PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

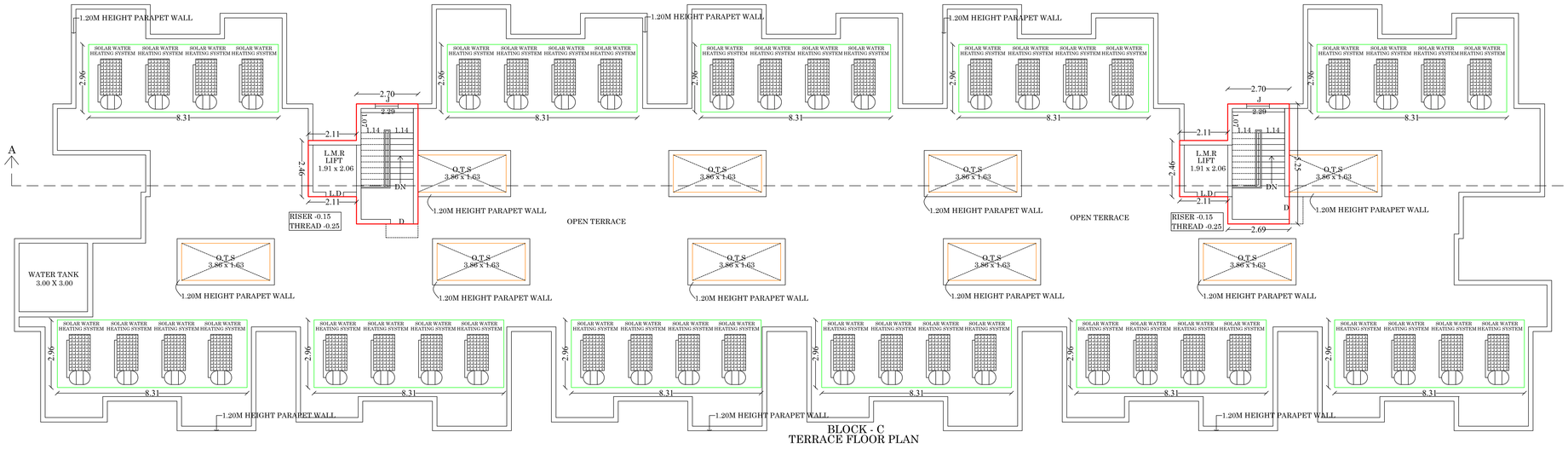
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

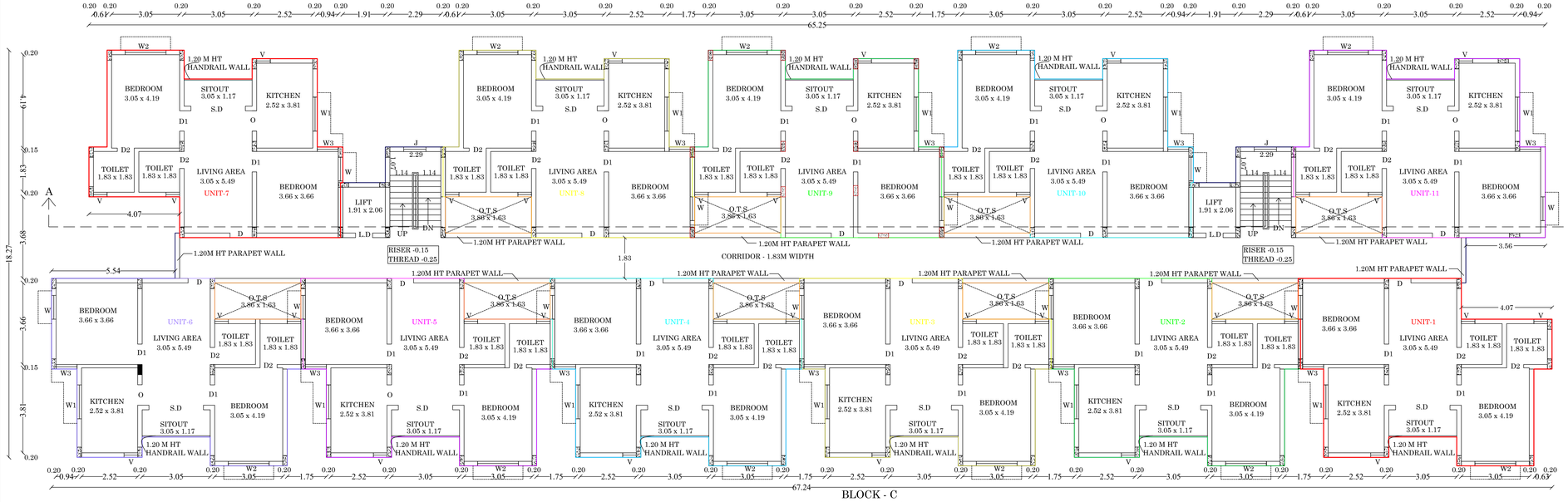
Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

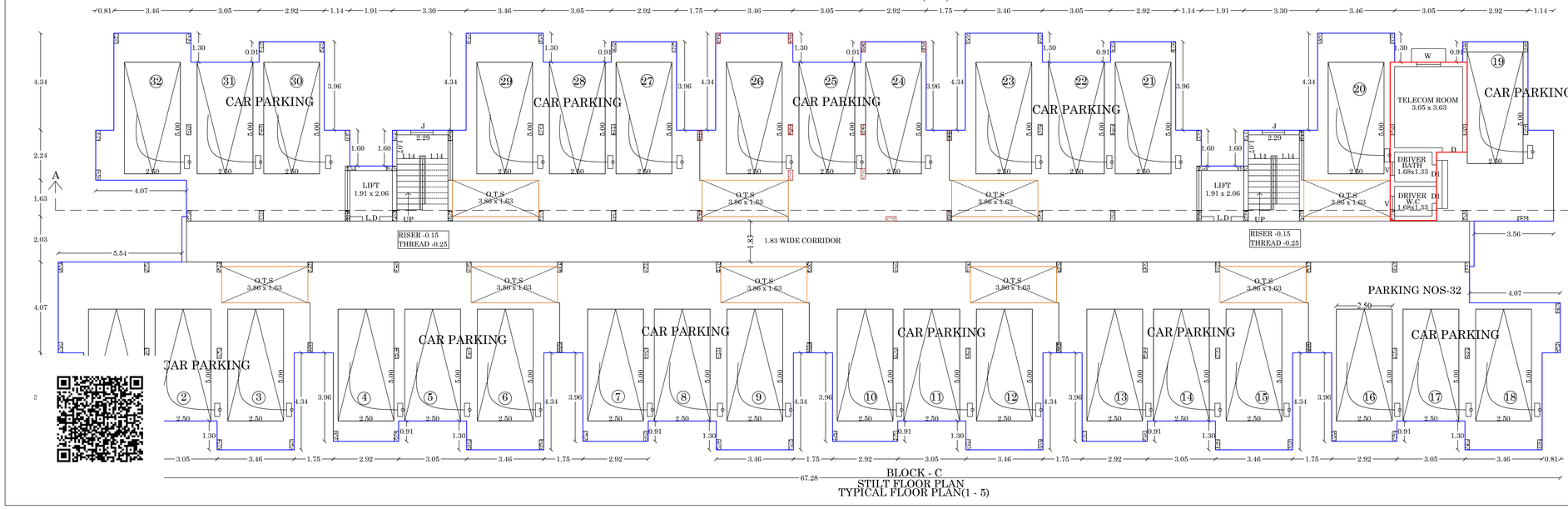
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT.

