PP APPROVAL RECORD

Planning Permission

Survey 70/4A and 2 more

Madurai North taluk

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™

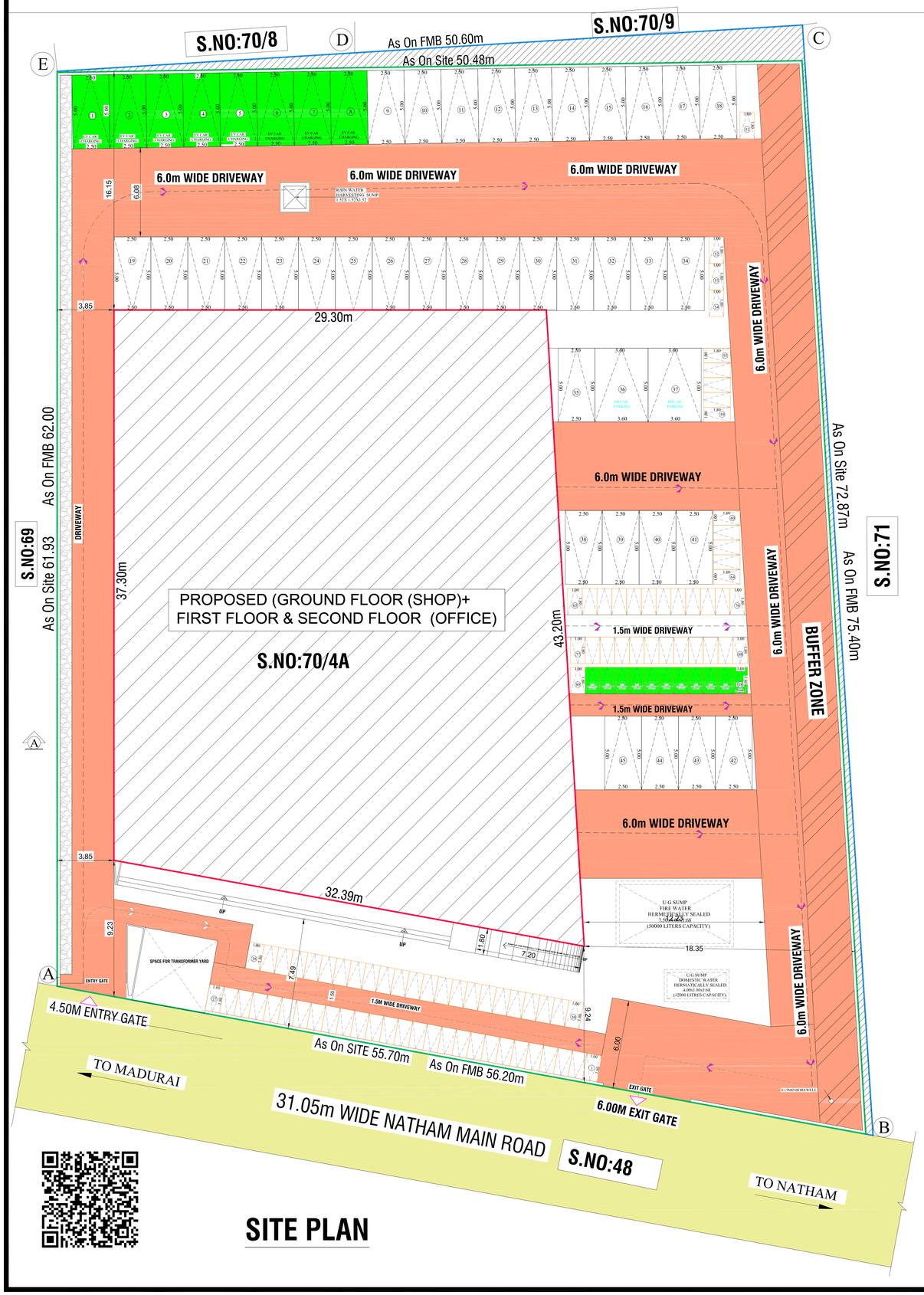
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (GROUND FLOOR (SHOP)+ FIRST FLOOR & SECONDFLOOR (PROFESSIONAL CONSULTING OFFICE) AT OLD R.S.NO: 163, UDR.S.NO:70/4,PATTA S.NO: 70/4A, PATTA NO : 5008 AT NATHAM MAIN ROAD, THIRUPPALAI VILLAGE (THIRUPPALAI 1ST BIT), MADURAI NORTH TALUK, ZONE - 01, MADURAI CORPORATION,MADURAI DISTRICT.

