Verified RealEstate™

REFERENCE
2025-26/2

ISSUED
30 September 2025

PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

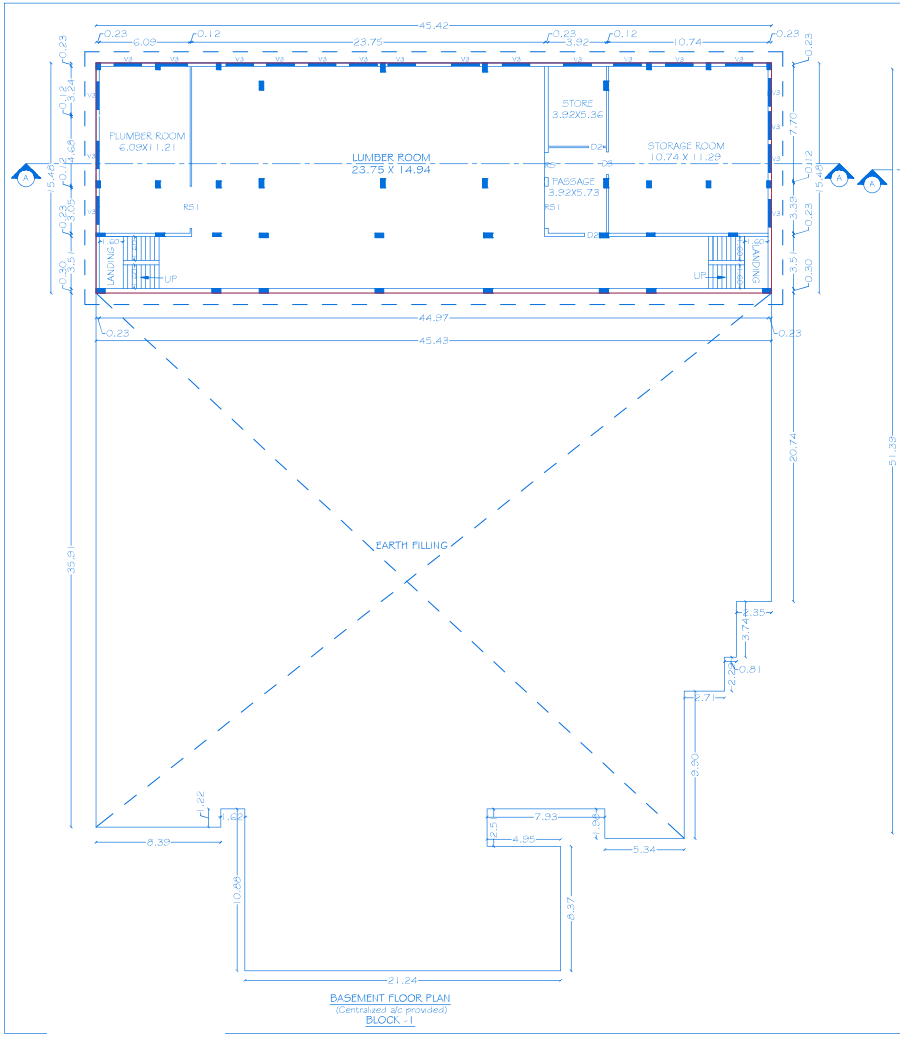
ISSUING AUTHORITY
Rural Panchayat

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

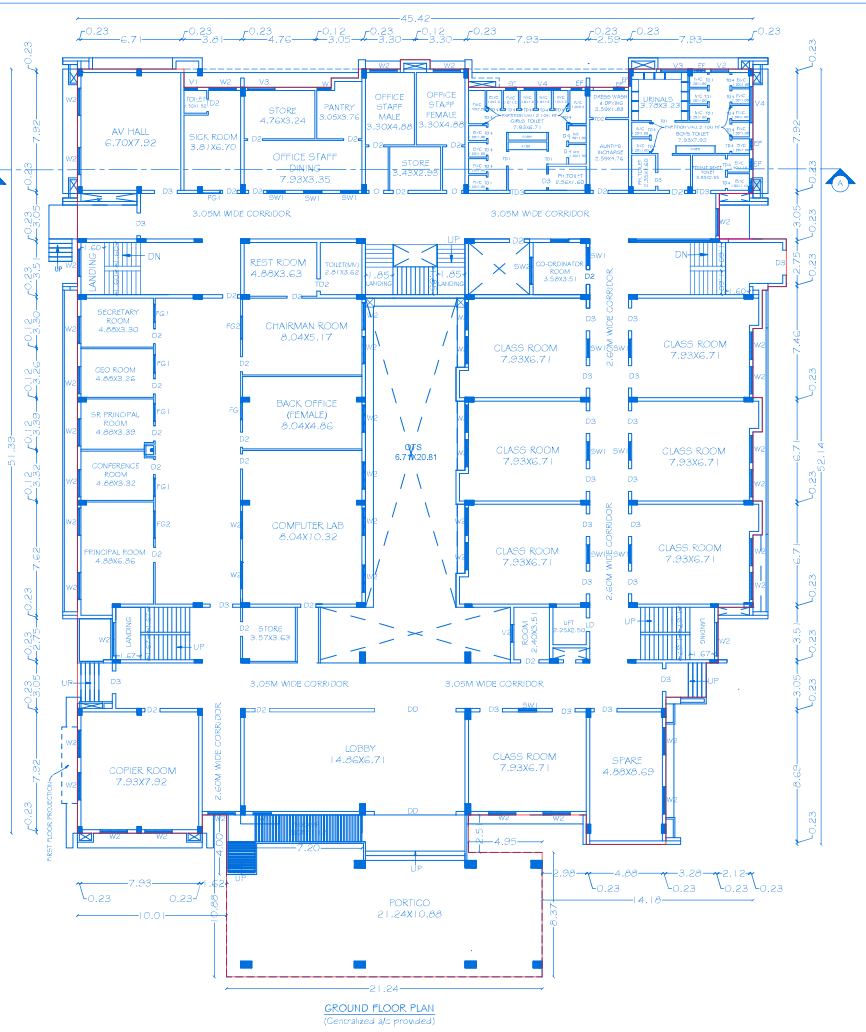
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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Chennai 600 097, India

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BASEMENT FLOOR PLAN
(Centralized a/c provided)
BLOCK -1