(SCALE-1:100)







JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -C)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	998.37	20.27	1018.64
Area of the First Floor		962.08	962.08
Area of the Second Floor		962.08	962.08
Area of the Third Floor		962.08	962.08
Area of the Fourth Floor		962.08	962.08
Area of the Fifth Floor		962.08	962.08
Area of the Terrace Floor	38.68		38.68
Total	1037.05	4830.67	5867.72

OFFICE USE

SREEMATHY.S
Licensed Architect
Regn.No: CA/2010/50866
TPK Road, Andalpuram
MADURAI - 625 003.

ARCHITECT

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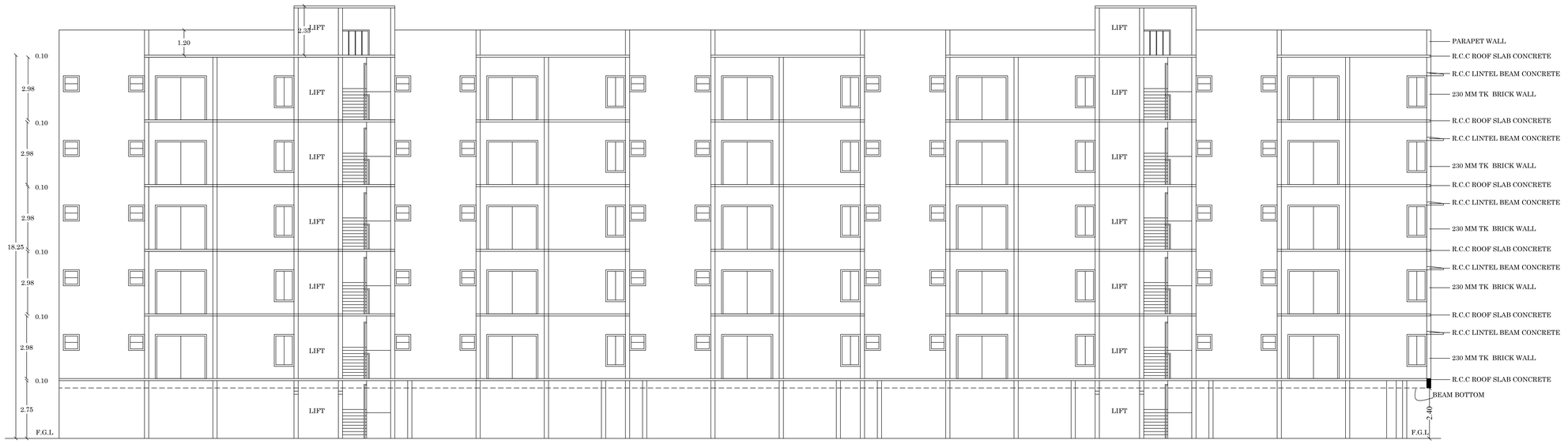
STRUCTURAL ENGINEER

T.K. VENKATESH BABU
CONSTRUCTION ENGINEER
Madurai Local Planning Authority (MLPA)
Registration No. CE/26/2024/DTCP/Madurai
ON 24/09/2024 TO 23/09/2029
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South Veli Street, Madurai - 625 001.
Cell : 96421 22004 / 86106 67994

ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPON Managing Director

APPLICANT



SECTION - AA
TYPICAL FLOOR PLAN(1 - 5)
BLOCK - C



ELEVATION
TYPICAL FLOOR PLAN(1 - 5)
BLOCK - C

PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT.

SHEET NO-03

(SCALE-1:100)

JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -C)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	998.37	20.27	1018.64
Area of the First Floor		962.08	962.08
Area of the Second Floor		962.08	962.08
Area of the Third Floor		962.08	962.08
Area of the Fourth Floor		962.08	962.08
Area of the Fifth Floor		962.08	962.08
Area of the Terrace Floor	38.68		38.68
Total	1037.05	4830.67	5867.72

OFFICE USE

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ARCHITECT

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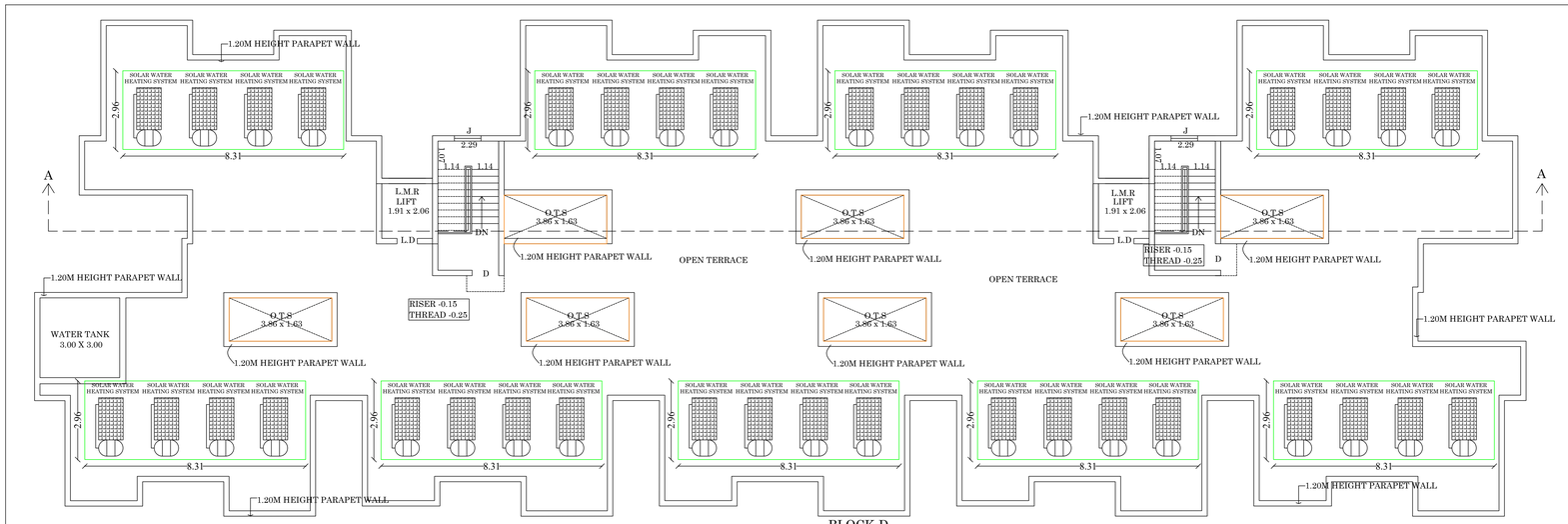
STRUCTURAL ENGINEER

