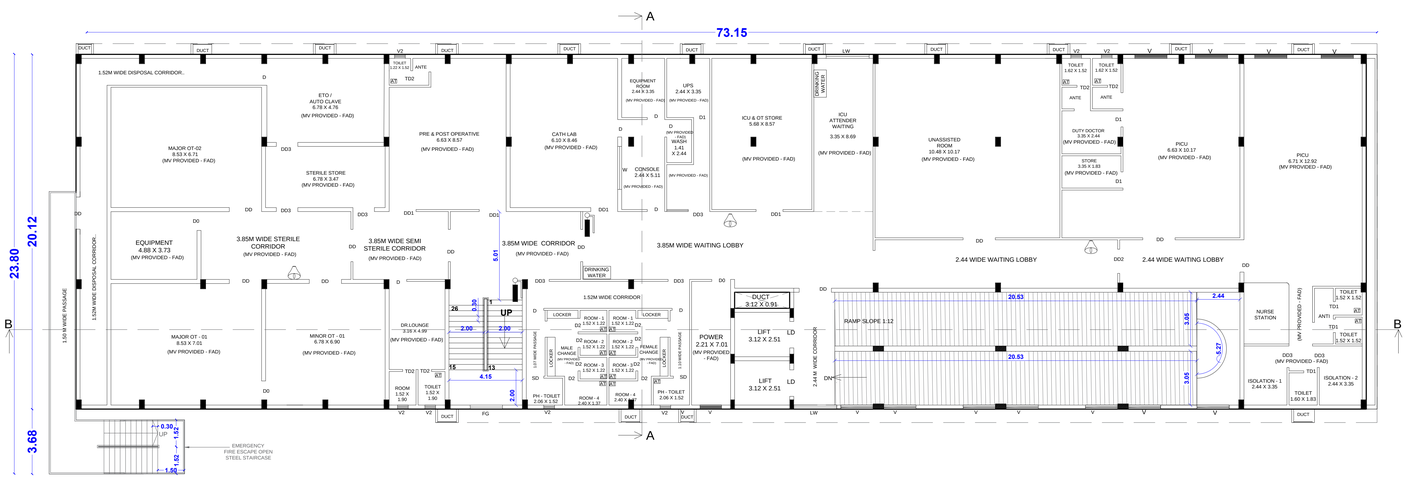
FRONT ELEVATION (EAST SIDE)



CROSS SECTION A-A



PROPOSED TERRACE FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE PROVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET&WASH
9. RAINWATER HARVESTING FACILITIES PROVIDED.
10. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
11. SEWAGE TREATMENT PLANT PROVIDED.
12. SEPTIC TANK PROVIDED.
13. WATER FACILITIES PROVIDED.
14. FA- FIRE ALARM PROVIDED
15. FE- FIRE SAFETY MEASURES PROVIDED.
16. SB- SAND BUCKET PROVIDED
17. FE- FIRE EXTINGUISHER PROVIDED
18. SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA
19. MV - MECHANICAL VENTILATION (FRESH AIR DUCT)
20. AT - ABLUTION TAP
21. WB - WASH BASIN

SCHEDULE OF JOINERIES

S.F.NO	REFERENCE	IN METER
1	DD - DOUBLE DOOR	1.82 x 2.13
2	DD1 - DOUBLE DOOR	1.52 x 2.13
3	DD2 - DOUBLE DOOR	1.37 x 2.13
4	DD3 - DOUBLE DOOR	1.21 x 2.13
5	D0 - DOOR	1.06 x 2.13
6	D - DOOR	0.99 x 2.13
7	D1 - DOOR	0.91 x 2.13
8	D2 - DOOR	0.83 x 2.13
9	TD - TOILET DOOR	1.06 x 2.13
10	TD1 - TOILET DOOR	0.99 x 2.13
11	TD2 - TOILET DOOR	0.76 x 2.13
12	W - WINDOW	2.00 x 1.52
13	W1 - WINDOW	1.21 x 1.52
14	V - VENTILATION	1.82 x 0.91
15	V1 - VENTILATION	1.21 x 0.91
16	V2 - VENTILATION	0.60 x 0.91
17	FG - FIXED GLASS	2.21 x 2.13
18	LD - LIFT DOOR	1.52 x 2.13
19	LW - LOUVERED WINDOW	2.44 X 2.13
20	O - OPEN	1.21 X 2.13
21	O1 - OPEN	1.21 X 1.21
22	SD - SLIDING DOOR	0.76 X 2.13

PARKING DETAILS :- 75 % OF THE PARKING PROVIDED

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER PARKING (1 TWO WHEELER FOR EVERY 75 SQMT OF A FLOOR AREA)	61 NOS	10NOS OF PH+ 10NOS OF EV+ 45 NOS
2	CAR PARKING (1 CAR FOR EVERY 75 SQMT OF A FLOOR AREA)	61 NOS	10NOS OF PH+ 9NOS OF EV+ 46 NOS

SHEET -2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF HOSPITAL BUILDING IN S.F NO: 129/1B, 130/2B & 4B, AT L.N.S VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND DISTRICT.

