PP APPROVAL RECORD

Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

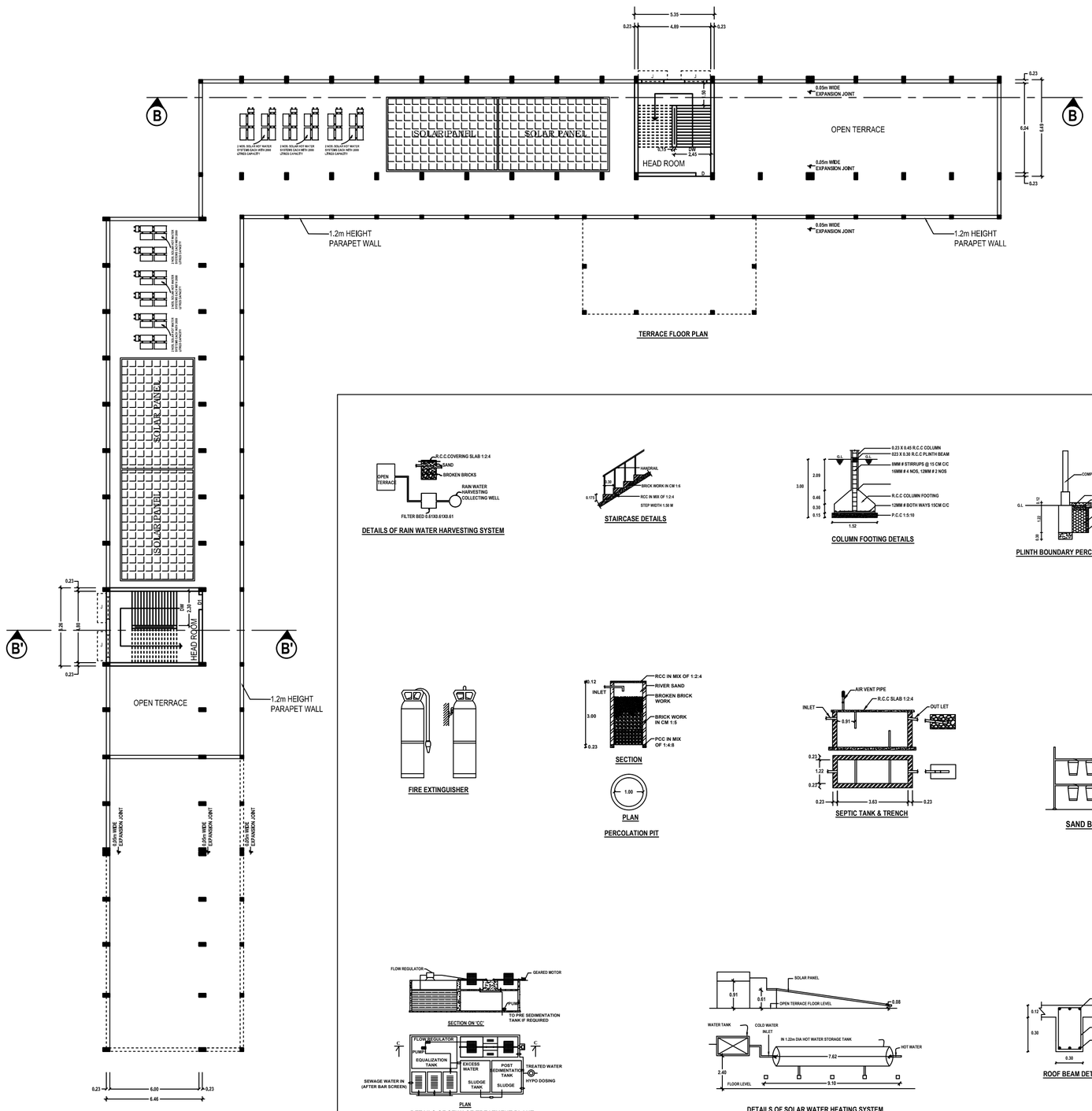
APPROVAL TYPE
Building Plan

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.

