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.

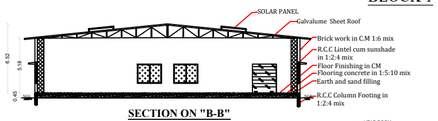
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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

SCALE 1: 100

BLOCK 1



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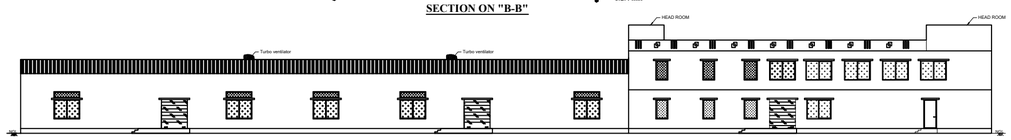
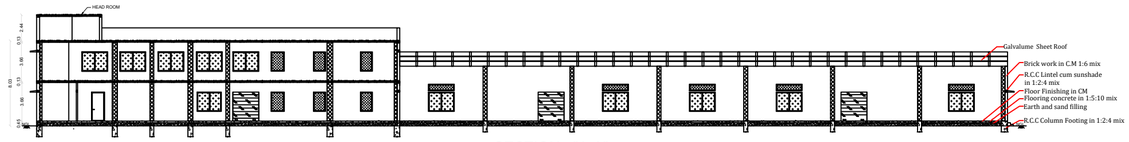


NORTH SIDE ELEVATION



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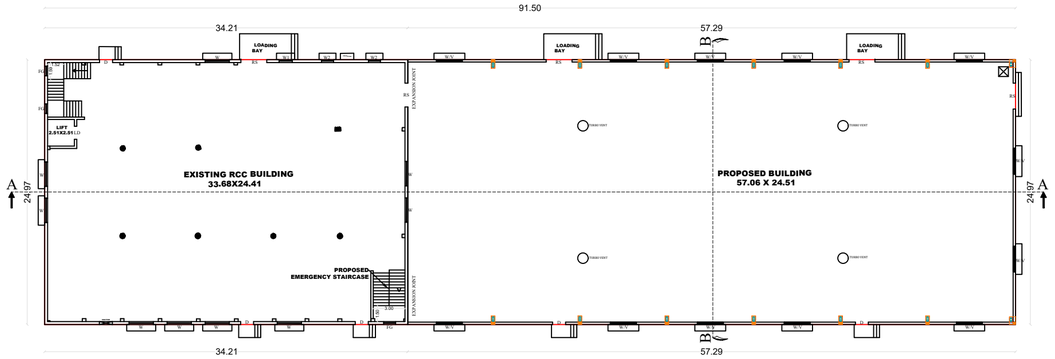
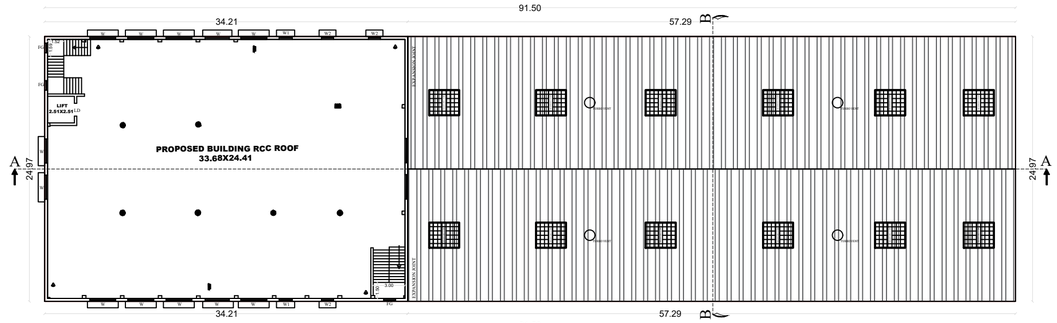
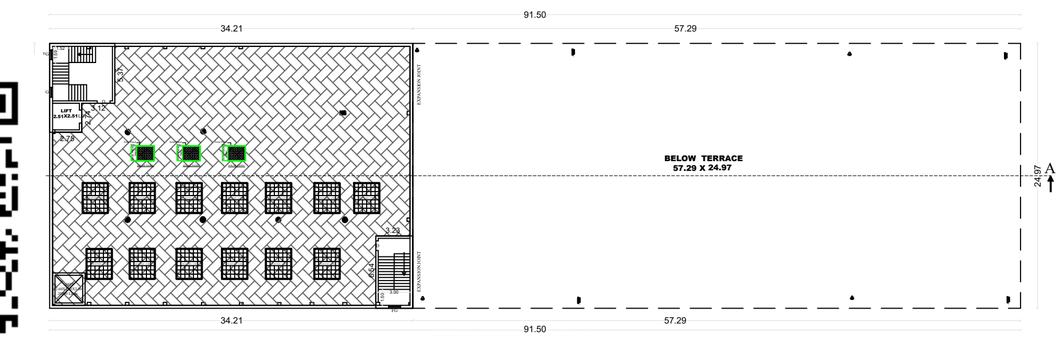