GROUND FLOOR PLAN
(Centralized a/c provided)

SHEET NO: 01/08

SCALE-1:100 | BLOCK-01

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC ROOF SCHOOL BUILDING IN BASEMENT, GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN 'METER'

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
DD	DOUBLE DOOR	5.49 X 2.44
O	OPEN	1.22 X 2.10
D2	DOOR	1.00 X 2.40
D3	DOOR	1.53 X 2.40
TD1	DOOR	1.22 X 2.10
TD2	DOOR	0.84 X 2.10
TD3	DOOR	1.00 X 2.10
TD4	DOOR	0.75 X 2.10
FG1	FIXED GLAZZED	1.22 X 1.50
FG2	FIXED GLAZZED	1.53 X 1.50
LD	LIFT DOOR	0.92 X 2.10
W	WINDOW	0.90 X 1.20
W1	WINDOW	1.22 X 1.50
W2	WINDOW	1.83 X 1.50
V1	VENTILATOR	0.90 X 0.72
V2	VENTILATOR	1.20 X 0.72
V3	VENTILATOR	1.83 X 0.72
V4	VENTILATOR	2.44 X 0.72
SW1	SLIDING WINDOW	1.22 X 1.52
SW2	SLIDING WINDOW	1.83 X 1.52
RS	ROLLING SHUTTER	1.68 X 2.40
RS	ROLLING SHUTTER	2.84 X 2.40

AREA DETAILS

BLOCK NO.	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt.	NON FSI AREA IN Sq.Mt.	FSI AREA IN Sq.Mt.
1	AREA OF THE BASEMENT FLOOR	702.96	---	702.96
	AREA OF THE GROUND FLOOR	2435.54	---	2435.54

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FA) Fire Hydrant -

APPLICANT

M/s. Senthil Matriculation School

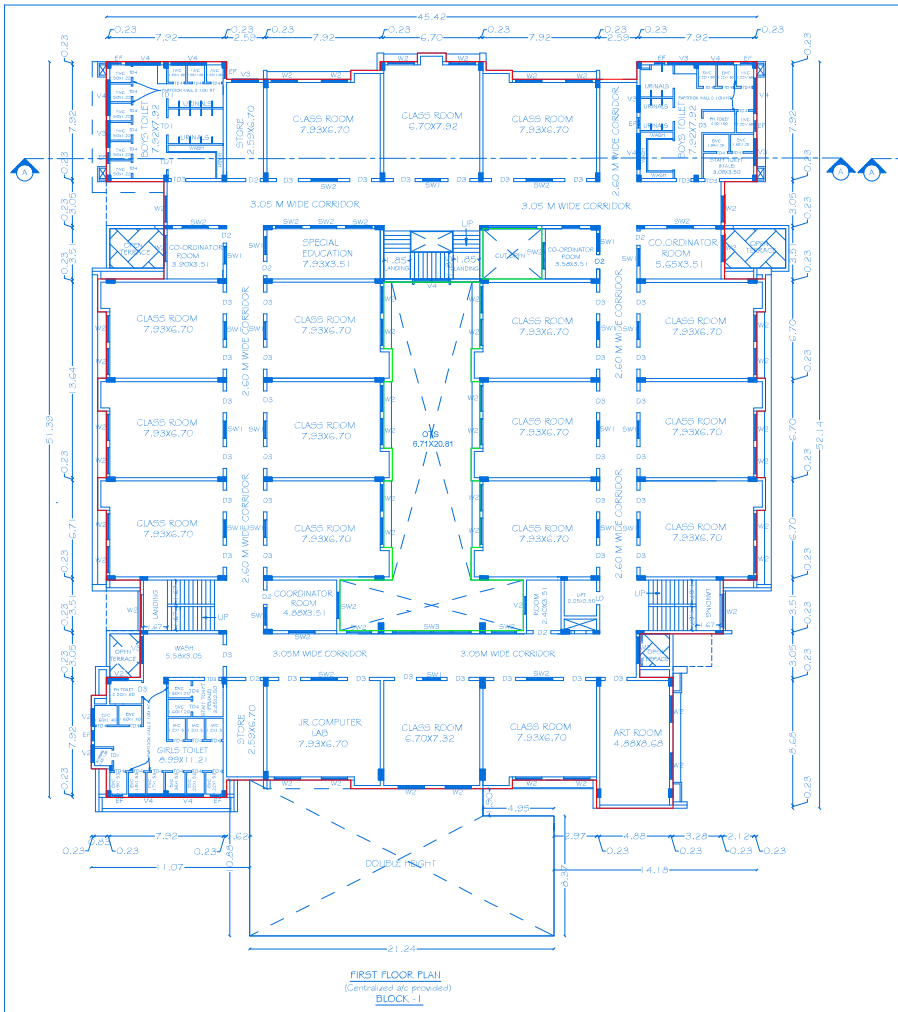
REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AM/E,MISTE,A.I.V,
Structural Eng, Chartered Engrs, Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