ACADEMIC BLOCK - 2



DETAILS OF RAIN WATER HARVESTING SYSTEM

STAIRCASE DETAILS

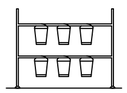
COLUMN FOOTING DETAILS

PLINTH BOUNDARY PERCOLATION PIT

FIRE EXTINGUISHER

PERCOLATION PIT

SEPTIC TANK & TRENCH



SAND BUCKETS

DETAILS OF SEWAGE TREATMENT PLANT

DETAILS OF SOLAR WATER HEATING SYSTEM

ROOF BEAM DETAILS

SHEET NO

10/10

OFFICE USE:

PLANNING PE

ROC. NO. SWP/BPA/207968/20

SITE BOUNDARY SHOWN AS "A TO H"

PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

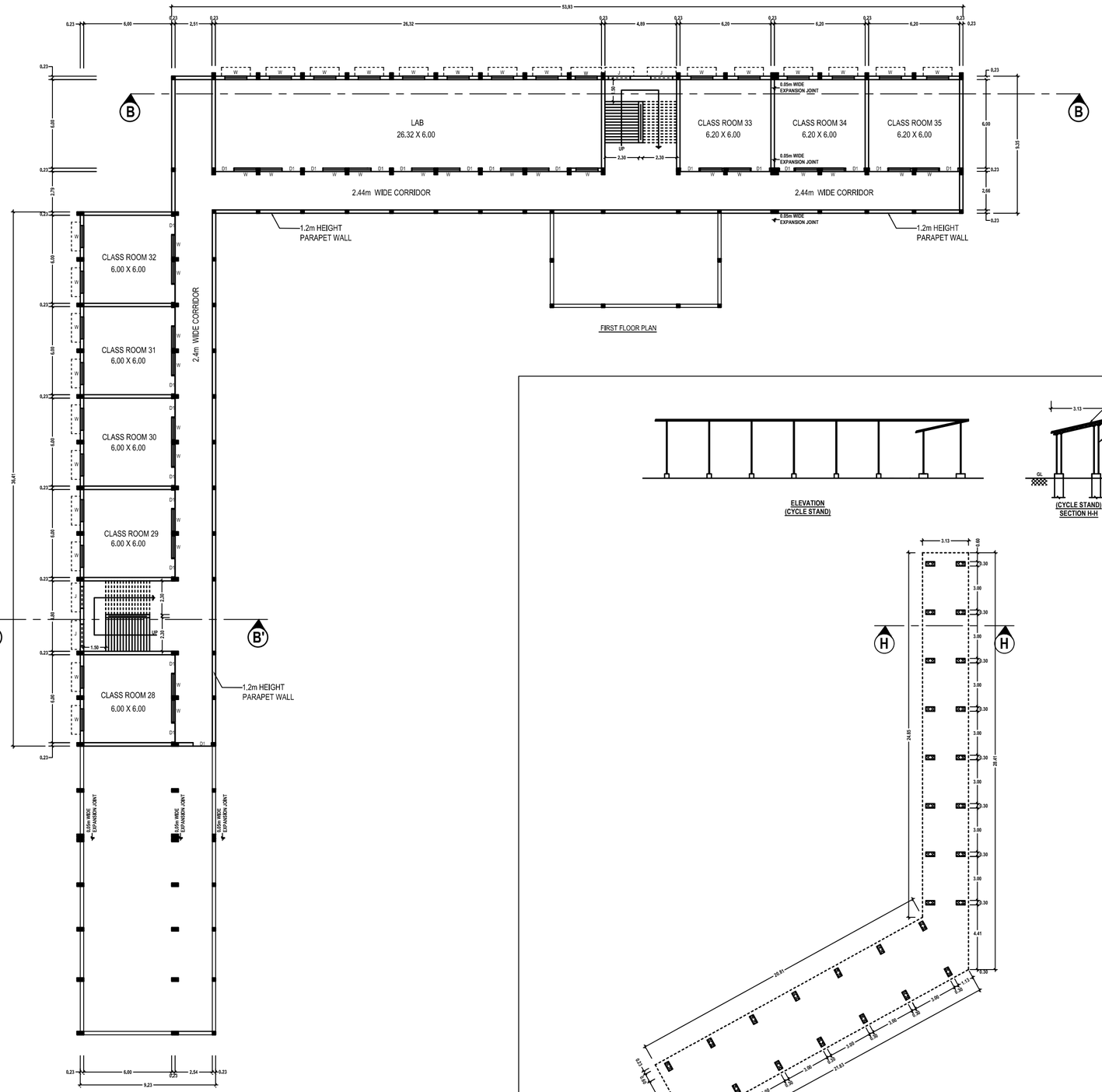
PLAN SHOWING THE PROPOSED CONSTRUCTION OF REVISED AND ADDITIONAL SCHOOL BUILDING OF M/s. KAMARAJ MATRICULATION SCHOOL IN(OLD DOOR NO. 1/1-18) DOOR NO. 1/121/1, S.NOS. 119/1A9B1 & 119/3A AT MAPPILLAIURANI MAIN ROAD, MAPPILLAIURANI VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117
OWNER	**REGISTERED GEO-TECH ENGINEER**
A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMANIKANDAN,M.E.,LLB,AIV,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
REGISTERED STRUCTURAL ENGINEER	**REGISTERED ENGINEER**