AREA OF THE SITE AS PER DOCUMENT- 4125.84SQMT	
AREA OF THE SITE AS PER PATTA	
S.F.NO: 129/1B - 2346 SQMT	
S.F.NO: 130/2B - 795 SQMT	
S.F.NO: 130/4B - 985 SQMT	
TOTAL PATTA AREA - 4126 SQMT	

N W E S

SCALE 1: 100

AREA DETAILS :-

S.F. NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BASEMENT FLOOR	13.69	1477.72	1491.41
2.	GROUND FLOOR	1488.09	-	1488.09
3.	FIRST FLOOR	1512.27	-	1512.27
4.	SECOND FLOOR	1512.27	-	1512.27
5.	THIRD FLOOR	1512.27	-	1512.27
6.	HEAD ROOM	-	54.36	54.36
TOTAL		6038.59	1532.08	7570.67

PLOT COVERAGE (P.C) - 36.06%

FLOOR SPACE INDEX (FSI) - 1.46

CALCULATION:

PLOT COVERAGE (P.C) - $\frac{1488.09}{4126.00}$ x 100 = 36.06%

FLOOR SPACE INDEX (FSI) - $\frac{6038.59}{4126.00}$ = 1.46

COLOUR INDEX:

- SITE BOUNDARY -
- EXISTING ROAD -
- DRIVE WAY -
- PROPOSED BUILDING -
- RAINWATER PERCOLATION BED -
- EV - CAR CHARGING POINT -
- EV - TWO WHEELER CHARGING POINT -

APPLICANT

M/S ARAM SEYON HEALTH CARE LLP
REPRESENTED BY ITS PARTNER
Mr. P. SARAVANAN

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc).. AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED CONSTRUCTION ENGINEER

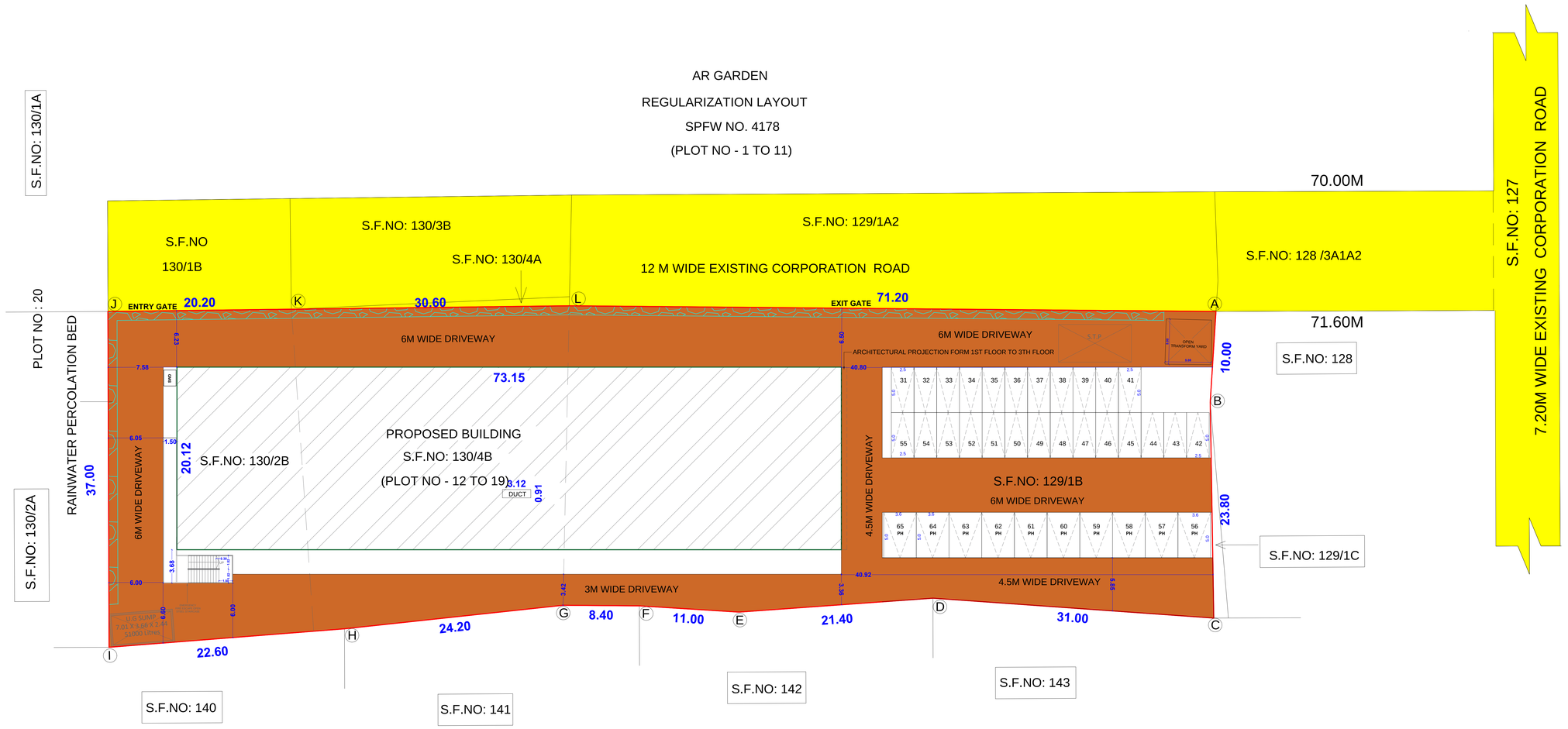
Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Sengunthapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI.B.E.,M.E. (Soil Mech).FIE.FIV., D.Litt.(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No GTE/19/04/2022)
(DTCP Regn No:GTE/54/2024.
DTCP/MADURAIDECEMBER/02 12.2024)
GEOMATRIX CONSULTANCY
No.22. Thomas Street. Narimedu.
Madural-625002.Ph:7598031360.7708758598
Email:geomatrixconsultancy@gmail.com