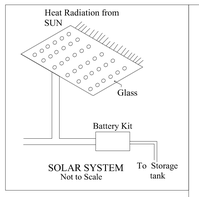


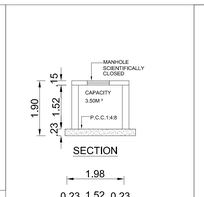
SITE PLAN

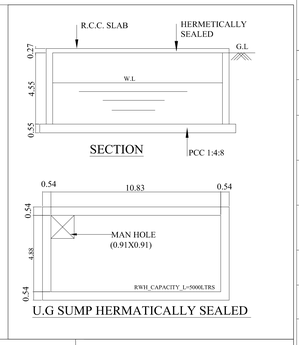
W / S / N / E

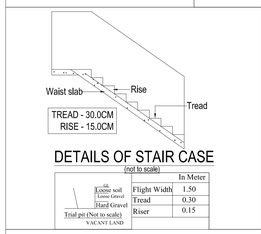
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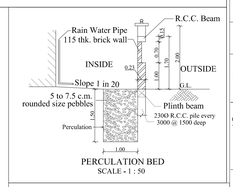
திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/911656/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'E' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 472/2026
திட்ட அனுமதி எண் : 498/2026

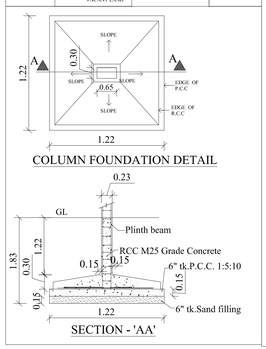


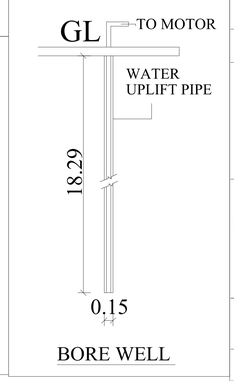


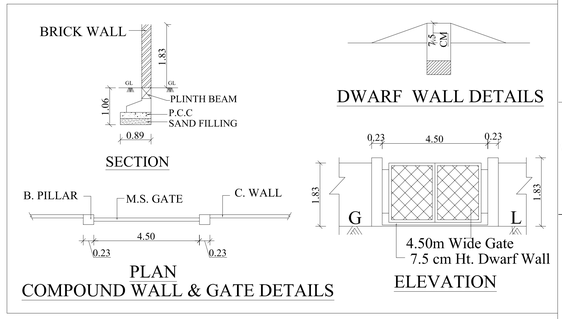






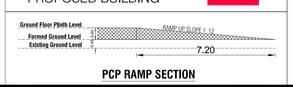






REFERENCE

AS ON SITE	
AS ON FMB	
EXISTING ROAD	
DRIVE WAY	-
PROPOSED BUILDING	-



Sheet No.1/4

Area Statement:

	Description	Sqm	
Site Area	As per Patta	3544.00	Least Area To be taken
	As per Document	3541.00	
	As per FMB	3600.00	
	As per SITE	3533.90	

Least Area To be Taken:
As Per SITE - 3533.90 Sq.m

Built up Area:

Description	Built Up Area Sqm	FSI Area Sqm	Non FSI Area Sqm
Ground floor Area (SHOP AREA)	1225.96	1225.96	------
First floor Area (SHOP AREA)	286.01	286.01	------
First floor Area (OFFICE AREA)	939.95	939.95	------
Second floor Area	1225.96	1225.96	------
Lift & Head Room	39.84	------	39.84
Total	3717.72	3677.88	39.84

MAXIMUM ONE FLOOR AREA - 1225.96 Sq.m

FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 3677.88 / 3533.90 = 1.04 < 2.00

COMMERCIAL BUILDING (SHOP & PROFESSIONAL CONSULTING OFFICE)

HEIGHT OF BUILDING	-	15.20 m
NUMBER OF LABOUR	-	100 Nos

PARKING DETAILS:
COMMERCIAL BUILDING (SHOP)
FSI AREA - 1511.97 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
	10% of Visitor's Parking/ 10% of EV's Parking	113.39	3	
TWO WHEELER	1 Two Wheeler Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
	10% of Visitor's Parking/ 10% of EV's Parking	113.39	3	

PARKING DETAILS:
COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE
FSI AREA - 2165.91Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	17	19
	10% of Visitor's Parking/ 10% of EV's Parking	165.43	2	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	67	74
	10% of Visitor's Parking/ 10% of EV's Parking	165.43	7	