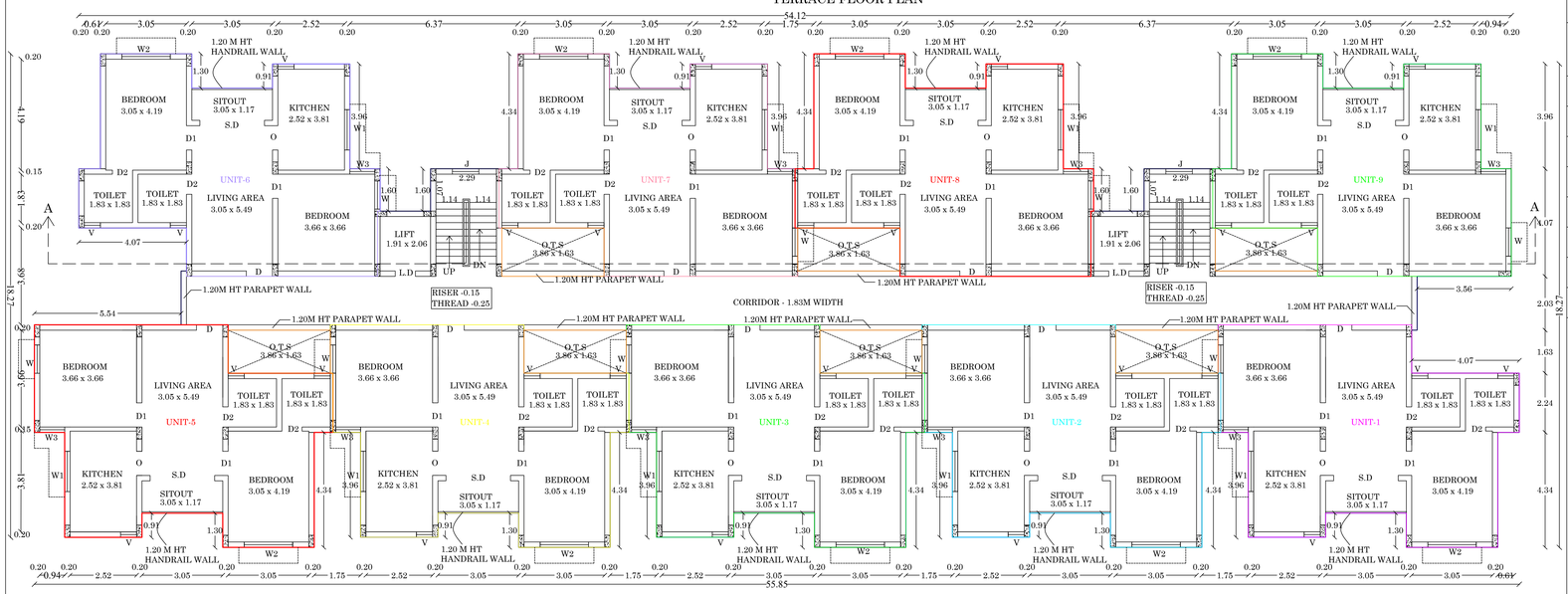
T.K. VENKATESH BABU
CONSTRUCTION ENGINEER
Madurai Local Planning Authority (MLPA)
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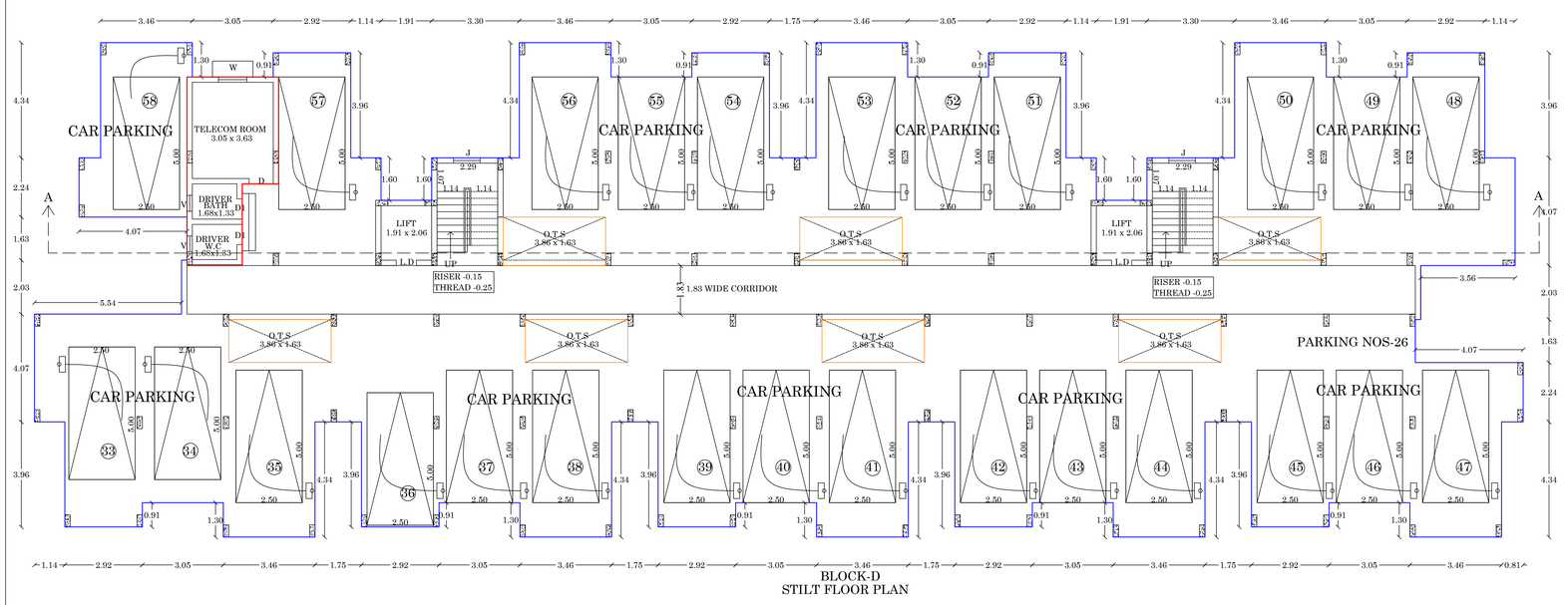
ENGINEER

For VISVAS PROMOTERS (P) LTD,
Managing Director

APPLICANT







PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT.

SHEET NO-04

(SCALE-1:100)

JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -D)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	815.22	20.27	835.49
Area of the First Floor		791.58	791.58
Area of the Second Floor		791.58	791.58
Area of the Third Floor		791.58	791.58
Area of the Fourth Floor		791.58	791.58
Area of the Fifth Floor		791.58	791.58
Area of the Terrace Floor	38.72		38.72
Total	853.94	3978.17	4832.11

OFFICE USE

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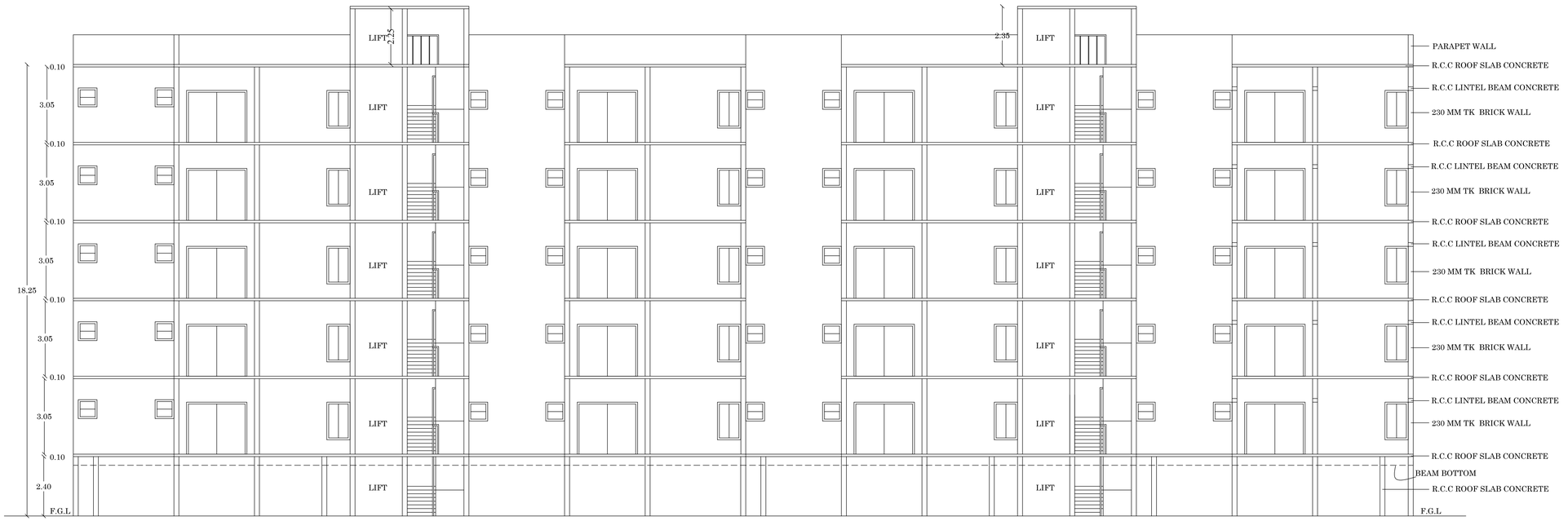
ENGINEER

For VISVAS PROMOTERS (P) LTD,
Managing Director

APPLICANT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT.