SCALE 1: 100

SITE PLAN



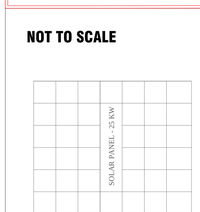
SITE APPROVAL

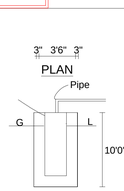
SITE BOUNDARY SHOWN AS "A" TO "L"

TECHNICAL APPROVAL

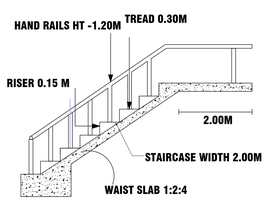
APPLICATION NO:SWP/BPA/833534/2026

NOT TO SCALE

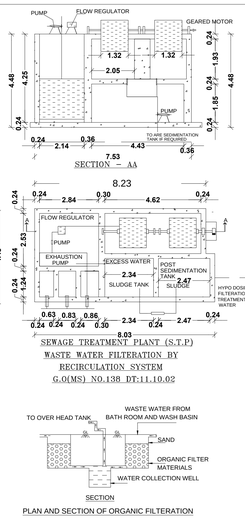


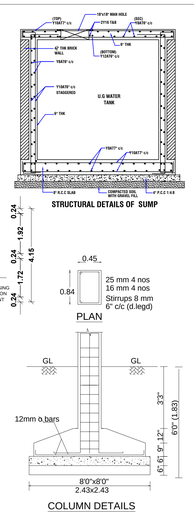


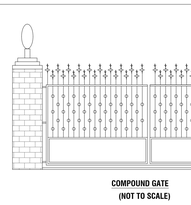
DETAILS OF RAIN WATER COLLECTION TANK.

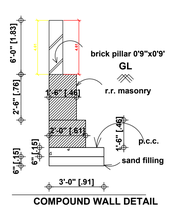


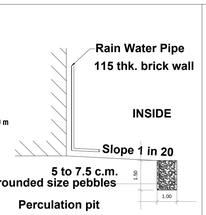
STAIRCASE DETAILS

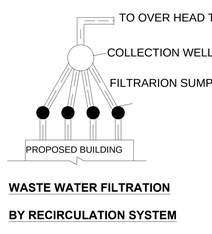












WASTE WATER FILTRATION BY RECIRCULATION SYSTEM (NOT TO SCALE)