APPLICANT

1)B.ARAVIND JAIN — 2)LATA DEVI R

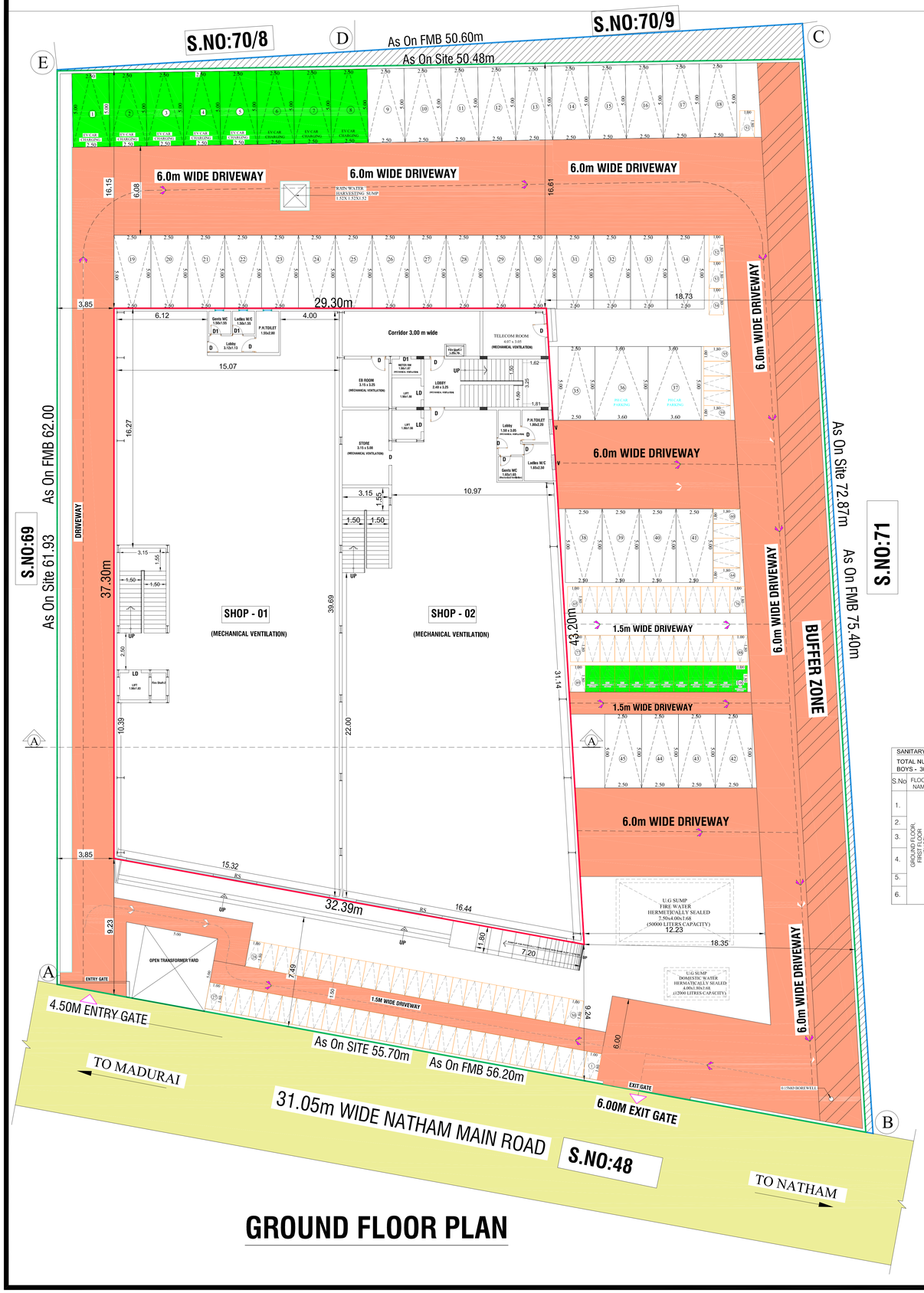
3)MEENA DEVI — 4)PUSHPA DEVI H

REGISTERED ENGINEER
M MEYYAPPAN, A.I.I.A.,
COUNCIL OF ARCH REG.No. CA/2019/117339
CHENNAI CORPN. REG. No. RA002782021
CHETTINAAD DESIGN
"MEENU" Door No.24, Cenotaph 2nd Lane,
Teynampet, Chennai - 600 018.

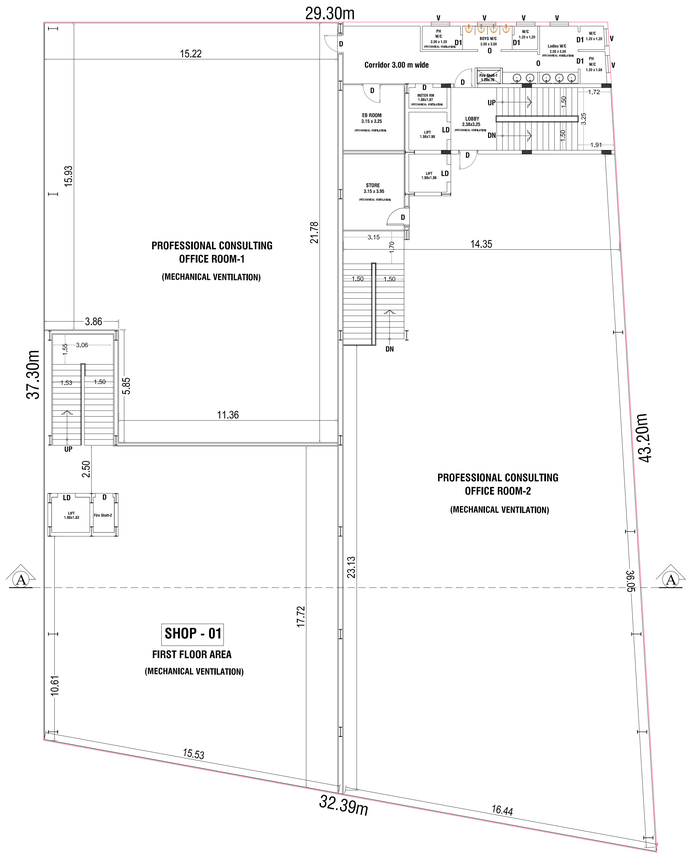
STRUCTURAL ENGINEER
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