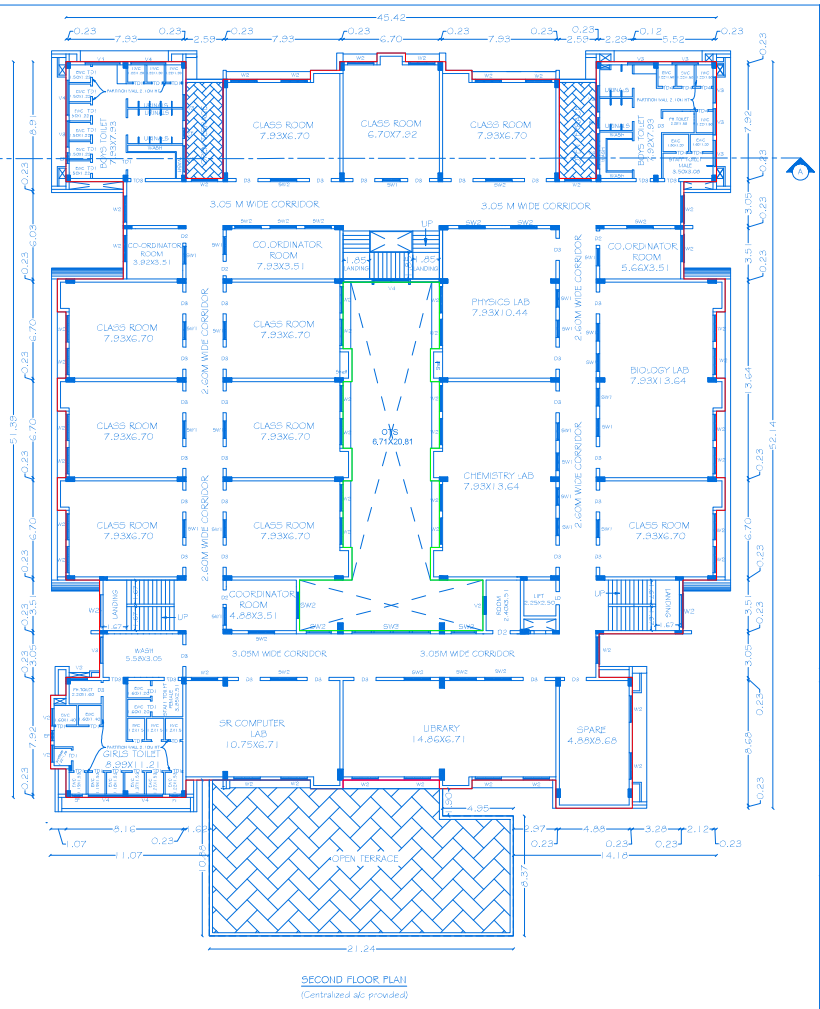
Name of Profession	R.E	R.S.E	C.E	S.Q.A	R.D
Grade	I	I	I	II	
Reg.No's	01/2004	11/2022	04/2019	02/2019	03/2022

CIVIL TEC, Door No.2A, 1st floor, Bagalur HOSCO Road,
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FIRST FLOOR PLAN
(Centralized a/c provided)
BLOCK - I



SECOND FLOOR PLAN
(Centralized a/c provided)

SHEET NO: 02/08

SCALE-1:100 | BLOCK-01

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC ROOF SCHOOL BUILDING IN BASEMENT, GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1& 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN "METER"

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
D2	DOOR	1.00 X 2.40
D3	DOOR	1.53 X 2.40
TD1	DOOR	1.22 X 2.10
TD2	DOOR	0.64 X 2.10
TD3	DOOR	1.00 X 2.10
TD4	DOOR	0.75 X 2.10
FG1	FIXED GLAZZED	1.22 X 1.50
FG2	FIXED GLAZZED	1.53 X 1.50
LD	LIFT DOOR	0.92 X 2.10
W	WINDOW	0.90 X 1.20
W1	WINDOW	1.22 X 1.50
W2	WINDOW	1.83 X 1.50
V1	VENTILATOR	0.90 X 0.72
V2	VENTILATOR	1.20 X 0.72
V3	VENTILATOR	1.83 X 0.72
V4	VENTILATOR	2.44 X 0.72
SW1	SLIDING WINDOW	1.22 X 1.52
SW2	SLIDING WINDOW	1.83 X 1.52
SW3	SLIDING WINDOW	5.49 X 1.52

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt.	NON FSI AREA IN Sq.Mt.	FSI AREA IN Sq.Mt.
I	AREA OF THE FIRST FLOOR	1973.18	--	1973.18
	AREA OF THE SECOND FLOOR	1947.61	--	1947.61

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FA) Fire Hydrant -

APPLICANT

M/s. Senthil Matriculation School

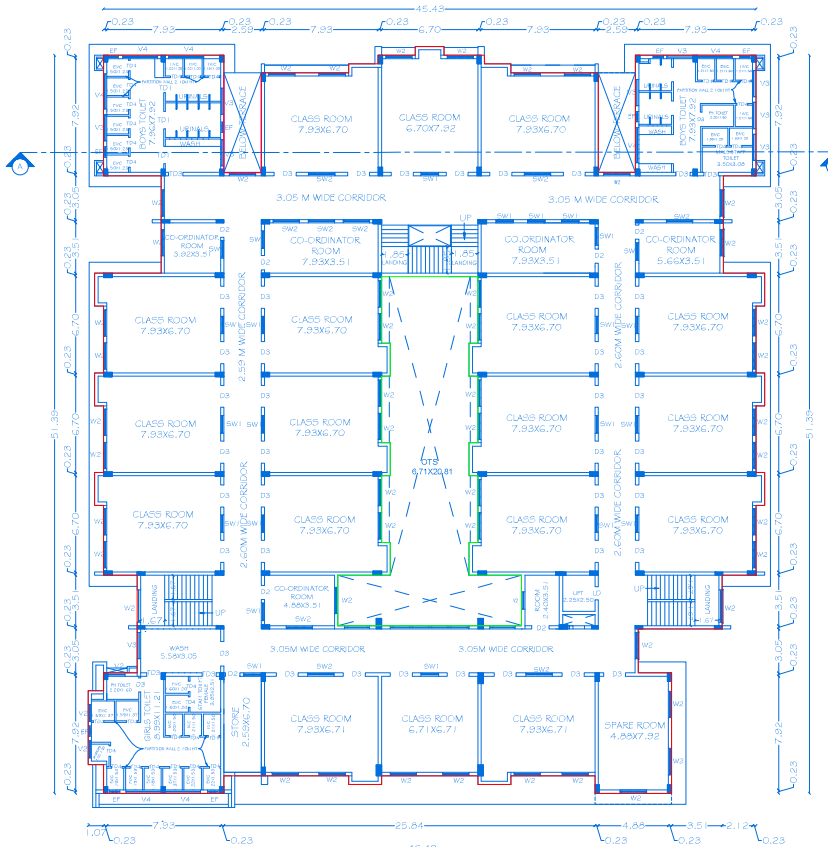
REGISTERED PROFESSION

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Structural Eng. Chartered Engi(I), Approved Valuer,
TN Govt.Registered Professional of DTCP/MMDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	
Reg.No's	23/2024	11/2022	04/2019	02/2019	35/2022