ACADEMIC BLOCK - 2



FIRST FLOOR PLAN

ELEVATION
(CYCLE STAND)

(CYCLE STAND)
SECTION H-H

PLAN
(CYCLE STAND)

SHEET NO
9/10

OFFICE USE:

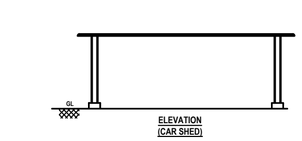
PLANNING PERMISSION

ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

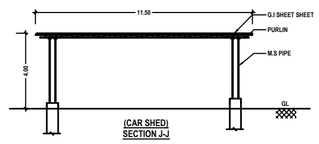
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APPLICANT NAME:

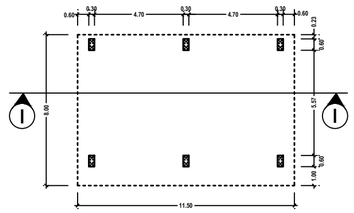
SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI



ELEVATION
(CAR SHED)



(CAR SHED)
SECTION J-J



PLAN (CAR SHED)

SECRETARY
SIVAKASI NADAR URAVINMURAI
MAPPILLAIURANI

OWNER

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

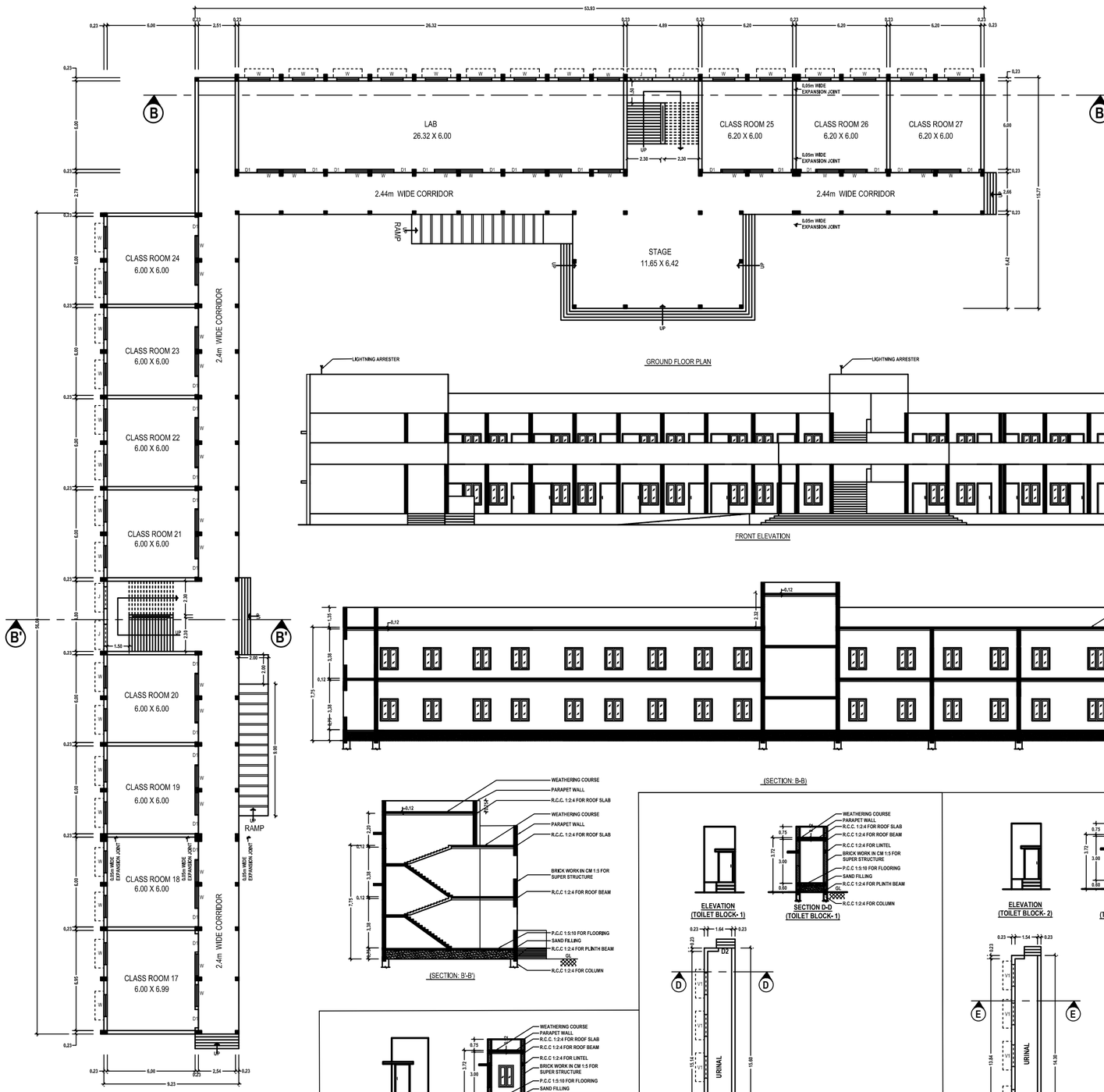
A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