(SCALE-1:100)



BLOCK-D

SECTION - AA

TYPICAL FLOOR PLAN(1 - 5)



BLOCK-D

ELEVATION

TYPICAL FLOOR PLAN(1 - 5)

JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -D)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	815.22	20.27	835.49
Area of the First Floor		791.58	791.58
Area of the Second Floor		791.58	791.58
Area of the Third Floor		791.58	791.58
Area of the Fourth Floor		791.58	791.58
Area of the Fifth Floor		791.58	791.58
Area of the Terrace Floor	38.72		38.72
Total	853.94	3978.17	4832.11

OFFICE USE

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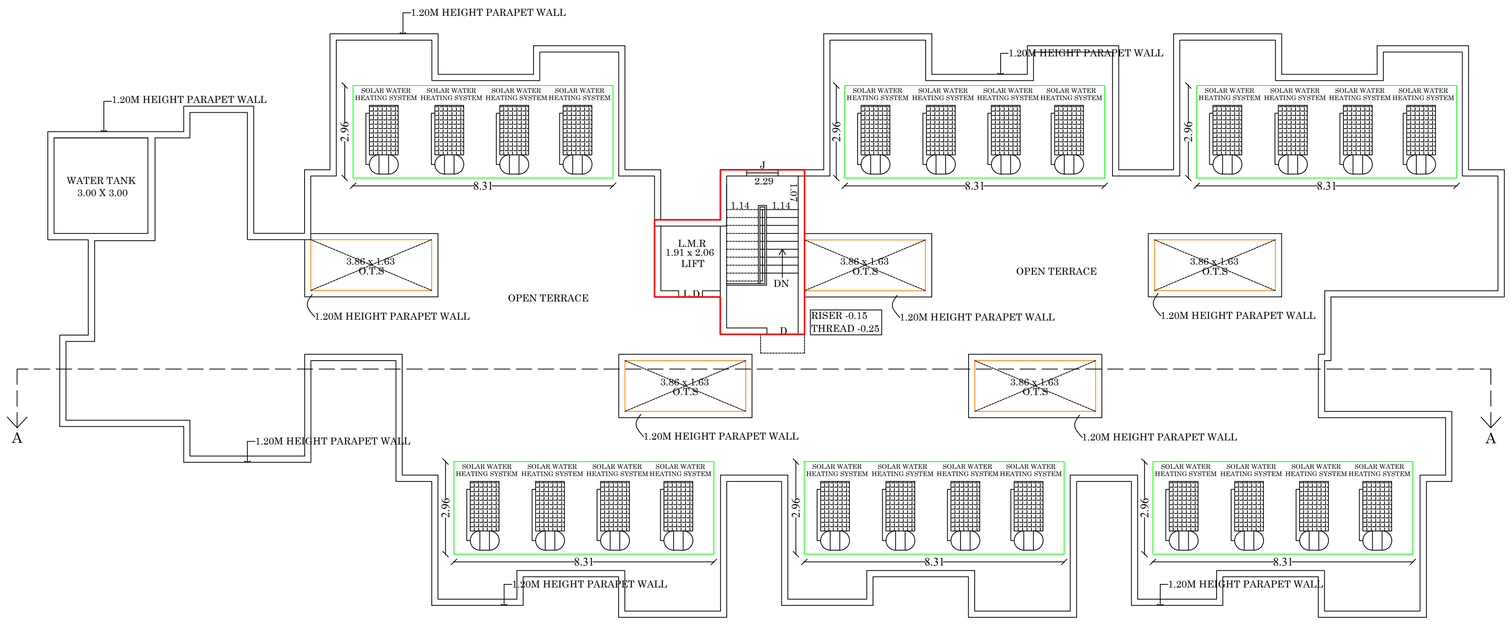
ENGINEER

For VISVAS PROMOTERS (P) LTD,
Managing Director

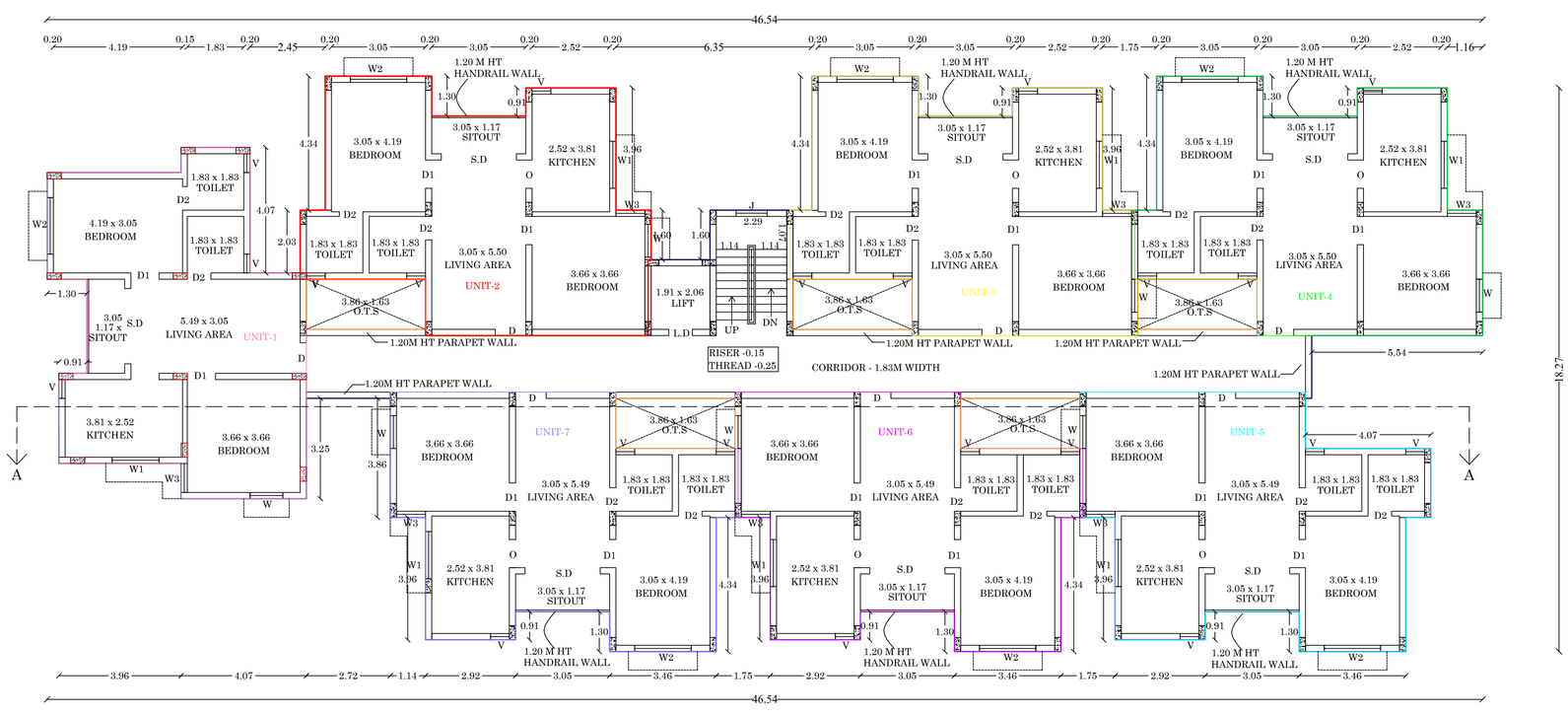
APPLICANT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT.