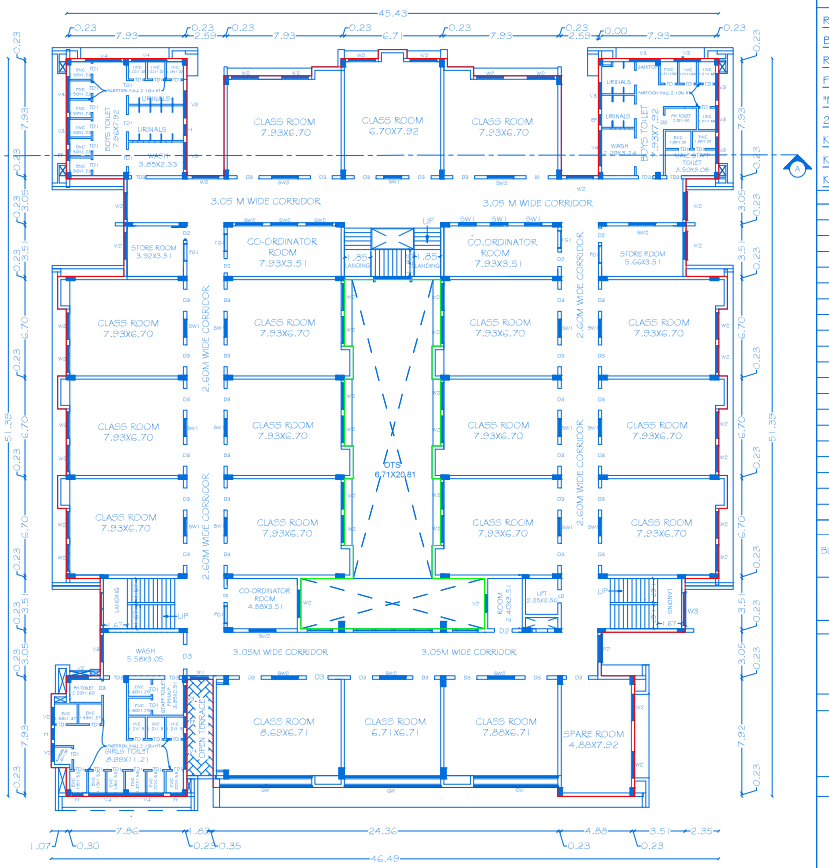
CIVIL TEC, Door No.2A, 1st Floor, Bagalur HUDCO Road,
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THIRD FLOOR PLAN

(Centralized a/c provided)



FOURTH FLOOR PLAN

(Centralized a/c provided)

SHEET NO: 03/08

SCALE-1:100 | BLOCK-01

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC ROOF SCHOOL BUILDING IN BASEMENT, GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN "METER"

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
D2	DOOR	1.00 X 2.40
D3	DOOR	1.53 X 2.40
TD1	DOOR	1.22 X 2.10
TD2	DOOR	0.84 X 2.10
TD3	DOOR	1.00 X 2.10
TD4	DOOR	0.75 X 2.10
LD	LIFT DOOR	0.92 X 2.10
W	WINDOW	0.90 X 1.20
W1	WINDOW	1.22 X 1.50
W2	WINDOW	1.83 X 1.50
V1	VENTILATOR	0.90 X 0.72
V2	VENTILATOR	1.20 X 0.72
V3	VENTILATOR	1.83 X 0.72
V4	VENTILATOR	2.44 X 0.72
SW1	SLIDING WINDOW	1.22 X 1.52
SW2	SLIDING WINDOW	1.83 X 1.52
SW3	SLIDING WINDOW	5.49 X 1.52
GW	GLAZED WINDOW	6.70 X 2.10

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt.	NON FSI AREA IN Sq.Mt.	FSI AREA IN Sq.Mt.
1	AREA OF THE THIRD FLOOR	1943.56	--	1943.56
	AREA OF THE FOURTH FLOOR	1942.70	--	1942.70

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FH) Fire Hydrant -

APPLICANT

M/s. Senthil Matriculation School

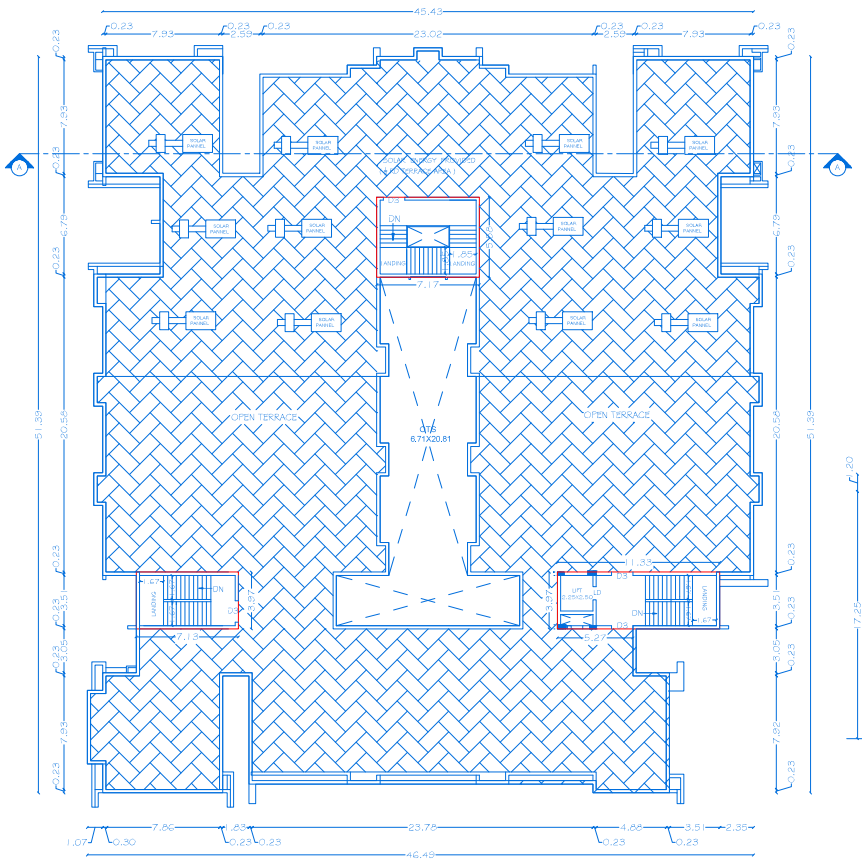
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Structural Eng. Chartered Engr., Approved Valuer,
TN Govt Registered Professional of DTCP/DMDA)

Name of Profession	R.L	R.S.T	C.E	B.Q.A	R.D
Grade	I	I	I	II	
Reg.No's	1/1/2024	1/1/2022	04/2015	02/2019	01/2022