GROUND FLOOR PLAN

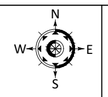


FIRST FLOOR PLAN



TERRACE FLOOR PLAN





SITE APPROVAL

APPLICATION NO : SWP/BPA/888479/2026

SITE BOUNDARY SHOWN AS "A" TO "D" and numbered as LP/DTCP(K.D) No: 109/2026

TECHNICAL APPROVAL

APPLICATION NO : SWP/BPA/888479/2026

APPROVAL No: BP/DTCP(K.D) No: 39/2026

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 (480.00 SQ.MT)
19. MV - MECHANICAL VENTILATION (FRESH AIR DUCT)

COLOUR INDEX:

SITE BOUNDARY	-
EXISTING ROAD	-
EXISTING BUILDING TO BE DEMOLISHED	-
DRIVE WAY	-
PROPOSED BUILDING	-
RAINWATER PERCOLATION BED	-
O.S.R	-

NO OF LABOURS MALE : 20 NOS	NO OF LABOURS FEMALE : 10 NOS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	WC FOR MALE (2 - FOR 1-35 PERSON)	2	4
2.	URINALS FOR MALE (2 - FOR 1-45 PERSON)	2	2
3.	WC FOR FEMALE (2 - FOR 1-40 PERSON)	2	5
4.	ABLUTION TAP (ONE IN EACH WC)	11	11
5.	WASHING TAP (1-FOR EVERY 25 PERSONS)	2	2
6.	DRINKING WATER (1 ON EACH FLOOR)	1	2

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

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REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE/19/04/022)
(DTCP Regn No. COL/RGN RGTE/ 2019/08/012)
(MLPA Regn No. GTE 002/2019)
GEOMATRIX CONSULTANCY, (Regn.No.3302422334826)
No.22, Thomas Street, Narimedu,
Madurai - 625 002, Ph: 7598031360,7708758598
Email geomatrixconsultancy@gmail.com

SHEET- 1/3

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GARMENTS AND PACKAGING INDUSTRY (GREEN INDUSTRY) " WITH INSTALLATION OF 50 HP IN S.F.NO: 141/13, AT PUNNAM VILLAGE AND PANCHAYAT, K PARAMATHI PANCHAYAT UNION, PUGALUR TALUK, KARUR DISTRICT.