REGISTERED CONSTRUCTION ENGINEER
Er. S. SARAVANA KUMAR, B.E.,M.Tech.,
SVS ASSOCIATES & PLANNERS
MLPA / C.E.16 / 2024
74, KAMATCHIPURAM, Near Minor Jail,
Keelasanthapettai, Madurai - 625 009.
Cell : 63833 32432, 75983 24995.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (GROUND FLOOR (SHOP)+ FIRST FLOOR & SECONDFLOOR (PROFESSIONAL CONSULTING OFFICE) AT OLD R.S.NO: 163, UDR.S.NO:70/4,PATTA S.NO: 70/4A, PATTA NO : 5008 AT NATHAM MAIN ROAD, THIRUPPALAI VILLAGE, (THIRUPPALAI 1ST BIT), MADURAI NORTH TALUK, ZONE - 01, MADURAI CORPORATION,MADURAI DISTRICT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SANITARY : 54 (2) (B) - TABLE - 1 — COMMERCIAL BUILDING (SHOP) FSI AREA - 1511.97 Sq.m
TOTAL NUMBER OF LABOUR - 50 BOYS - 30 Nos GIRLS - 20 Nos

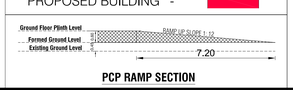
S.No	FLOOR NAME	PERSONS	PERSONS COUNT	SANITARY NAME	SANITARY REQUIREMENT	SANITARY REQUIRED	SANITARY PROVIDED
1.	GROUND FLOOR, FIRST FLOOR (SHOP)	MALE	30 Nos	WC	ONE FOR EVERY 25 PERSONS	2 Nos	2 Nos
		FEMALE	20 Nos	WC	ONE FOR EVERY 15 PERSONS	2 Nos	2 Nos
2.		DIFFERENTLY ABLED		SPECIAL WC	TOILETS	2 Nos	2 Nos
3.		COMMON MALE AND FEMALE		DRINKING WATER	ONE FOR EVERY 100 PERSONS WITH A MINIMUM OF ONE ON EACH FLOOR	1 No	4 Nos
4.		MALE	30 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	2 Nos	2 Nos
		FEMALE	20 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	2 Nos	2 Nos
5.		MALE	30 Nos	URINALS	4 FOR 71-100 PERSONS	4 Nos	5 Nos
6.		COMMON		CLEANERS SINK	ONE PER MINIMUM, PREFERABLY IN OR ADJACENT TO SANITARY ROOMS	1 No	6 Nos

SANITARY : 54 (2) (B) - TABLE - 1 — COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE FSI AREA - 939.95 Sq.m
TOTAL NUMBER OF LABOUR - 25 BOYS - 15 Nos GIRLS - 10 Nos — FIRST FLOOR

S.No	FLOOR NAME	PERSONS	PERSONS COUNT	SANITARY NAME	SANITARY REQUIREMENT	SANITARY REQUIRED	SANITARY PROVIDED
1.	FIRST FLOOR (OFFICE ROOM)	MALE	15 Nos	WC	ONE FOR EVERY 25 PERSONS	1 Nos	1 Nos
		FEMALE	10 Nos	WC	ONE FOR EVERY 15 PERSONS	1 Nos	1 Nos
2.		DIFFERENTLY ABLED		SPECIAL WC	TOILETS	2 Nos	2 Nos
3.		COMMON MALE AND FEMALE		DRINKING WATER	ONE FOR EVERY 100 PERSONS WITH A MINIMUM OF ONE ON EACH FLOOR	1 No	4 Nos
4.		MALE	15 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	1 Nos	1 Nos
		FEMALE	10 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	1 Nos	1 Nos
5.		MALE	15 Nos	URINALS	4 FOR 71-100 PERSONS	4 Nos	4 Nos
6.		COMMON		CLEANERS SINK	ONE PER MINIMUM, PREFERABLY IN OR ADJACENT TO SANITARY ROOMS	1 No	3 Nos

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/911656/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'E' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 472/2026
திட்ட அனுமதி எண் : 498/2026

REFERENCE
- AS ON SITE
- AS ON FMB
- EXISTING ROAD
- DRIVE WAY -
- PROPOSED BUILDING -



PCP RAMP SECTION

REGISTERED ENGINEER
M MEYYAPPAN, A.I.I.A.,
COUNCIL OF ARCH REG.No. CA/2019/117339
CHENNAI CORPN. REG. No. RA002782021
CHETTINAAD DESIGN
"MEENU" Door No. 24, Cenotaph 2nd Lane,
Teynampet, Chennai - 600 018.

STRUCTURAL ENGINEER
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

REGISTERED CONSTRUCTION ENGINEER
Er. S. SARAVANA KUMAR, B.E.,M.Tech.,
SVS ASSOCIATES & PLANNERS
MLPA / C.E.15 / 2024
74, KAMATCHIPURAM, Near Minor Jail,
Kpelasanthapettai, Madurai - 625 009.
Cell : 63833 32432, 75963 24995.