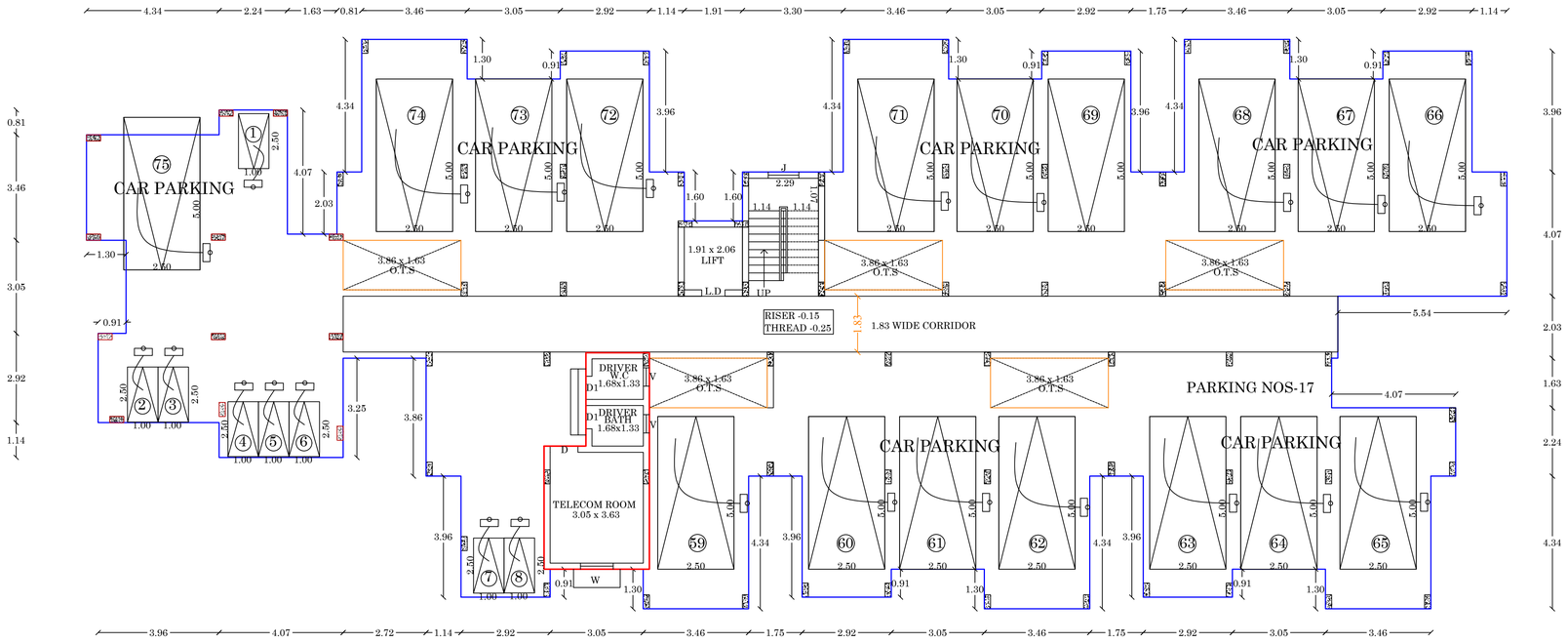
(SCALE-1:100)



BLOCK-E
TERRACE FLOOR PLAN
TYPICAL FLOOR PLAN(1 - 5)



BLOCK-E
TYPICAL FLOOR PLAN(1 - 5)



STILT FLOOR PLAN
BLOCK-E
TYPICAL FLOOR PLAN(1 - 5)

JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -E)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	612.09	20.27	632.36
Area of the First Floor		600.97	600.97
Area of the Second Floor		600.97	600.97
Area of the Third Floor		600.97	600.97
Area of the Fourth Floor		600.97	600.97
Area of the Fifth Floor		600.97	600.97
Area of the Terrace Floor	19.33		19.33
Total	631.42	3025.12	3656.54

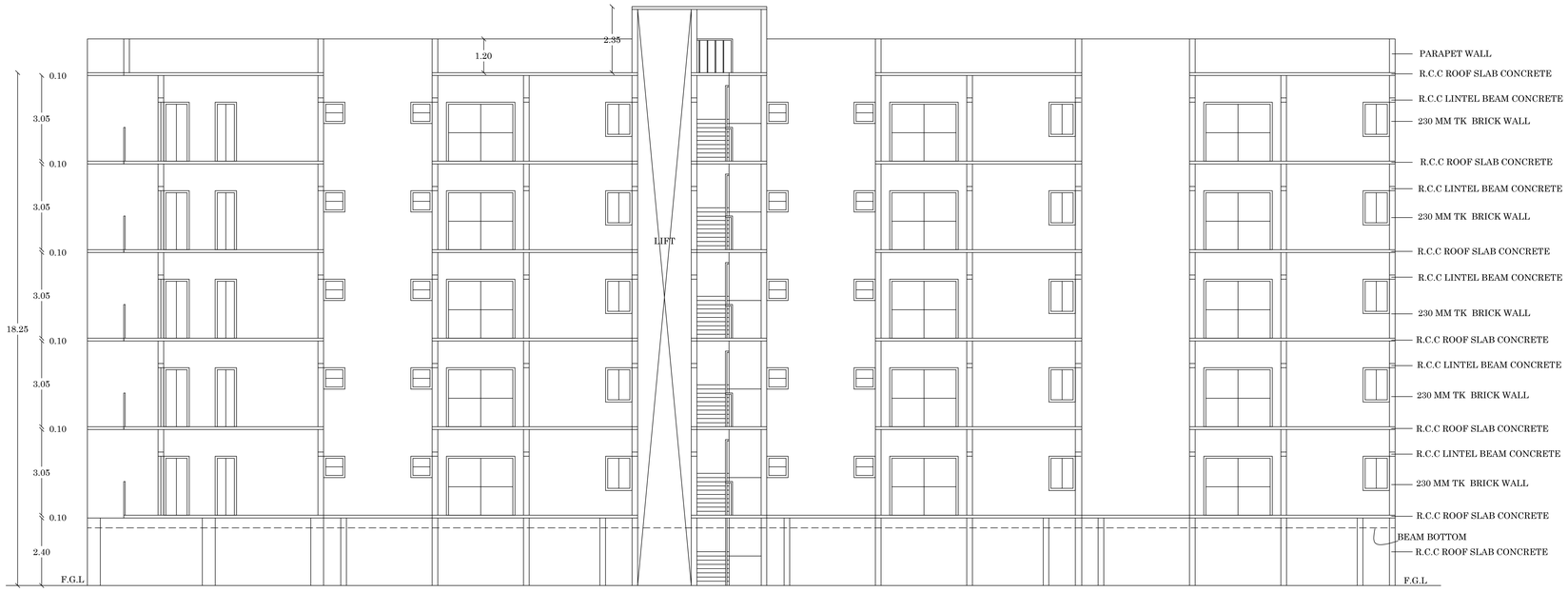
OFFICE USE

ARCHITECT
SREEMATHY.S
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STRUCTURAL ENGINEER
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ON 24/09/2024 TO 23/09/2029
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South Veli Street, Madurai - 625 001.
Cell : 98421 22904 / 86106 67584

APPLICANT
For VISVAS PROMOTERS (P) LTD,
Managing Director



(BLOCK -E)
SECTION - AA
TYPICAL FLOOR PLAN(1 - 5)



(BLOCK -E)
ELEVATION
TYPICAL FLOOR PLAN(1 - 5)

SHEET NO-07

PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT.