AREA OF THE SITE AS PER DOCUMENT	7800.00 SQ.M
AREA OF THE SITE AS PER PATTA	
S.F.NO: 141/13	7800.00

EXISTING BUILDING AREA DETAILS :-

S.F. NO	BLOCK NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BLOCK 1	GROUND FLOOR (WORK SHOP AREA)	854.22	----	854.22
		TOTAL AREA	854.22		854.22

PROPOSED BUILDING AREA DETAILS :-

S.F. NO	BLOCK NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BLOCK 1	GROUND FLOOR (WORK SHOP AREA)	1430.53	----	1430.53
		FIRST FLOOR (WORK SHOP AREA)	854.22	----	854.22
		TERRACE FLOOR (HEADROOM AREA)		65.77	65.77
2.	BLOCK 2	GROUND FLOOR (ADMIN BLOCK)	389.48	----	389.48
3.	BLOCK 3	GROUND FLOOR (TOILET BLOCK)	86.62	----	86.62
4.	BLOCK 4	GROUND FLOOR (DINING BLOCK)	83.95	----	83.95
5.	WATCHMAN BOOTH		----	13.37	13.37
6.	TOTAL AREA		2844.80	79.14	2923.94
7.	GRAND TOTAL AREA (EXISTING + PROPOSED)		3699.02	79.14	3778.16
8.	PLOT COVERAGE (P.C)		- 36.47%		
9.	FLOOR SPACE INDEX (FSI)		- 0.47		

CALCULATION:

PLOT COVERAGE (P.C) - $\frac{2844.80}{7800.00}$ x 100 = 36.47%

FLOOR SPACE INDEX (FSI) - $\frac{3699.02}{7800.00}$ = 0.47

O.S.R AREA = 793.85 SQMT (10.17%)

PARKING DETAILS :-

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	FOR BLOCK 1 CYCLE PARKING (1 CYCLE FOR EVERY 75 SQMT OF WORKSHOP AREA)	42 NOS	50 NOS
2	FOR BLOCK 1 TWO WHEELER PARKING (1 TWO WHEELER FOR EVERY 75 SQMT OF WORKSHOP AREA)	42 NOS	50 NOS+ 5 NOS OF PH +5NOS OF EV
3	FOR BLOCK 2 CAR PARKING (1 CAR FOR EVERY 200 SQMT OF ADMIN BLOCK)	2 NOS	3 NOS+ 2 NOS OF PH +2NOS OF EV

SCHEDULE OF JOINERIES

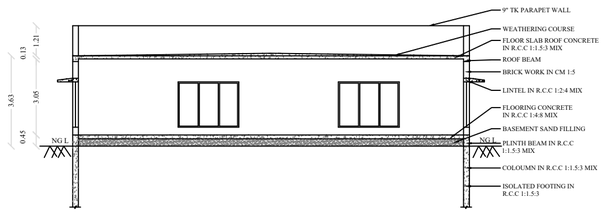
S.F.NO	REFERENCE	IN METER
1	RS - ROLLING SHUTTER	2.44X2.74
2	MD - DOOR	1.21X2.13
3	D - DOOR	1.21X2.74
4	D1 - DOOR	0.91X2.13
5	TD - TOILET DOOR	0.76X2.13
6	LD - LIFT DOOR	1.21X2.74
7	W - WINDOW	2.44X1.83
8	W1 - WINDOW	1.21X1.83
9	W2 - WINDOW	1.14X1.83
10	W3 - WINDOW	1.52X1.21
11	W4 - WINDOW	1.21X1.21
12	FW - FRENCH WINDOW	2.44X1.83
13	O - OPEN	0.91X2.13
14	V - VENTILATOR	2.44X0.61
15	V1 - VENTILATOR	1.52X0.69
16	FG - FIXED GLASS	0.91X2.74

APPLICANT

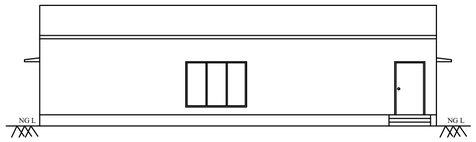
Mr.K.KATHIRESAN S/o KRISHNASAMY
Mrs.K.VENNILA W/o K.KATHIRESAN
Mrs.J.MALLIGA W/o JAGATHEESAN
Mr.J.M.VIGNESH S/o JAGATHEESAN