W
S N
E
Scale1:100

Area Statement:

	Description	Sqm	
Site Area	As per FMB & Patta	3544.00	Least Area To be taken
	As per Document	3541.00	
	As per FMB	3600.00	
	As per SITE	3533.90	

Least Area To be Taken:
As Per SITE - 3533.90 Sq.m

Built up Area:

Description	Built Up Area Sqm	FSI Area Sqm	Non FSI Area Sqm
Ground floor Area (SHOP AREA)	1225.96	1225.96	------
First floor Area (SHOP AREA)	286.01	286.01	------
First floor Area (OFFICE AREA)	939.95	939.95	------
Second floor Area	1225.96	1225.96	------
Lift & Head Room	39.84	------	39.84
Total	3717.72	3677.88	39.84

MAXIMUM ONE FLOOR AREA - 1225.96 Sq.m

FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 3677.88 / 3533.90 = 1.04 < 2.00

COMMERCIAL BUILDING (SHOP & PROFESSIONAL CONSULTING OFFICE)
HEIGHT OF BUILDING - 15.20 m
NUMBER OF LABOUR - 100 Nos

PARKING DETAILS: COMMERCIAL BUILDING (SHOP) FSI AREA - 1511.97 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
	10% of Visitor's Parking/ 10% of EV's Parking	113.39	3	
TWO WHEELER	1 Two Wheeler Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
	10% of Visitor's Parking/ 10% of EV's Parking	113.39	3	

PARKING DETAILS: COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE FSI AREA - 2165.91Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	17	19
	10% of Visitor's Parking/ 10% of EV's Parking	165.43	2	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	67	74
	10% of Visitor's Parking/ 10% of EV's Parking	165.43	7	

APPLICANT

1)B.ARAVIND JAIN
2)LATA DEVI R
3)MEENA DEVI
4)PUSHPA DEVI H

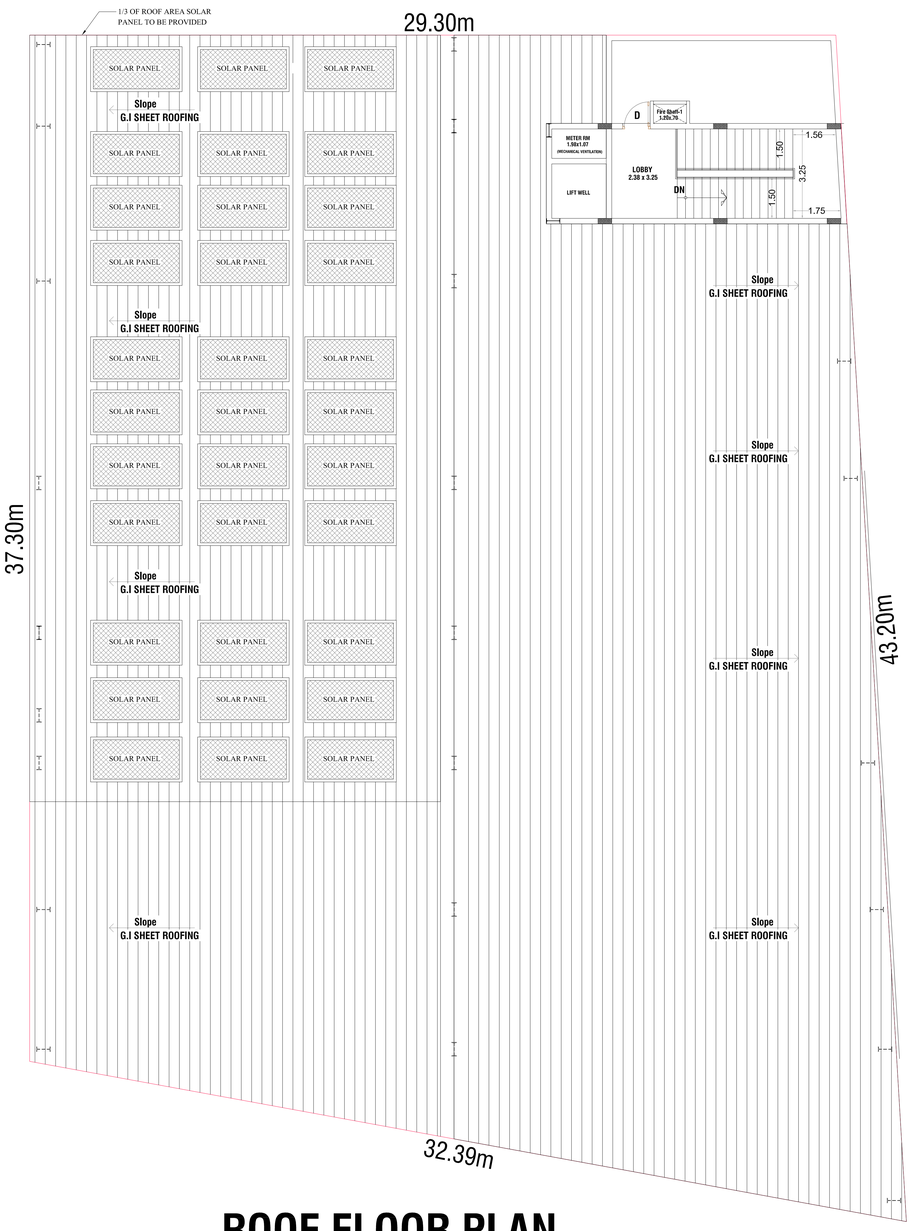
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W / S / N / E