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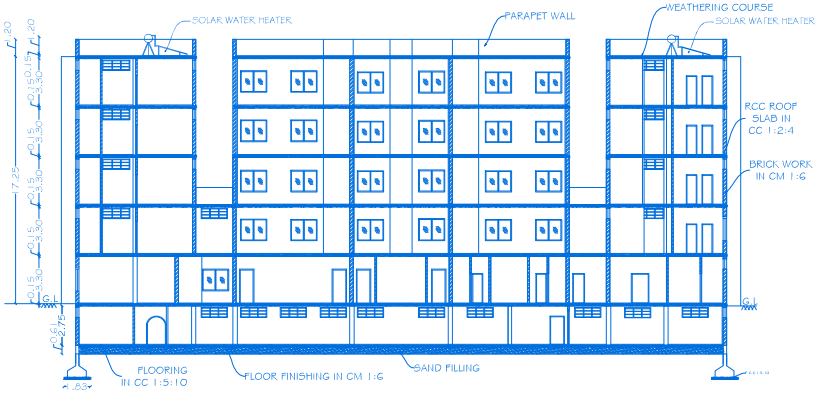
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TERRACE FLOOR PLAN



ELEVATION



SECTION ON - "AA"

SHEET NO: 04/08

SCALE-1:100 | BLOCK-01

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC ROOF SCHOOL BUILDING IN BASEMENT, GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN "METER"

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
D3	DOOR	1.53 X 2.40
LD	LIFT DOOR	0.92 X 2.10

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt.	NON FSI AREA IN Sq.Mt.	FSI AREA IN Sq.Mt.
1	AREA OF THE HEAD ROOM	113.28	113.28	---

KEY

(FE) Fire Extinguisher - Φ

(FA) Fire Alarm - □

(FA) Fire Hydrant - ▯

APPLICANT

M/s. Senthil Matriculation School

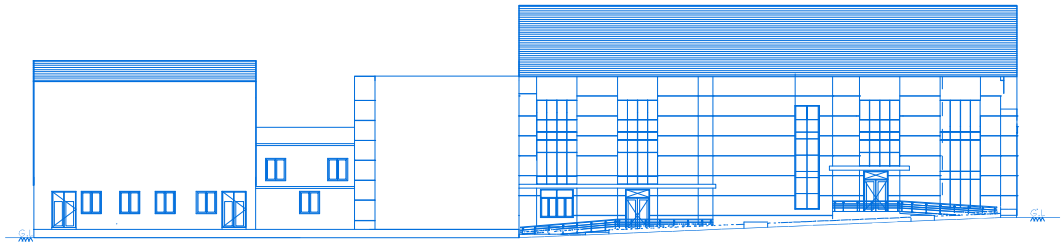
REGISTERED PROFESSION

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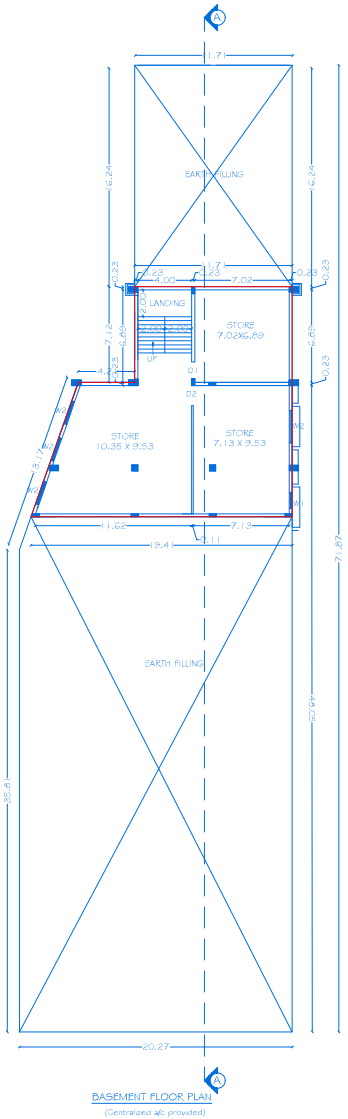
Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	1/2024	11/2022	04/2019	02/2019	15/2022

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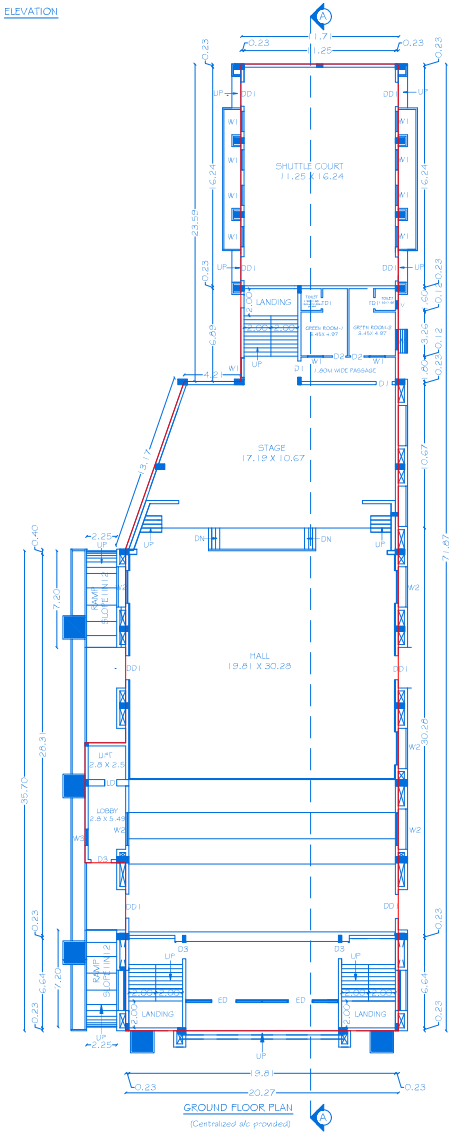
ELEVATION



BASEMENT FLOOR PLAN

(Centralized a/c provided)

BLOCK -2



GROUND FLOOR PLAN

(Centralized a/c provided)

SHEET NO: 05/08

SCALE-1:100 | BLOCK-01

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC & GALVALUME SHEET ROOF SCHOOL BUILDING IN BASEMENT, GROUND & MEZZANINE FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN "METER"