SCALE 1: 100

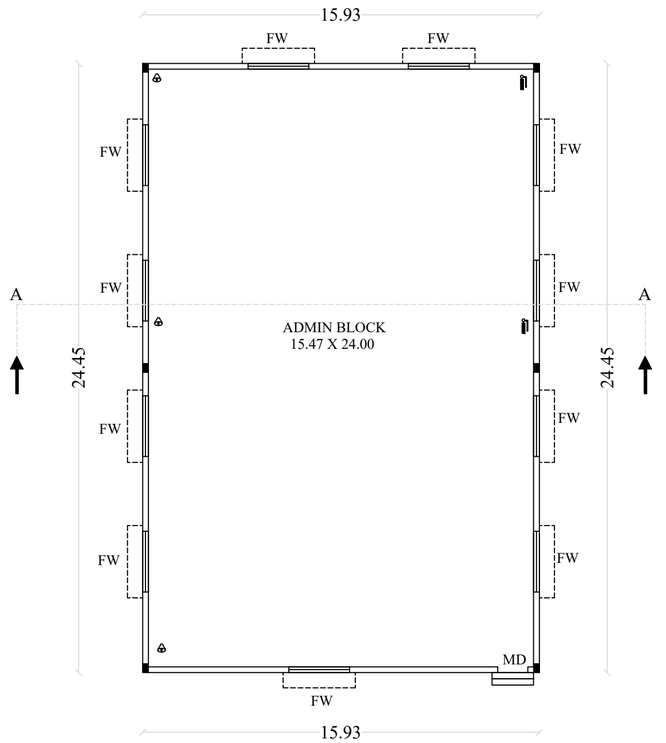
BLOCK 2



BLOCK 2 SECTION "A-A"



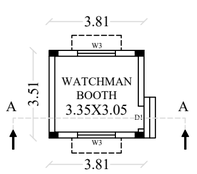
BLOCK 2 ELEVATION PLAN (SOUTH SIDE)



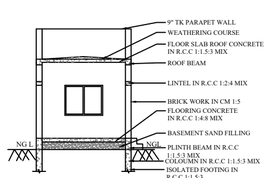
BLOCK 2 GROUND FLOOR PLAN

SCALE 1: 100

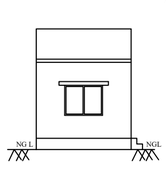
WATCHMAN BOOTH



WATCHMAN BOOTH G.PLAN



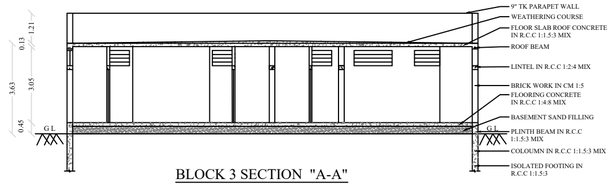
SECTION "A-A"



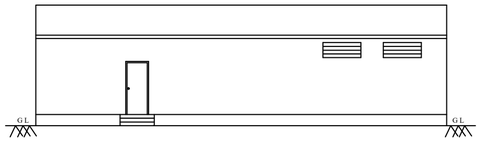
ELEVATION - (SOUTH SIDE)

SCALE 1: 100

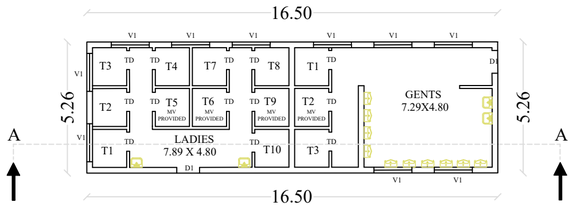
BLOCK 3



BLOCK 3 SECTION "A-A"