Scale1:100



SECOND FLOOR PLAN



ROOF FLOOR PLAN

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/911656/2026 உத்தரவில்
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ம.வ ம.உ.தி.கு.எண் : 472/2026
திட்ட அனுமதி எண் : 498/2026

SANITARY : 54 (2) (B) - TABLE - 1
TOTAL NUMBER OF LABOUR - 25
BOYS - 15 Nos GIRLS - 10 Nos

COMMERCIAL BUILDING
- PROFESSIONAL CONSULTING OFFICE
SECOND FLOOR FSI AREA - 1225.96 Sq.m

S.No	FLOOR NAME	PERSONS	PERSONS COUNT	SANITARY NAME	SANITARY REQUIREMENT	SANITARY REQUIRED	SANITARY PROVIDED
1.	SECOND FLOOR	MALE	15 Nos	WC	ONE FOR EVERY 25 PERSONS	1 Nos	1 Nos
		FEMALE	10 Nos	WC	ONE FOR EVERY 15 PERSONS	1 Nos	1 Nos
2.		DIFFERENTLY ABLED		SPECIAL WC	TOILETS	2 Nos	2 Nos
3.		COMMON MALE AND FEMALE		DRINKING WATER	ONE FOR EVERY 100 PERSONS WITH A MINIMUM OF ONE ON EACH FLOOR	1 No	4 Nos
4.		MALE	15 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	1 Nos	1 Nos
		FEMALE	10 Nos	WASH BASIN	ONE FOR EVERY 25 PERSONS	1 Nos	1 Nos
5.		MALE	15 Nos	URINALS	4 FOR 71-100 PERSONS	4 Nos	4 Nos
6.		COMMON		CLEANERS SINK	ONE PER MINIMUM, PREFERABLY IN OR ADJACENT TO SANITARY ROOMS	1 No	3 Nos

Sheet No.3/4

Area Statement:

	Description	Sqm	
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	As per Document	3541.00	
	As per FMB	3600.00	
	As per SITE	3533.90	

Least Area To be Taken:

As Per SITE - 3533.90 Sq.m

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FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 3677.88 / 3533.90 = 1.04 < 2.00

COMMERCIAL BUILDING (SHOP & PROFESSIONAL CONSULTING OFFICE)
HEIGHT OF BUILDING - 15.20 m
NUMBER OF LABOUR - 100 Nos

PARKING DETAILS: COMMERCIAL BUILDING (SHOP)
FSI AREA - 1511.97 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
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PARKING DETAILS: COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE
FSI AREA - 2165.91Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	17	19
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TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	67	74
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APPLICANT

B. Aravind Jain. — 1)B.ARAVIND JAIN

Lata Jain — 2)LATA DEVI R

मीना देवी — 3)MEENA DEVI

H. Pushpa devi — 4)PUSHPA DEVI H

REGISTERED ENGINEER

M MEYYAPPAN, A.I.I.A.,
COUNCIL OF ARCH REG.No. CA/2019/117339
CHENNAI CORPN. REG. No. RA002782021
CHETTINAAD DESIGN
"MEENU" Door No. 24, Cenotaph 2nd Lane,
Teynampet, Chennai - 600 018.