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
ED	ENTRANCE DOOR	1.80 X 3.00
DD1	DOOR	1.80 X 3.00
D1	DOOR	1.22 X 2.10
D2	DOOR	1.00 X 2.10
D3	DOOR	1.50 X 3.00
TD1	DOOR	0.84 X 2.10
LD	LIFT DOOR	0.92 X 2.10
W1	WINDOW	1.50 X 1.68
W2	WINDOW	2.44 X 1.60
V	VENTILATOR	0.60 X 0.90

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt.	NON FSI AREA IN Sq.Mt.	FSI AREA IN Sq.Mt.
2	AREA OF THE BASEMENT FLOOR	259.85	—	259.85
	AREA OF THE GROUND FLOOR	1254.82	—	1254.82

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FA) Fire Hydrant -

APPLICANT

M/s. Senthil Matriculation School

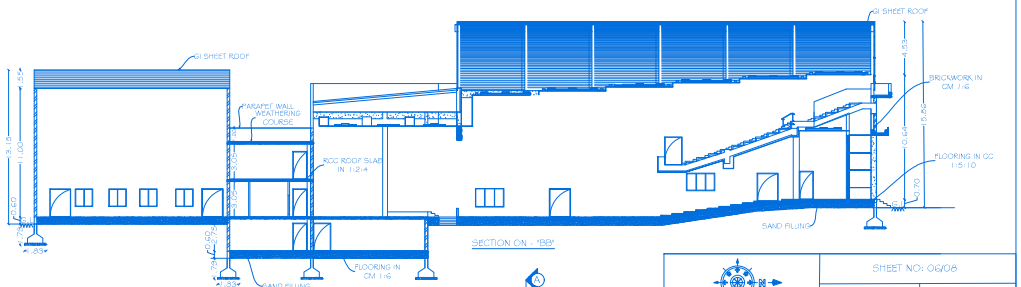
REGISTERED PROFESSION

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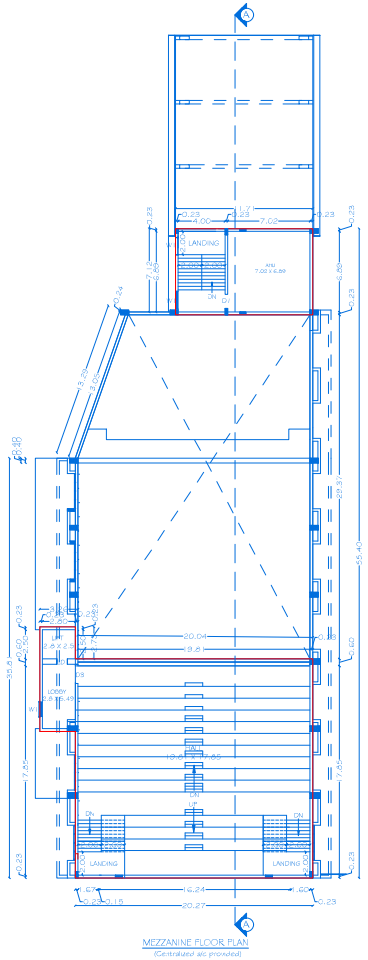
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Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

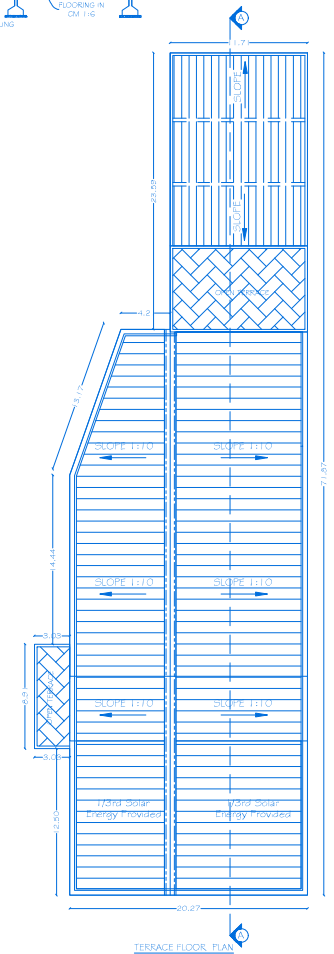
CIVIL TEC -\\SERVER\DRAWING 2025-DTCP-KGI-\INSTITUTE\SENTHIL-VI.V.XX25



SECTION ON - 'BB'



MEZZANINE FLOOR PLAN
(Centralised ac provided)
BLOCK - 2



TERRACE FLOOR PLAN

SHEET NO: 06/08

SCALE- 1:100 | BLOCK-02

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC & GALVALUME SHEET ROOF SCHOOL BUILDING IN BASEMENT, GROUND + MEZZANINE FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN "METER"

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
D1	DOOR	1.22 X 2.10
D3	DOOR	1.50 X 3.00
LD	LIFT DOOR	0.82 X 2.10
W1	WINDOW	1.50 X 1.68

AREA DETAILS

BLOCK NO.	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mts.	NON FSI AREA IN Sq.Mts.	FSI AREA IN Sq.Mts.
2	AREA OF THE GROUND MEZZANINE FLOOR	491.71	---	491.71

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FA) Fire Hydrant -

APPLICANT

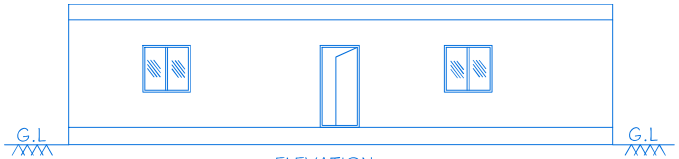
M/s. Senthil Matriculation School

REGISTERED PROFESSION

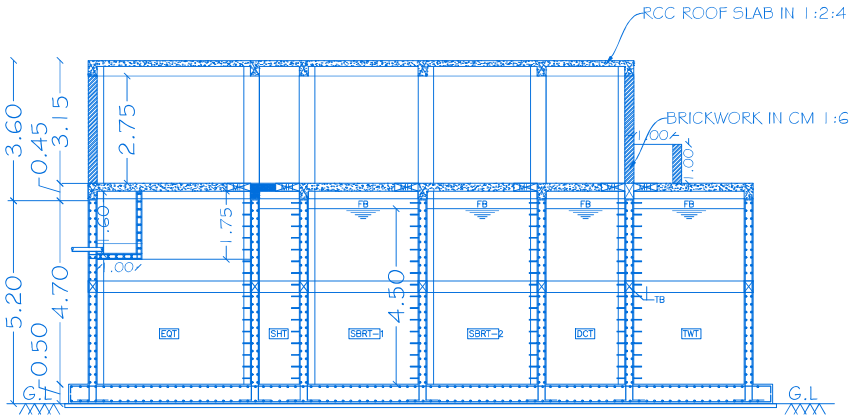
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Structural Eng, Chartered Engi(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I	I
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