(SCALE-1:100)

JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -E)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	612.09	20.27	632.36
Area of the First Floor		600.97	600.97
Area of the Second Floor		600.97	600.97
Area of the Third Floor		600.97	600.97
Area of the Fourth Floor		600.97	600.97
Area of the Fifth Floor		600.97	600.97
Area of the Terrace Floor	19.33		19.33
Total	631.42	3025.12	3656.54

OFFICE USE

SREEMATHY.S
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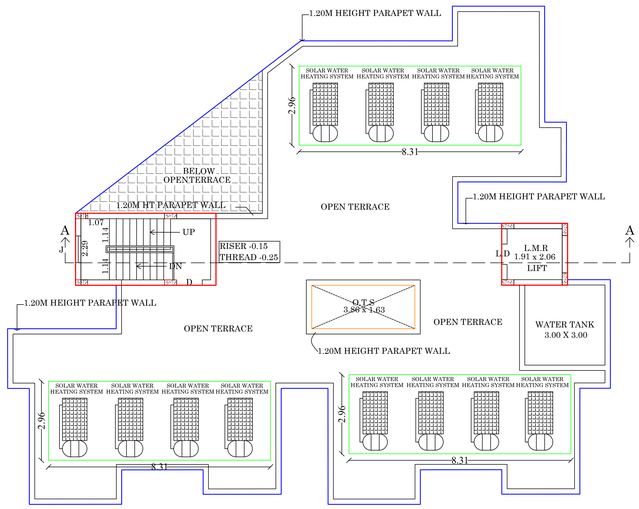
STRUCTURAL ENGINEER

T.K. VENKATESH BABU
CONSTRUCTION ENGINEER
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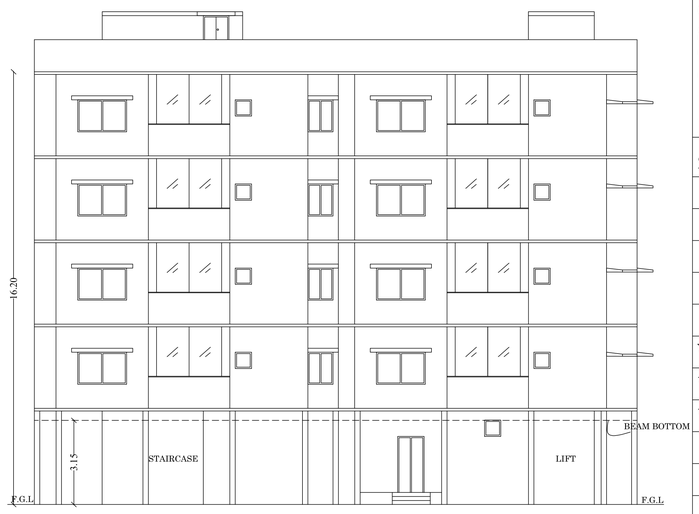
ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPONENT Managing Director

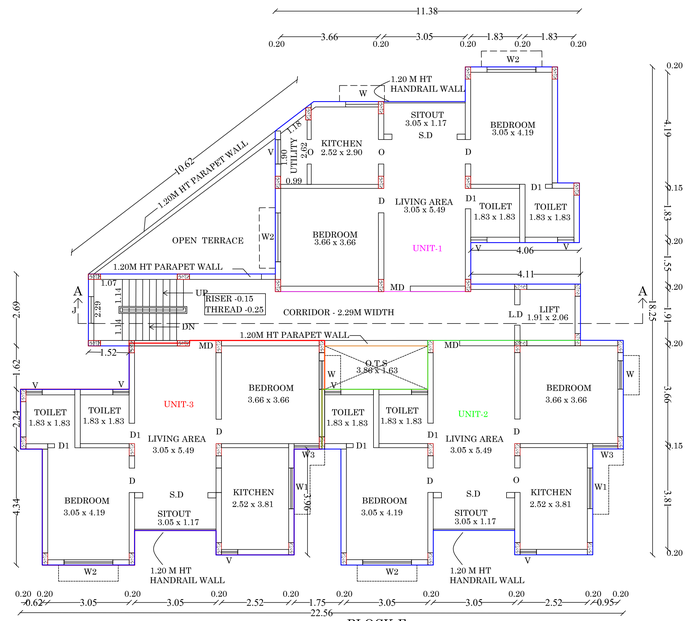
APPLICANT



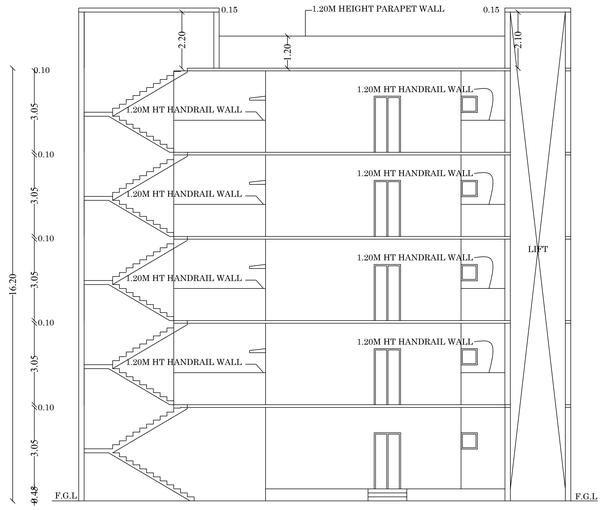
BLOCK-F
TERRACE FLOOR PLAN
FLOOR -1 TO 4



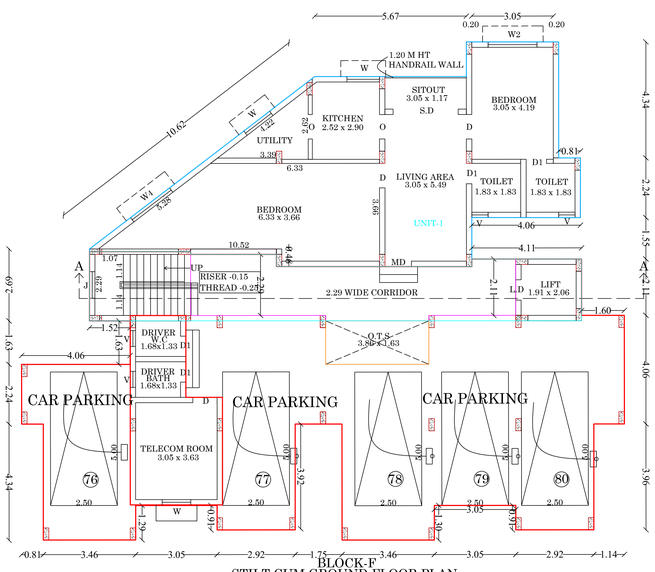
BLOCK-F
ELEVATION
FLOOR -1 TO 4
STILT CUM GROUND FLOOR PLAN



BLOCK-F
TYPICAL FLOOR PLAN
FLOOR -1 TO 4



BLOCK-F
SECTION - AA
FLOOR -1 TO 4
STILT CUM GROUND FLOOR PLAN



BLOCK-F
STILT CUM GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2,29/34A,30/3A7 IN THUVARIMAN PANCHAYAT / VILLAGE, THIRUPPARANKUNDRAM PANCHYAT UNION,MADURAI WEST TALUK,MADURAI DISTRICT. (SCALE-1:100)

SHEET NO-08

JOINERY DETAILS:

D	DOOR	0.99 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.07 x 1.20
W1	WINDOW	1.52 x 1.20
W2	WINDOW	1.83 x 1.20
W3	WINDOW	0.94 x 1.20
W4	WINDOW	1.83 x 1.83
V	VENTILATOR	0.75 x 0.75
S.D	SLIDE DOOR	2.44 x 2.10

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -F)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	132.34	156.87	289.21
Area of the First Floor		264.24	264.24
Area of the Second Floor		264.24	264.24
Area of the Third Floor		264.24	264.24
Area of the Fourth Floor		264.24	264.24
Area of the Terrace Floor	19.87		19.87
Total	152.21	1213.83	1366.04

OFFICE USE

SREEMATHY.S
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MADURAI - 625 003.