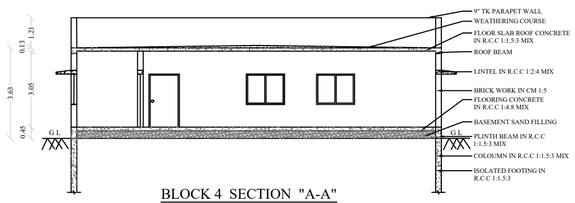
BLOCK 3 ELEVATION PLAN (SOUTH SIDE)



BLOCK 3 GROUND FLOOR PLAN

SCALE 1: 100

BLOCK 4



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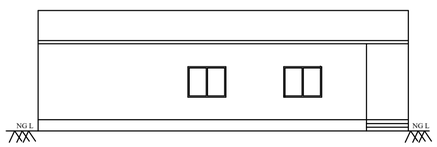
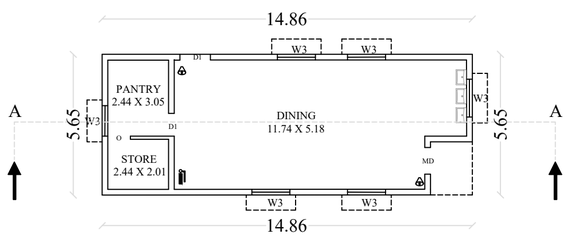


BLOCK 4 ELEVATION PLAN (SOUTH SIDE)



BLOCK 4 GROUND FLOOR PLAN

SITE APPROVAL

APPLICATION NO : SWP/BPA/888479/2026

SITE BOUNDARY SHOWN AS "A" TO "D" and numbered as LP/DTCP(K.D) No: 109/2026

TECHNICAL APPROVAL

APPLICATION NO : SWP/BPA/888479/2026

APPROVAL No: BP/DTCP(K.D) No: 39/2026

NOTE:

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COLOUR INDEX:

SITE BOUNDARY	-	
EXISTING ROAD	-	
EXISTING BUILDING TO BE DEMOLISHED	-	
DRIVE WAY	-	
PROPOSED BUILDING	-	
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O.S.R	-	

NO OF LABOURS MALE : 20 NOS | NO OF LABOURS FEMALE : 10 NOS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
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2.	URINALS FOR MALE (2 - FOR 1-45 PERSON)	2	2
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4.	ABLUTION TAP (ONE IN EACH WC)	11	11
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Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
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Opp to Rasi Apartment. Karur 639 002.

SHEET- 2/3

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AREA OF THE SITE AS PER DOCUMENT	7800.00 SQ.M
AREA OF THE SITE AS PER PATTA	
S.F.NO: 141/13	7800.00

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Mrs.J.MALLIGA W/O JAGATHEESAN Mr.J.M.VIGNESH S/O JAGATHEESAN