Er.S.PONMANIKANDAN, M.E.,LL.B,AIV,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Charted Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

ACADEMIC BLOCK - 2



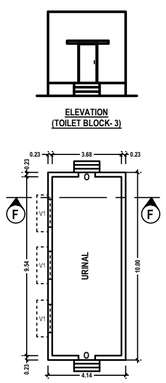
GROUND FLOOR PLAN

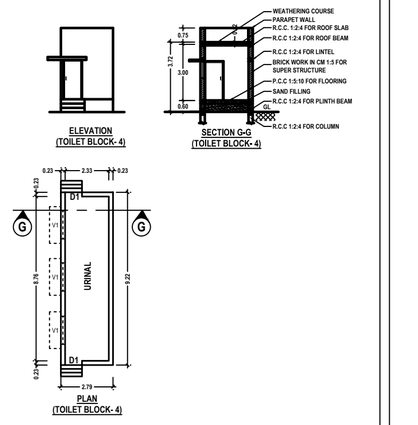
FRONT ELEVATION

(SECTION: B-B)

(SECTION: B'-B')

WATCH MAN BOOTH





SHEET NO
8/10

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF REVISED AND ADDITIONAL SCHOOL BUILDING OF M/s. KAMARAJ MATRICULATION SCHOOL IN(OLD DOOR NO. 1/1-18) DOOR NO. 1/121/1, S.NOS. 119/1A9B1 & 119/3A AT MAPPILLAIURANI MAIN ROAD, MAPPILLAIURANI VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

SECRETARY
SIVAKASI NADAR URAVINMURAI
MAPPILLAIURANI

OWNER

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

A.GETHSY, M.E.,
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Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

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Approved Valuer/Charted Engineer
149/8, Pulepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

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SHEET NO
7/10

OFFICE USE:

PLANNING PERMISSION
ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

ACADEMIC BLOCK - 1



SECTION: A-A

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117	A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMANIVANDAN, M.E.,LL.B,AIV.,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
OWNER	**REGISTERED GEO-TECH ENGINEER**	**REGISTERED STRUCTURAL ENGINEER**	**REGISTERED ENGINEER**

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SHEET NO
6/10

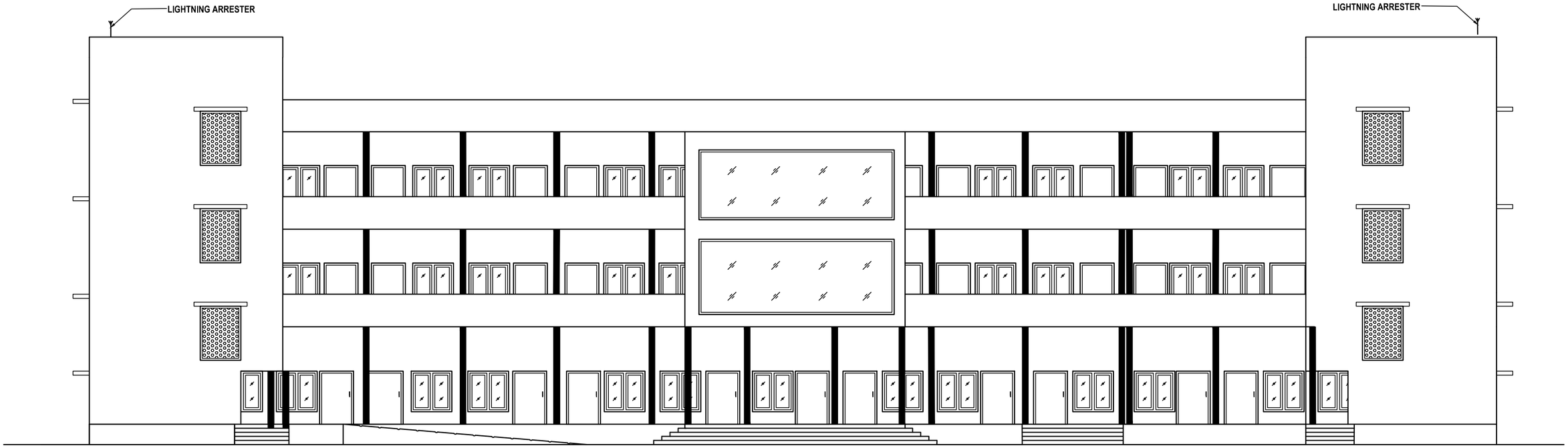
OFFICE USE:

PLANNING PERMISSION
ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

ACADEMIC BLOCK - 1



FRONT ELEVATION

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	1.50 X 1.50
W1	WINDOW	1.00 X 1.50
V	VENTILATOR	2.00 X 1.00
V1	VENTILATOR	1.00 X 0.90
V1	JOLLY	1.50 X 2.00

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117	A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMANIKANDAN,M.E.,LLB.AIV.AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
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APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

SHEET NO

5/10

OFFICE USE:

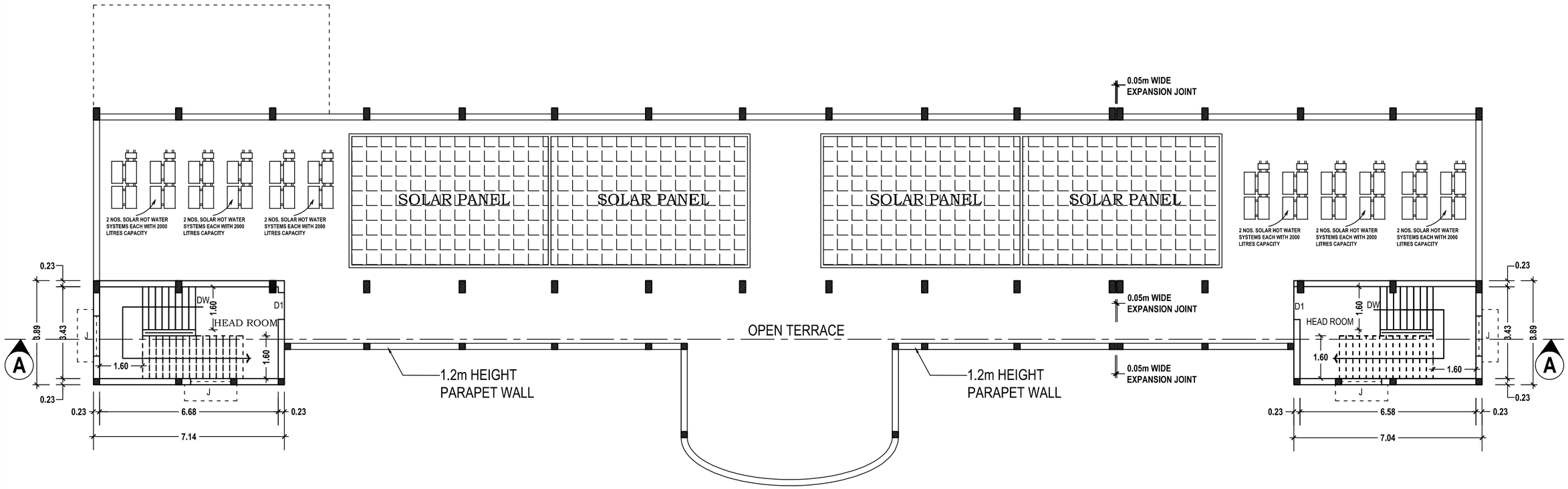
PLANNING PERMISSION

ROC. NO. SWP/BPA/207968/2024

SITE BOUNDARY SHOWN AS "A TO H"

PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

ACADEMIC BLOCK - 1



TERRACE FLOOR PLAN

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117	A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMANIKANDAN,ALE.,LLB,AIV,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
OWNER	**REGISTERED GEO-TECH ENGINEER**	**REGISTERED STRUCTURAL ENGINEER**	**REGISTERED ENGINEER**