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE PROVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET&WASH
9. RAINWATER HARVESTING FACILITIES PROVIDED.
10. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
11. SEWAGE TREATMENT PLANT PROVIDED.
12. SEPTIC TANK PROVIDED.
13. WATER FACILITIES PROVIDED.
14. FA- FIRE ALARM PROVIDED
15. FE- FIRE SAFETY MEASURES PROVIDED.
16. SB- SAND BUCKET PROVIDED
17. FE- FIRE EXTINGUISHER PROVIDED
18. SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA
19. MV - MECHANICAL VENTILATION (FRESH AIR DUCT)
20. AT - ABLUTION TAP
21. WB - WASH BASIN

COLOUR INDEX:

SITE BOUNDARY	-
EXISTING ROAD	-
DRIVE WAY	-
PROPOSED BUILDING	-
RAINWATER PERCOLATION BED	-
EV - CAR CHARGING POINT	-
EV - TWO WHEELER CHARGING POINT	-

PARKING DETAILS :- **75 % OF THE PARKING PROVIDED**

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER PARKING (1 TWO WHEELER FOR EVERY 75 SQMT OF A FLOOR AREA)	61 NOS	10NOS OF PH + 10NOS OF EV +45 NOS
2	CAR PARKING (1 CAR FOR EVERY 75 SQMT OF A FLOOR AREA)	61 NOS	10NOS OF PH + 9 NOS OF EV + 46 NOS

SHEET -3/3

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF HOSPITAL BUILDING IN S.F NO: 129/1B, 130/2B & 4B, AT L.N.S VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND DISTRICT.

AREA OF THE SITE AS PER DOCUMENT-4125.84 SQMT
AREA OF THE SITE AS PER PATTA
S.F.NO: 129/1B - 2346 SQMT
S.F.NO: 130/2B - 795 SQMT
S.F.NO: 130/4B - 985 SQMT
TOTAL PATTA AREA - 4126 SQMT

N W E S

SCALE 1: 100

AREA DETAILS :-

S.F. NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BASEMENT FLOOR	13.69	1477.72	1491.41
2.	GROUND FLOOR	1488.09	-	1488.09
3.	FIRST FLOOR	1512.27	-	1512.27
4.	SECOND FLOOR	1512.27	-	1512.27
5.	THIRD FLOOR	1512.27	-	1512.27
6.	HEAD ROOM	-	54.36	54.36
TOTAL		6038.59	1532.08	7570.67

PLOT COVERAGE (P.C) - 36.06%

FLOOR SPACE INDEX (FSI) - 1.46

CALCULATION:

PLOT COVERAGE (P.C) - $\frac{1488.09}{4126.00}$ x 100 = 36.06%

FLOOR SPACE INDEX (FSI) - $\frac{6038.59}{4126.00}$ = 1.46

SCHEDULE OF JOINERIES

S.FNO	REFERENCE	IN METER
1	DD - DOUBLE DOOR	1.82 x 2.13
2	DD1 - DOUBLE DOOR	1.52 x 2.13
3	DD2 - DOUBLE DOOR	1.37 x 2.13
4	DD3 - DOUBLE DOOR	1.21 x 2.13
5	D0 - DOOR	1.06 x 2.13
6	D - DOOR	0.99 x 2.13
7	D1 - DOOR	0.91 x 2.13
8	D2 - DOOR	0.83 x 2.13
9	TD - TOILET DOOR	1.06 x 2.13
10	TD1 - TOILET DOOR	0.99 x 2.13
11	TD2 - TOILET DOOR	0.76 x 2.13
12	W - WINDOW	2.00 x 1.52
13	W1 - WINDOW	1.21 x 1.52
14	V - VENTILATION	1.82 x 0.64
15	V1 - VENTILATION	1.21 x 0.64
16	V2 - VENTILATION	0.60 x 0.64
17	FG - FIXED GLASS	2.21 x 2.13
18	LD - LIFT DOOR	1.52 x 2.13
19	LW - LOUVERED WINDOW	2.44 X 2.13
20	O - OPEN	1.21 X 2.13
21	O1 - OPEN	1.21 X 1.21
22	SD - SLIDING DOOR	0.76 X 2.13

APPLICANT

M/S ARAM SEYON HEALTH CARE LLP
REPRESENTED BY ITS PARTNER
Mr. P. SARAVANAN

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross, KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc). AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Sengunthapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI,B.E.,M.E. (Soil Mech),FIE,FIV., D.Litt,(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No GTE/19/04/2022)
(DTCP Regn No:GTE/54/2024.
DTCP/MADURAI/DECEMBER/02 12.2024)
GEOMATRIX CONSULTANCY
No.22, Thomas Street, Narimedu,
Madurai-625002 Ph:7598331360, 7708758598
Email:geomatrixconsultancy@gmail.com

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.