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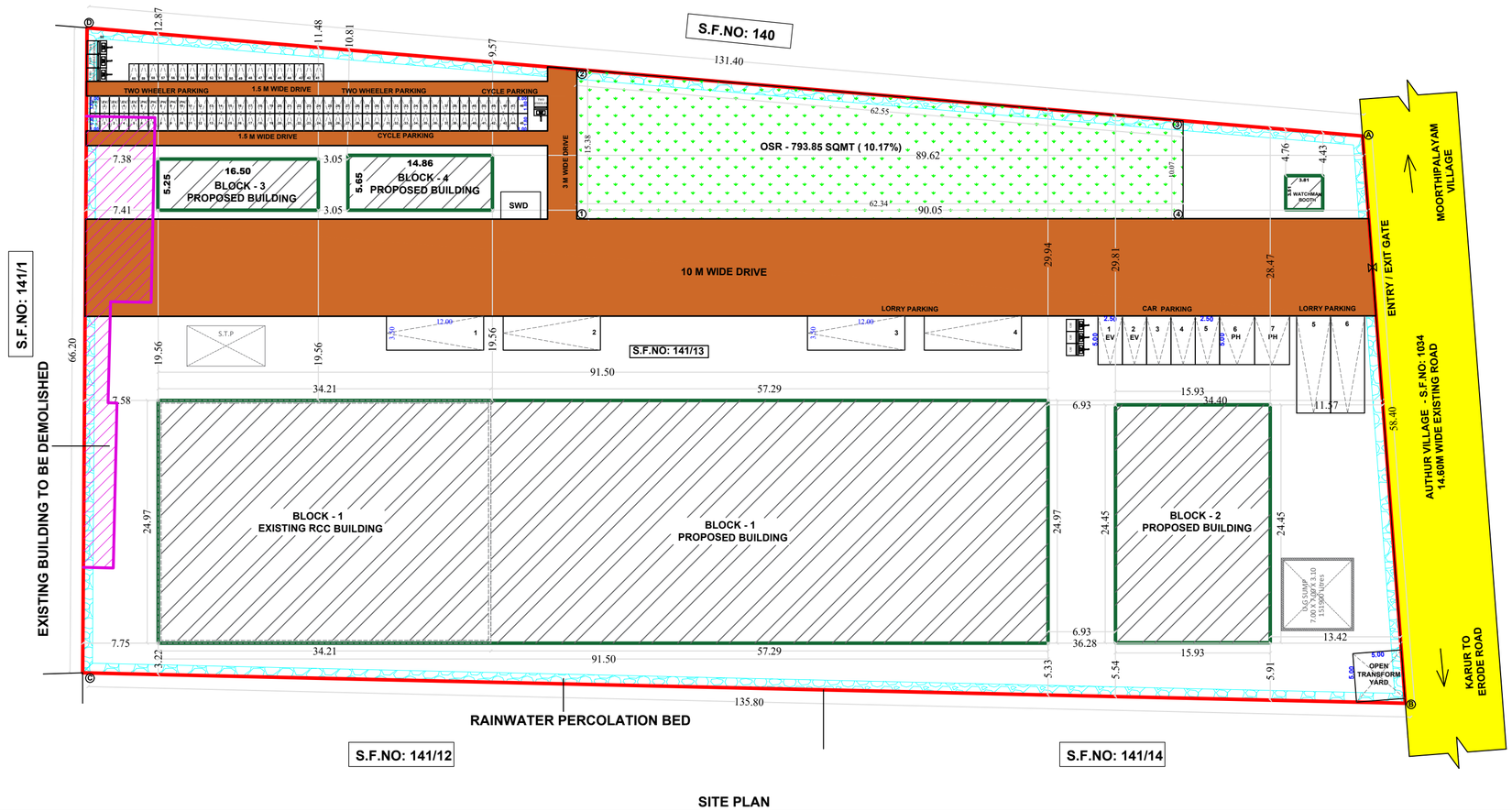
GEOMATRIX CONSULTANCY, (Regn.No.330242233482E)
No.22, Thomas Street, Narimedu,
Madurai - 625 002, Ph: 7598031360,7708758598
Email geomatrixconsultancy@gmail.com

SCALE 1: 100



SITE PLAN

SITE APPROVAL

APPLICATION NO : SWP/BPA/888479/2026

SITE BOUNDARY SHOWN AS "A" TO "D" and numbered as LP/DTCP(K.D) No: 109/2026

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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 (480.00 SQ.MT)
19. MV - MECHANICAL VENTILATION (FRESH AIR DUCT)

COLOUR INDEX:

SITE BOUNDARY	-	
EXISTING ROAD	-	
EXISTING BUILDING TO BE DEMOLISHED	-	
DRIVE WAY	-	
PROPOSED BUILDING	-	
RAINWATER PERCOLATION BED	-	
O.S.R	-	

NO OF LABOURS MALE : 20 NOS	NO OF LABOURS FEMALE : 10 NOS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	WC FOR MALE (2 - FOR 1-35 PERSON)	2	4
2.	URINALS FOR MALE (2 - FOR 1-45 PERSON)	2	2
3.	WC FOR FEMALE (2 - FOR 1-40 PERSON)	2	5
4.	ABLUTION TAP (ONE IN EACH WC)	11	11
5.	WASHING TAP (1-FOR EVERY 25 PERSONS)	2	2
6.	DRINKING WATER (1 ON EACH FLOOR)	1	2

SHEET- 3/3

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GARMENTS AND PACKAGING INDUSTRY (GREEN INDUSTRY) " WITH INSTALLATION OF 50 HP IN S.F.NO: 141/13, AT PUNNAM VILLAGE AND PANCHAYAT, K PARAMATHI PANCHAYAT UNION, PUGALUR TALUK, KARUR DISTRICT.