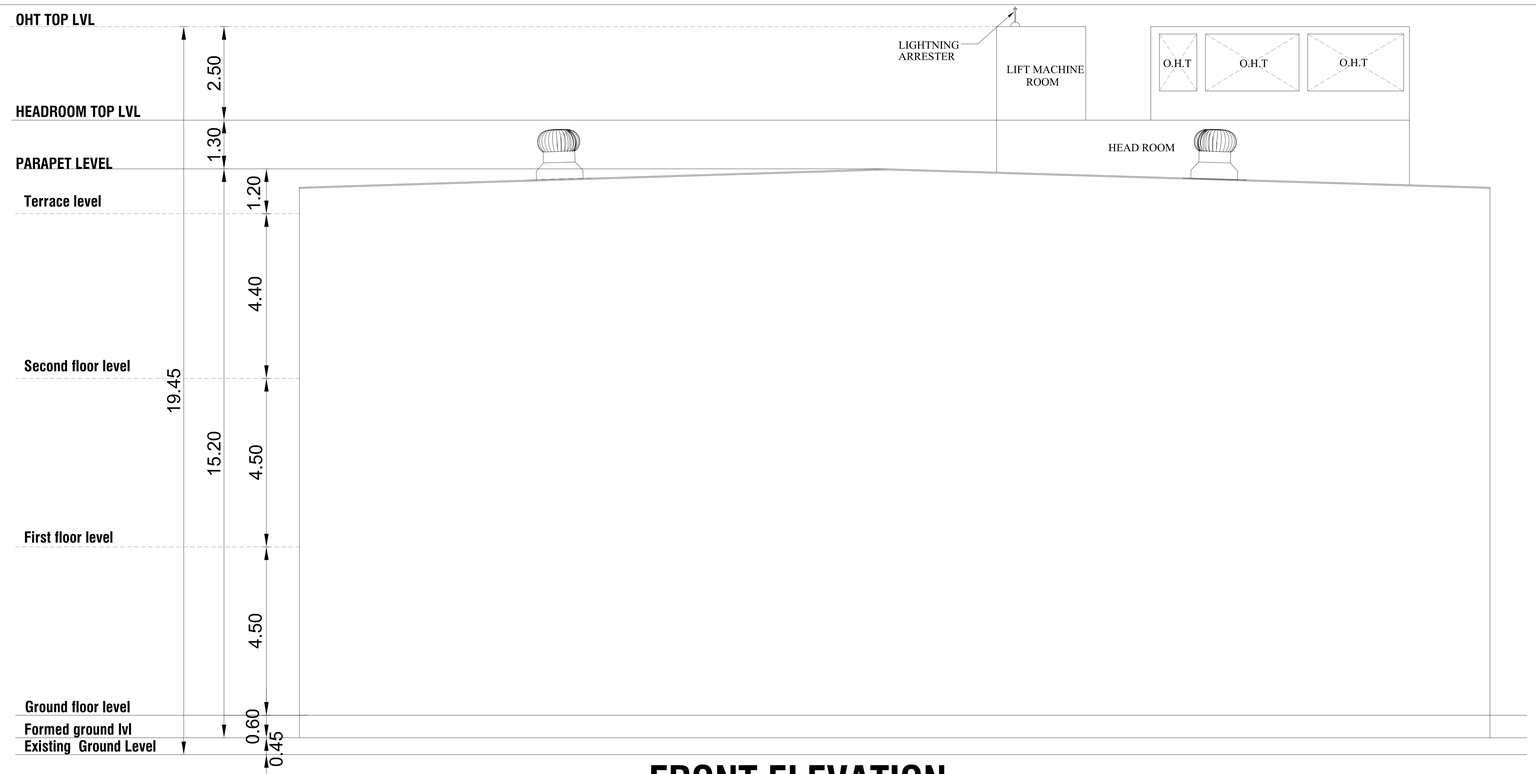
STRUCTURAL ENGINEER

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

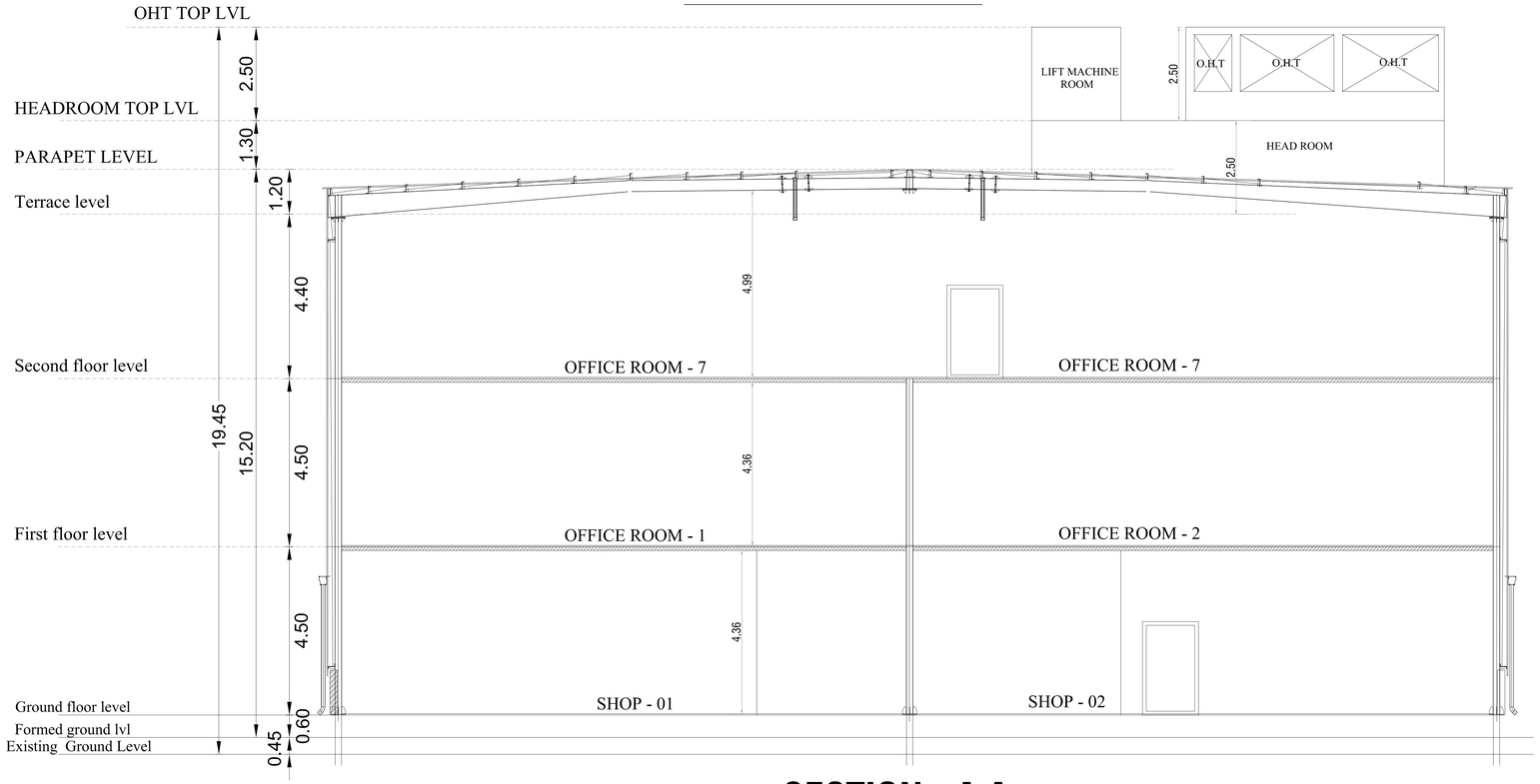
REGISTERED CONSTRUCTION ENGINEER

Er. S. SARAVANA KUMAR, B.E.,M.Tech.,
SVS ASSOCIATES & PLANNERS
MLPA / C.E.16 / 2024
74, KAMATCHIPURAM, Near Minor Jail,
Keelasanthapettai, Madurai - 625 009.
Cell : 63833 32432, 75983 24995.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (GROUND FLOOR (SHOP)+ FIRST FLOOR & SECONDFLOOR (PROFESSIONAL CONSULTING OFFICE) AT OLD R.S.NO: 163, UDR.S.NO:70/4,PATTA S.NO: 70/4A, PATTA NO : 5008 AT NATHAM MAIN ROAD, THIRUPPALAI VILLAGE, (THIRUPPALAI 1ST BIT), MADURAI NORTH TALUK, ZONE - 01, MADURAI CORPORATION,MADURAI DISTRICT.



FRONT ELEVATION



SECTION - A A

W / S / N / E

Scale1:100

Area Statement:

	Description	Sqm	
Site Area	As per FMB & Patta	3544.00	Least Area To be taken
	As per Document	3541.00	
	As per FMB	3600.00	
	As per SITE	3533.90	

Least Area To be Taken:

As Per SITE - 3533.90 Sq.m

Built up Area:

Description	Built Up Area Sqm	FSI Area Sqm	Non FSI Area Sqm
Ground floor Area (SHOP AREA)	1225.96	1225.96	------
First floor Area (SHOP AREA)	286.01	286.01	------
First floor Area (OFFICE AREA)	939.95	939.95	------
Second floor Area	1225.96	1225.96	------
Lift & Head Room	39.84	------	39.84
Total	3717.72	3677.88	39.84

MAXIMUM ONE FLOOR AREA - 1225.96 Sq.m

FSI details = TOTAL COVERED ON ALL FLOORS / PLOT AREA = 3677.88 / 3533.90 = 1.04 < 2.00

COMMERCIAL BUILDING (SHOP & PROFESSIONAL CONSULTING OFFICE)

HEIGHT OF BUILDING - 15.20 m

NUMBER OF LABOUR - 100 Nos