ARCHITECT

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STRUCTURAL ENGINEER

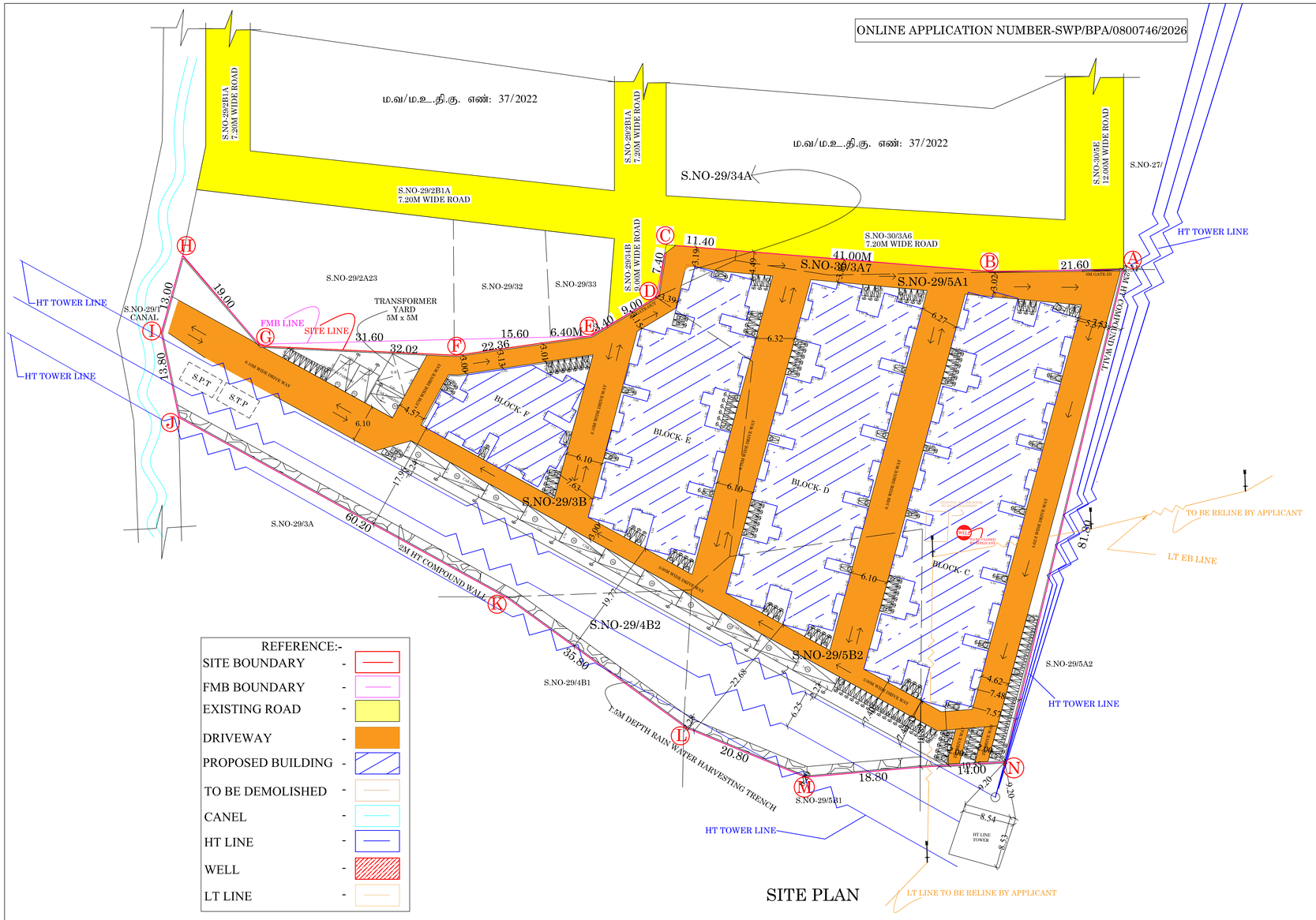
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CONSTRUCTION ENGINEER
Madurai Local Planning Authority (MLPA)
Registration No. CE/28/2024/DTCP/Madurai
ON 24/09/2024 TO 23/09/2029
Door No.21, Oviamuthu Maistry Street,
South Veli Street, Madurai - 625 001.
Cell : 96421 22004 / 86106 67594

ENGINEER

For VISVAS PROMOTERS (P) LTD,
DEPO Managing Director

APPLICANT

ONLINE APPLICATION NUMBER-SWP/BPA/0800746/2026



SITE PLAN

REFERENCE:-

SITE BOUNDARY	-
FMB BOUNDARY	-
EXISTING ROAD	-
DRIVEWAY	-
PROPOSED BUILDING	-
TO BE DEMOLISHED	-
CANEL	-
HT LINE	-
WELL	-
LT LINE	-

S.NO	Survey S.no	Document No	Document AreaSq.m	PATTA AreaSq.m
1.	29/3B	183/2026	3077.00	3077.00
2.	29/4B2	184/2026	320.00	320.00
3.	29/5A1	3059/2025	3477.00	3477.00
4.	29/5B2	184/2026	1300.00	1300.00
5.	29/34A	953/2026	63.00	63.00
6.	30/3A7	953/2026	160.00	160.00
	TOTAL AREA		8397.00	8397.00

TOTAL NO.OF DWELLING	
BLOCK -C	
FLOOR-1	11 UNIT
FLOOR-2	11 UNIT
FLOOR-3	11 UNIT
FLOOR-4	11 UNIT
FLOOR-5	11 UNIT
TOTAL	55 UNIT
BLOCK -D	
FLOOR-1	09 UNIT
FLOOR-2	09 UNIT
FLOOR-3	09 UNIT
FLOOR-4	09 UNIT
FLOOR-5	09 UNIT
TOTAL	45 UNIT
BLOCK -E	
FLOOR-1	07 UNIT
FLOOR-2	07 UNIT
FLOOR-3	07 UNIT
FLOOR-4	07 UNIT
FLOOR-5	07 UNIT
TOTAL	35 UNIT
BLOCK -F	
Ground Floor	01 UNIT
FLOOR-1	03 UNIT
FLOOR-2	03 UNIT
FLOOR-3	03 UNIT
FLOOR-4	03 UNIT
TOTAL	13 UNIT
BLOCK (C,D,E,F) TOTAL UNITS	- 148 UNIT

DWELLING AREA (BLOCK -C) TYPICAL FLOOR-1 TO 5

UNIT -1 = 74.49 sq.m
UNIT -2 = 74.27 sq.m
UNIT -3 = 74.27 sq.m
UNIT -4 = 74.27 sq.m
UNIT -5 = 74.27 sq.m
UNIT -6 = 74.49 sq.m
UNIT -7 = 74.47 sq.m
UNIT -8 = 74.26 sq.m
UNIT -9 = 74.26 sq.m
UNIT -10 = 74.24 sq.m
UNIT -11 = 74.49 sq.m
Total = 817.78sq.m

TOTAL DWELLING AREA (817.78 x 5)- 4088.90 SQ.M
TOTAL NON DWELLING AREA - 1778.78 SQ.M
(Staircase, Lift, Passage)
TOTAL AREA - 5867.68 SQ.M

DWELLING AREA (BLOCK -D) TYPICAL FLOOR-1 TO 5

UNIT -1 = 74.48 sq.m
UNIT -2 = 74.27 sq.m
UNIT -3 = 74.27 sq.m
UNIT -4 = 74.27 sq.m
UNIT -5 = 74.49 sq.m
UNIT -6 = 74.47 sq.m
UNIT -7 = 74.26 sq.m
UNIT -8 = 74.22 sq.m
UNIT -9 = 74.48 sq.m
Total = 669.47sq.m