AREA OF THE SITE AS PER DOCUMENT	7800.00 SQ.M
AREA OF THE SITE AS PER PATTA	
S.F.NO: 141/13	7800.00

EXISTING BUILDING AREA DETAILS :-

S.F. NO	BLOCK NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BLOCK 1	GROUND FLOOR (WORK SHOP AREA)	854.22	----	854.22
		TOTAL AREA	854.22		854.22

PROPOSED BUILDING AREA DETAILS :-

S.F. NO	BLOCK NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BLOCK 1	GROUND FLOOR (WORK SHOP AREA)	1430.53	----	1430.53
		FIRST FLOOR (WORK SHOP AREA)	854.22	----	854.22
		TERRACE FLOOR (HEADROOM AREA)		65.77	65.77
2.	BLOCK 2	GROUND FLOOR (ADMIN BLOCK)	389.48	----	389.48
3.	BLOCK 3	GROUND FLOOR (TOILET BLOCK)	86.62	----	86.62
4.	BLOCK 4	GROUND FLOOR (DINING BLOCK)	83.95	----	83.95
5.	WATCHMAN BOOTH		----	13.37	13.37
6.	TOTAL AREA		2844.80	79.14	2923.94
7.	GRAND TOTAL AREA (EXISTING + PROPOSED)		3699.02	79.14	3778.16
8.	PLOT COVERAGE (P.C)		- 36.47%		
9.	FLOOR SPACE INDEX (FSI)		- 0.47		

CALCULATION:

PLOT COVERAGE (P.C) - 2844.80 / 7800.00 x 100 = 36.47%

FLOOR SPACE INDEX (FSI) - 3699.02 / 7800.00 = 0.47

O.S.R AREA = 793.85 SQMT (10.17%)

PARKING DETAILS :-

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	FOR BLOCK 1 CYCLE PARKING (1 CYCLE FOR EVERY 75 SQMT OF WORKSHOP AREA)	42 NOS	50 NOS
2	FOR BLOCK 1 TWO WHEELER PARKING (1 TWO WHEELER FOR EVERY 75 SQMT OF WORKSHOP AREA)	42 NOS	50 NOS+ 5 NOS OF PH +5NOS OF EV
3	FOR BLOCK 2 CAR PARKING (1 CAR FOR EVERY 200 SQMT OF ADMIN BLOCK)	2 NOS	3 NOS+ 2 NOS OF PH +2NOS OF EV

SCHEDULE OF JOINERIES

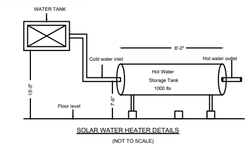
S.F.NO	REFERENCE	IN METER
1	RS - ROLLING SHUTTER	2.44X2.74
2	MD - DOOR	1.21X2.13
3	D - DOOR	1.21X2.74
4	D1 - DOOR	0.91X2.13
5	TD - TOILET DOOR	0.76X2.13
6	LD - LIFT DOOR	1.21X2.74
7	W - WINDOW	2.44X1.83
8	W1 - WINDOW	1.21X1.83
9	W2 - WINDOW	1.14X1.83
10	W3 - WINDOW	1.52X1.21
11	W4 - WINDOW	1.21X1.21
12	FW - FRENCH WINDOW	2.44X1.83
13	O - OPEN	0.91X2.13
14	V - VENTILATOR	2.44X0.61
15	V1 - VENTILATOR	1.52X0.69
16	FG - FIXED GLASS	0.91X2.74