PARKING DETAILS: COMMERCIAL BUILDING (SHOP) FSI AREA - 1511.97 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
	10% of Visitor's Parking/ 10% of EV's Parking	113.39	3	
TWO WHEELER	1 Two Wheeler Space For Every 50 Sq.m or Part There of	1511.97 (75% Plinth Area) 1133.98	23	26
	10% of Visitor's Parking/ 10% of EV's Parking	113.39	3	

PARKING DETAILS: COMMERCIAL BUILDING - PROFESSIONAL CONSULTING OFFICE FSI AREA - 2165.91Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA IN Sqm	REQUIRED	PROVIDED
CAR	1 Car Space For Every 100 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	17	19
	10% of Visitor's Parking/ 10% of EV's Parking	165.43	2	
TWO WHEELER	1 Two Wheeler Space For Every 25 Sq.m or Part There of	2165.91 (75% Plinth Area) 1624.43	67	74
	10% of Visitor's Parking/ 10% of EV's Parking	165.43	7	

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண். SWP/BPA/911656/2026 உத்தரவில்
கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு
'A' முதல் 'E' வரை எல்லையிடப்பட்டு
மனையிட ஒப்புதலும், கட்டடதிற்கு திட்ட
அனுமதியும் அளிக்கப்படுகிறது.
ம.வ ம.உ.தி.கு.எண் : 472/2026
திட்ட அனுமதி எண் : 498/2026

APPLICANT

1)B.ARAVIND JAIN

2)LATA DEVI R

3)MEENA DEVI

4)PUSHPA DEVI H

REGISTERED ENGINEER

M MEYYAPPAN, A.I.I.A.,
COUNCIL OF ARCH REG.No. CA/2019/117339
CHENNAI CORPN. REG. No. RA002782021
CHETTINAAD DESIGN
"MEENU" Door No. 24, Cenotaph 2nd Lane,
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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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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.