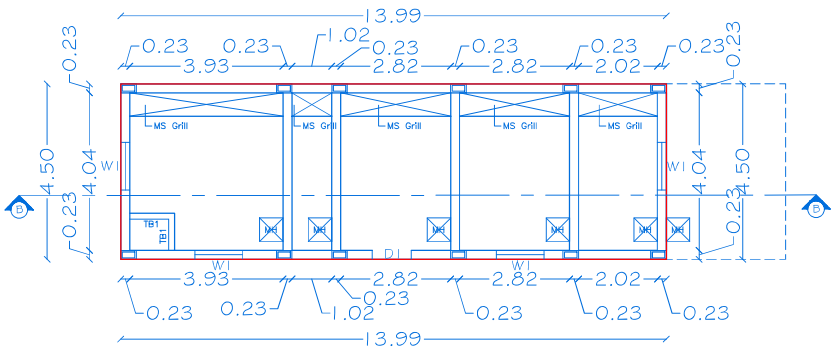
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prm@gmail.com
Cell:95243-20261, 94899-84416.



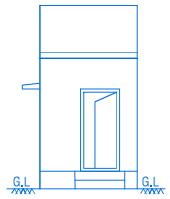
ELEVATION



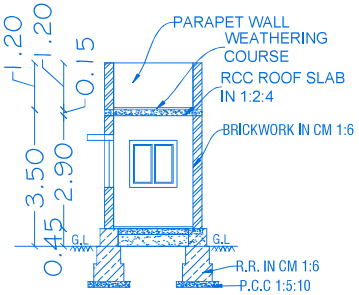
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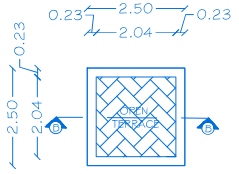
GROUND FLOOR PLAN
(STP) BLOCK-3



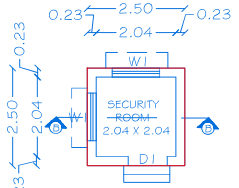
ELEVATION



SECTION ON - "BB"



TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK-4

SHEET NO: 07/08

SCALE-1:100 | BLOCK-3,4

REVISED PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION RCC ROOF SCHOOL BUILDINGIN GROUNDFLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B, 1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN "METER"

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTIONS	SIZES
D1	DOOR	1.00 X 2.10
W1	WINDOW	1.20 X 1.20

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt.	NON FSI AREA IN Sq.Mt.	FSI AREA IN Sq.Mt.
3	AREA OF THE GROUND FLOOR	62.95	---	62.95
4	AREA OF THE GROUND FLOOR	6.25	6.25	---

APPLICANT

M/s. Senthil Matriculation School

REGISTERED PROFESSION

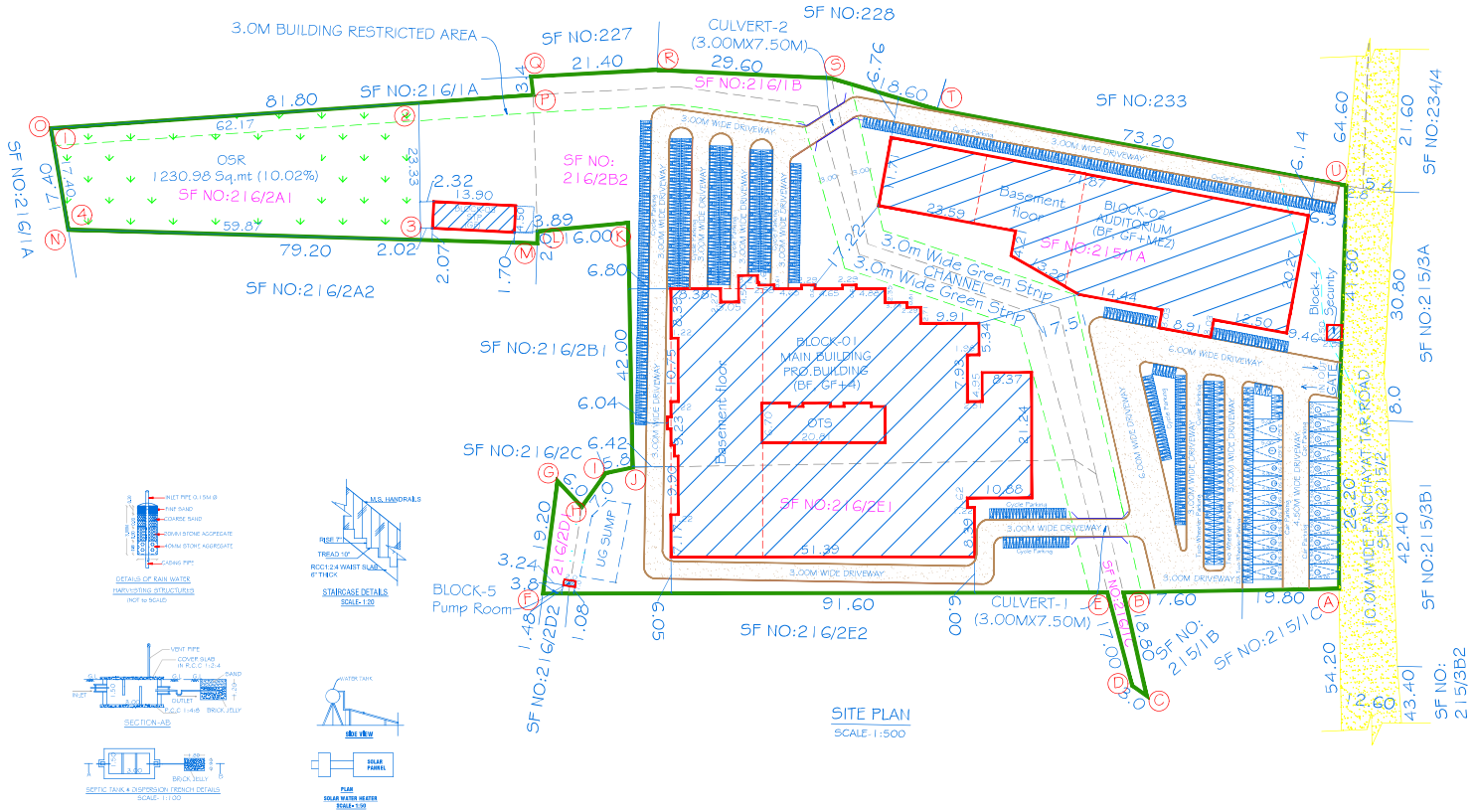
Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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CIVIL TEC -\\SERVER\DRAWING 2025-DTCP-KGI-\INSTITUTE\SENTHIL-VI.V.XX25.