APPLICANT

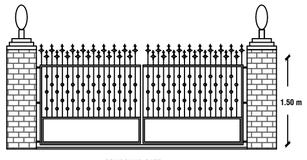
Mr.K.KATHIRESAN S/o KRISHNASAMY Mrs.K.VENNILA W/o K.KATHIRESAN

Mrs.J.MALLIGA W/o JAGATHEESAN Mr.J.M.VIGNESH S/o JAGATHEESAN

NOT TO SCALE



SOLAR WATER HEATER DETAILS
(NOT TO SCALE)



COMPOUND GATE
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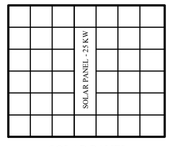
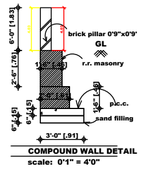
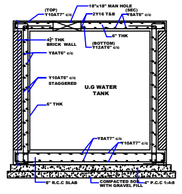


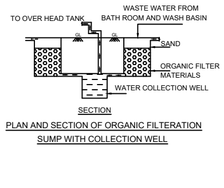
SOLAR PANEL



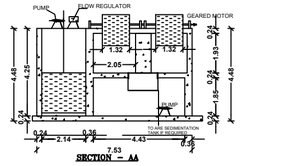
COMPOUND WALL DETAIL
scale: 0"1" = 4'0"



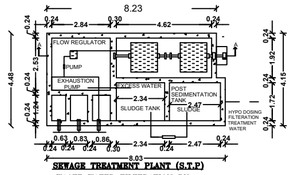
STRUCTURAL DETAILS OF SUMP



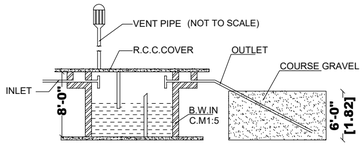
SECTION
PLAN AND SECTION OF ORGANIC FILTERATION SUMP WITH COLLECTION WELL



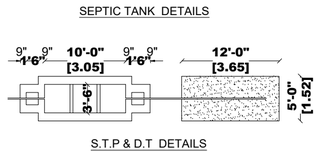
SECTION - AA



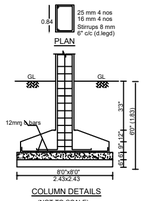
SEWAGE TREATMENT PLANT (S.T.P)
WASTE WATER FILTERATION BY RECIRCULATION SYSTEM
G.O(MS) NO.138 DT:11.10.02



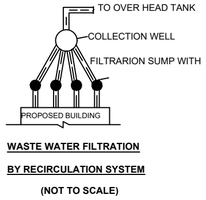
SEPTIC TANK DETAILS



S.T.P & D.T DETAILS



COLUMN DETAILS
(NOT TO SCALE)



WASTE WATER FILTRATION BY RECIRCULATION SYSTEM
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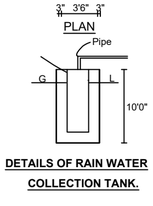
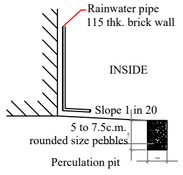
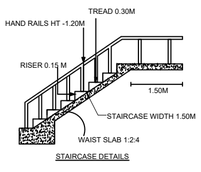


DETAILS OF RAIN WATER COLLECTION TANK.





STAIRCASE DETAILS

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),F.I.E., F.I.V.,D.Litt.,(USA,
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE/19/04/22)
(DTCP Regn No. CGLRGN RGTE/ 2019/08/012)
(MLPA Regn No. GTE 002/2019)
GEOMATRIX CONSULTANCY, (Regn.No.3302422334826)
No.22, Thomas Street, Narimedu,
Madurai - 625 002, Ph: 7598031360,7708758598
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
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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.