TOTAL DWELLING AREA (669.47x5)- 3347.35 SQ.M
TOTAL NON DWELLING AREA - 1484.76 SQ.M
(Staircase, Lift, Passage)
TOTAL AREA - 4832.11 SQ.M

DWELLING AREA (BLOCK -E) TYPICAL FLOOR-1 TO 5

UNIT -1 = 74.72 sq.m
UNIT -2 = 74.43 sq.m
UNIT -3 = 74.27 sq.m
UNIT -4 = 74.49 sq.m
UNIT -5 = 74.49 sq.m
UNIT -6 = 74.26 sq.m
UNIT -7 = 74.49 sq.m
Total = 521.15 sq.m

TOTAL DWELLING AREA (521.15x5) - 2605.75 SQ.M
TOTAL NON DWELLING AREA - 1050.79 SQ.M
(Staircase, Lift, Passage)
TOTAL AREA - 3656.54 SQ.M

DWELLING AREA (BLOCK -F)

GROUND FLOOR
UNIT -1 = 94.47sq.m
Total = 94.47sq.m

TYPICAL FLOOR-1 TO 4
UNIT -1 = 74.73 sq.m
UNIT -2 = 74.49 sq.m
UNIT -3 = 74.26 sq.m
Total = 221.48sq.m

TOTAL DWELLING AREA (94.47+(221.48x4)) - 980.39 SQ.M
TOTAL NON DWELLING AREA - 385.65 SQ.M
(Staircase, Lift, Passage)
TOTAL AREA - 1366.04 SQ.M

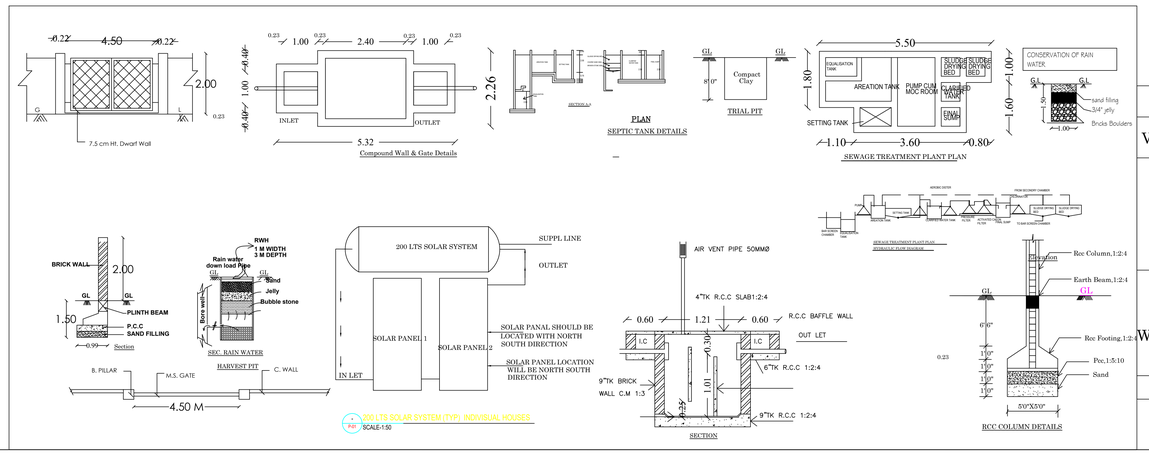
PARKING DETAILS:-

No. of TWO WHEELER Parking Required- 162 Nos
No. of TWO WHEELER Parking Provided- 171 Nos
(P.H PARKING 15 NOS INCLUDING)

No. of CAR Parking Required - 01 Nos
No. of CAR Parking Provided - 94 Nos
(P.H PARKING 03 NOS INCLUDING)

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION (BLOCK -C,D,E&F)	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR FLOOR AREA ABOVE 75 TO 100 SQ.M (1CAR) x 1 UNIT	01 NOS	84 NOS
	visitor car parking-10%	01 NOS	10 NOS
	TOTAL	02 NOS	94 NOS
TWO WHEELER	1 TWO WHEELER SPACE FOR FLOOR AREA ABOVE 50 TO 75 SQ.M 1 TWO WHEELER x147 UNIT	147 NOS	156 NOS
	visitor car parking-10%	15 NOS	15 NOS
	TOTAL	162 NOS	171 NOS



SHEET NO :01

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING IN S.NO-29/3B,29/4B2,29/5A1,29/5B2, 29/34A,30/3A7 IN THUVARIMAN PANCHAYAT/VILLAGE, THIRUPPARANKUNDRAM PANCHAYAT UNION, MADURAI WEST TALUK, MADURAI DISTRICT.

SCALE:1:400

SITE AREA DETAILS:-

AS PER DOCUMENT AREA - 8397.00 SQ.M
AS PER PATTA AREA - 8397.00 SQ.M
AS PER SUPERIMPOSED AREA - 8207.72 SQ.M

Proposed Area Details :-

BUILDING AREA DETAILS:

DESCRIPTION (BLOCK -C)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	998.37	20.27	1018.64
Area of the First Floor		962.08	962.08
Area of the Second Floor		962.08	962.08
Area of the Third Floor		962.08	962.08
Area of the Fourth Floor		962.08	962.08
Area of the Fifth Floor		962.08	962.08
Area of the Terrace Floor	38.68		38.68
Total	1037.05	4830.67	5867.72

DESCRIPTION (BLOCK -D)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	815.22	20.27	835.49
Area of the First Floor		791.58	791.58
Area of the Second Floor		791.58	791.58
Area of the Third Floor		791.58	791.58
Area of the Fourth Floor		791.58	791.58
Area of the Fifth Floor		791.58	791.58
Area of the Terrace Floor	38.72		38.72
Total	853.94	3978.17	4832.11

DESCRIPTION (BLOCK -E)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	612.09	20.27	632.36
Area of the First Floor		600.97	600.97
Area of the Second Floor		600.97	600.97
Area of the Third Floor		600.97	600.97
Area of the Fourth Floor		600.97	600.97
Area of the Fifth Floor		600.97	600.97
Area of the Terrace Floor	19.33		19.33
Total	631.42	3025.12	3656.54

DESCRIPTION (BLOCK -F)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	132.34	156.87	289.21
Area of the First Floor		264.24	264.24
Area of the Second Floor		264.24	264.24
Area of the Third Floor		264.24	264.24
Area of the Fourth Floor		264.24	264.24
Area of the Terrace Floor	19.87		19.87
Total	152.21	1213.83	1366.04

Total Area Details :-

Descriptions (BLOCK -C,D,E,F)	Non FSI (Sqm)	FSI (Sqm)	Total Area (Sqm)
BLOCK -C	1037.05	4830.67	5867.72
BLOCK -D	853.94	3978.17	4832.11
BLOCK -E	631.42	3025.12	3656.54
BLOCK -F	152.21	1213.83	1366.04
TOTAL AREA	2674.62	13047.79	15722.41

Floor Space Index = $\frac{13047.79}{8397.00}$ = 1.55<2

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MADURAI - 625 003.
ARCHITECT

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STRUCTURAL ENGINEER

T.K. VENKATESH BABU
CONSTRUCTION ENGINEER
Medical Cert No: 2/2023/MDU/CE(Retd)/SE(PA)
Regn No: CE/2019/04/07/CE(Retd)
DOR: 24/09/2024 TO 23/09/2029
Door No.21, Ordinance Factory Street,
South Veli Street, Madurai - 625 001.
Cell : 98421 22004 / 86106 67064
CONSTRUCTION ENGINEER

For VISVAS PROMOTERS (P) LTD.
DEVO Managing Director
APPLICANT

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
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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.