REVISED SITE PLAN SHOWING THE APPROVED EXISTING BUILDING AND PROPOSED CONSTRUCTION OF RCC & GALVALUME SHEET ROOF SCHOOL BUILDING IN BASEMENT, GROUND, MEZZANINE, FIRST, SECOND, THIRD & FOURTH FLOOR FOR "M/s. SENTHIL MATRICULATION SCHOOL" IN SF.NO: 215/1A, 216/1B,1C, 2A1, 2B2, 2D1 & 2E1 AT KATTINAYANAPALLI VILLAGE & PANCHAYAT, KRISHNAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.



SANITARY CALCULATION DETAILS				
Sl.NO	PARTICULARS	CALCULATION	REQUIRED	PROVIDED
	MALE - 520 Persons, FEMALE - 400Persons			
1	WATER CLOSET (MALE) 1 for 40 Persons	520/40	13	80
2	WATER CLOSET (FEMALE)1 for 25 Persons	400/25	16	76
3	URINALS 1 for 20 persons	520/20	26	107

PARKING CALCULATION DETAILS					
S.NO	TYPE OF AREA	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	CLASS ROOM AREA	CAR PARKING	3549.17/300	12	20
		TWO WHEELER PARKING	3549.17/50	71	73
		CYCLE PARKING	3549.17/5	710	729

COLOUR INDEX	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	
O S R	

PARKING AREA DETAILS			
Sl.NO	PARTICULARS	REQUIRED	PROVIDED
1	CAR PARKING	12	20
2	DA CAR PARKING	2	2
3	TWO WHEELER PARKING	71	73
4	DA TWO WHEELER PARKING	10	10
5	CYCLE PARKING	710	729

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -
(FA) Fire Hydrant -

APPLICANT

M/s. SENTHIL MATRICULATION SCHOOL

SHEET NO: 08/08

SCALE - 1:500

NOTE: DTCP APP.NO: SWP NO.21/2023

LOCAL BODY - FILE NO : 01/2023-2024, Dt: 26.04.2023

EXISTING AREA DETAILS

S.NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	FSI AREA Sq.mt
	BLOCK-01(MAIN BUILDING)			
1	AREA OF THE BASEMENT FLOOR	699.75	--	699.75
2	AREA OF THE GROUND FLOOR	2078.45	--	2078.45
3	AREA OF THE FIRST FLOOR	1880.07	--	1880.07
4	AREA OF THE SECOND FLOOR	1880.07	--	1880.07
5	AREA OF THE THIRD FLOOR	1880.07	--	1880.07
6	AREA OF THE FOURTH FLOOR	1880.07	--	1880.07
7	AREA OF THE HEAD ROOM	122.27	122.27	--
8	TOTAL	10420.75	122.27	10298.48
	BLOCK-02 (AUDITORIUM)			
9	AREA OF THE BASEMENT FLOOR	230.19	--	230.19
10	AREA OF THE GROUND FLOOR	1185.84	--	1185.84
11	AREA OF THE FIRST FLOOR	292.86	--	292.86
12	AREA OF THE HEAD ROOM	54.16	54.16	--
13	TOTAL	1763.05	54.16	1708.89

REVISED APPROVAL AREA DETAILS

TOTAL AREA OF THE SITE (3.035 Acre) = 12278.00 SQMT

S.NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	FSI AREA Sq.mt
	BLOCK-1 (MAIN BUILDING)			
1	AREA OF THE BASEMENT FLOOR	702.96	--	702.96
2	AREA OF THE GROUND FLOOR	2435.54	--	2435.54
3	AREA OF THE FIRST FLOOR	1973.18	--	1973.18
4	AREA OF THE SECOND FLOOR	1947.61	--	1947.61
5	AREA OF THE THIRD FLOOR	1943.56	--	1943.56
6	AREA OF THE FOURTH FLOOR	1942.70	--	1942.70
7	AREA OF THE HEAD ROOM	113.28	113.28	--
	TOTAL	11058.83	113.28	10945.55
	BLOCK-2 (AUDITORIUM)			
8	AREA OF THE BASEMENT FLOOR	259.85	--	259.85
9	AREA OF THE GROUND FLOOR	1254.82	--	1254.82
10	AREA OF THE MEZZANINE FLOOR	491.71	--	491.71
	TOTAL	2006.38	--	2006.38
	BLOCK-3 (STP)			
11	AREA OF THE GROUND FLOOR	62.95	--	62.95
	TOTAL	62.95		62.95
	BLOCK-4 (SECURITY)			
12	AREA OF THE GROUND FLOOR	6.25	6.25	--
	TOTAL	6.25	6.25	--
	BLOCK-5 (PUMP ROOM)			
13	AREA OF THE GROUND FLOOR	2.00	2.00	--
	TOTAL	2.00	2.00	--
	TOTAL	13136.41	121.53	13014.88

PLOT COVERAGE (PC) = 3761.56/12278.00 X 100
= 30.63%

FLOOR SPACE INDEX = 13014.88/12278.00
= 1.06<1.50

OSR REQUIRED = 1227.80 Sq.m (10.00%)

OSR PROVIDED (Ref.No. 1 to 4) = 1230.98 Sq.m (10.02%)

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,
Structural Eng, Chartered Engr(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC - \\SERVER\DRAWING 2025-DTCP-KGI\INSTITUTION\SENTHIL- XI.IV.XX25.

Signature valid Signature valid

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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+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.