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SHEET NO
4/10

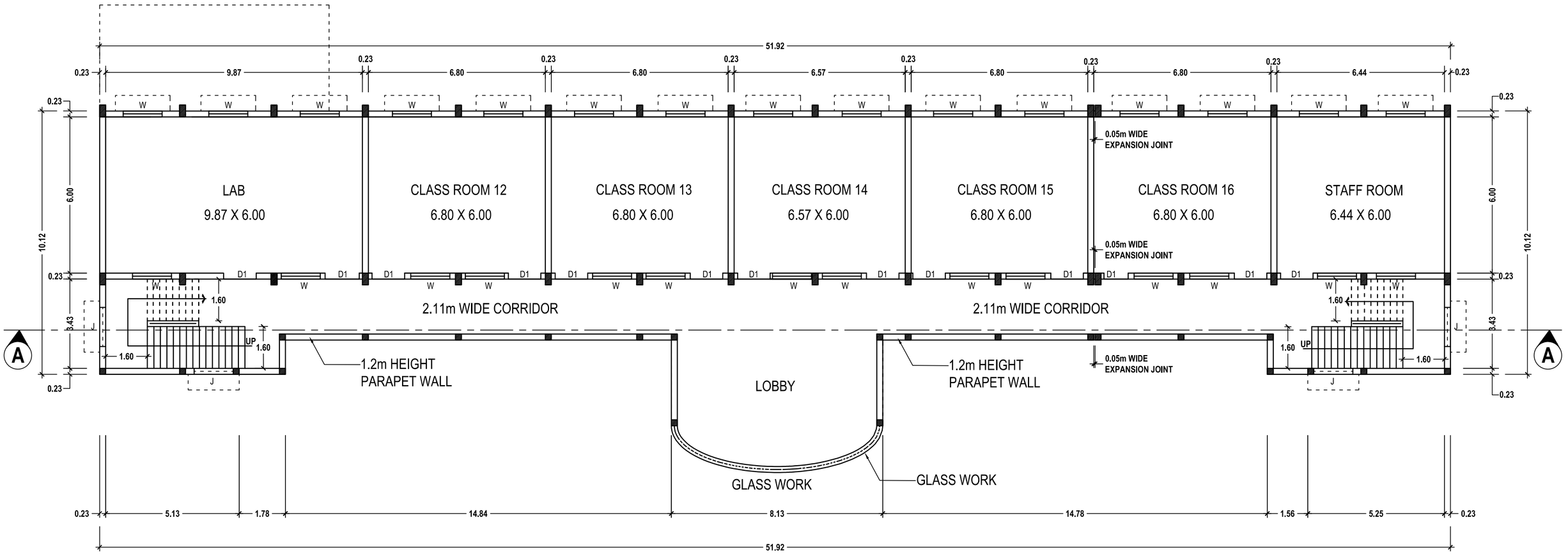
OFFICE USE:

PLANNING PERMISSION
ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

ACADEMIC BLOCK - 1



SECOND FLOOR

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117	A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMANICKADAN, M.E.,LLB,AIV,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
OWNER	**REGISTERED GEO-TECH ENGINEER**	**REGISTERED STRUCTURAL ENGINEER**	**REGISTERED ENGINEER**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF REVISED AND ADDITIONAL SCHOOL BUILDING OF M/s. KAMARAJ MATRICULATION SCHOOL IN(OLD DOOR NO. 1/1-18) DOOR NO. 1/121/1, S.NOS. 119/1A9B1 & 119/3A AT MAPPILLAIURANI MAIN ROAD, MAPPILLAIURANI VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

SHEET NO
3/10

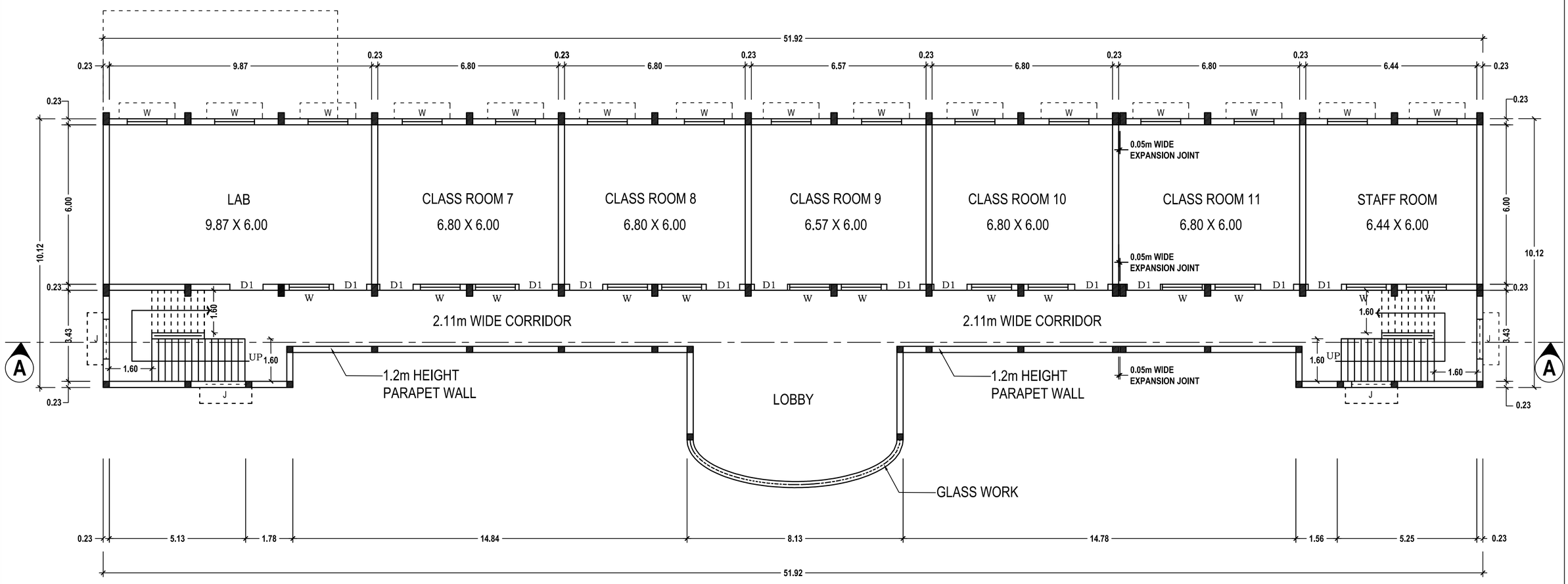
OFFICE USE:

PLANNING PERMISSION
ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

ACADEMIC BLOCK - 1



FIRST FLOOR PLAN

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117	A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMANIKANDAN, M.E.,LLB,AIV,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
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SHEET NO
2/10

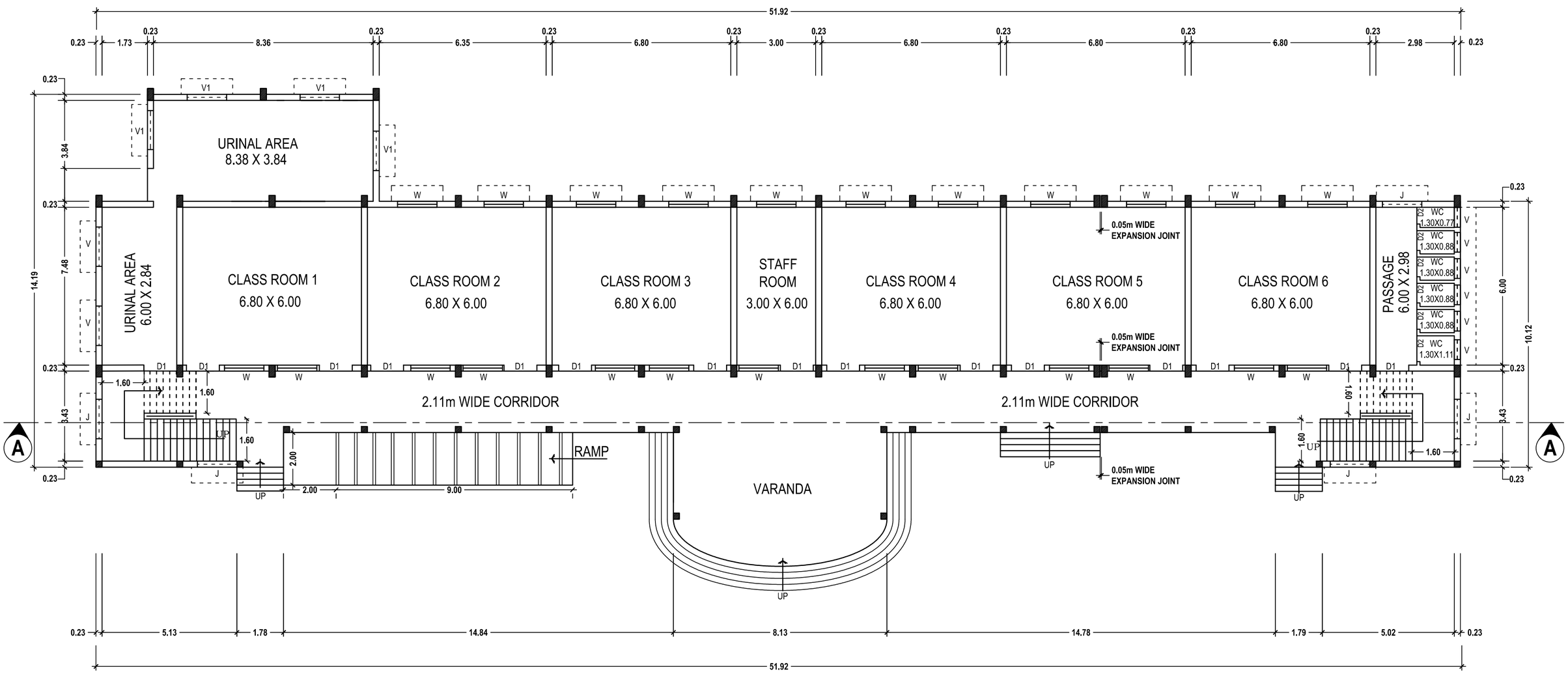
OFFICE USE:

PLANNING PERMISSION
ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
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APPLICANT NAME:

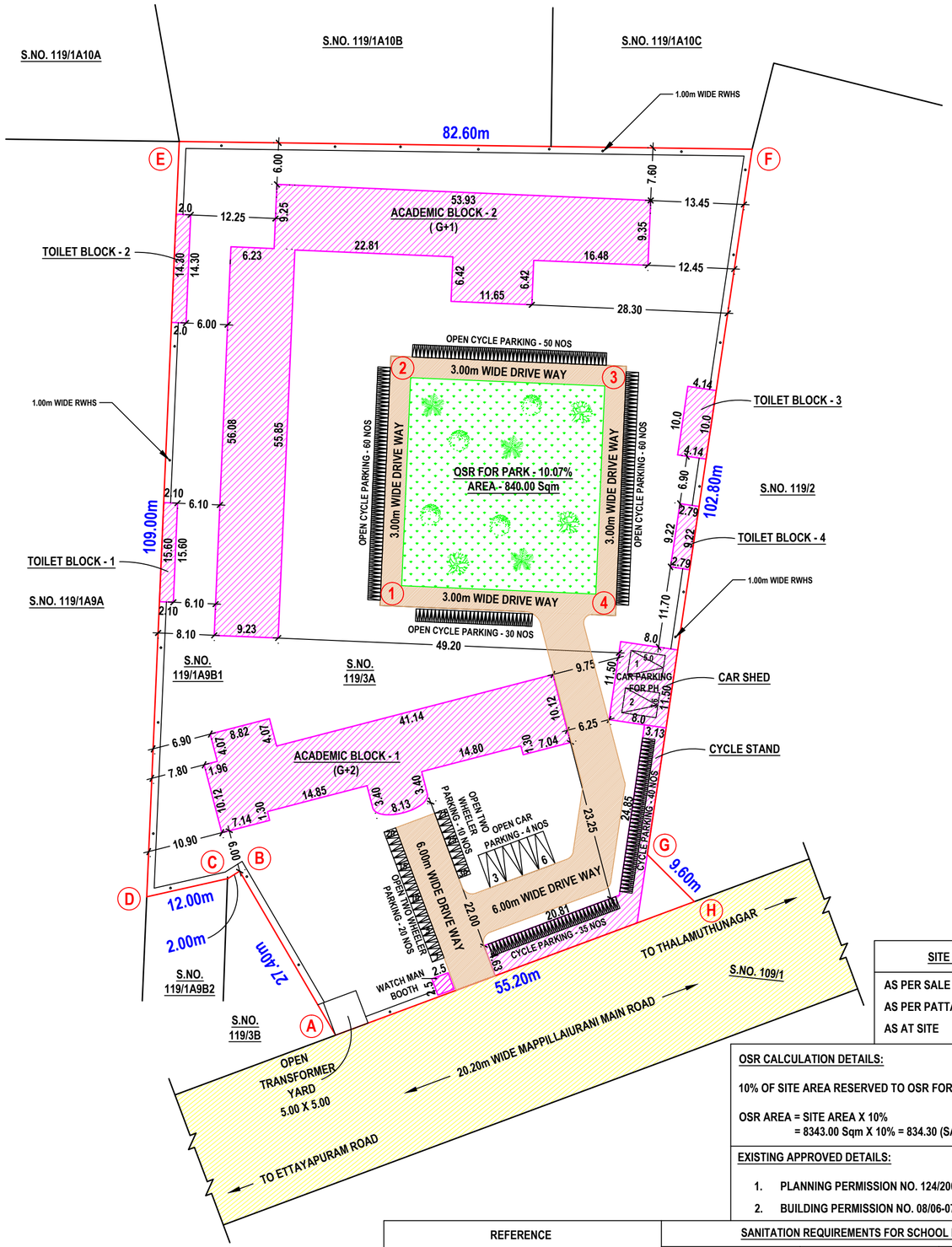
SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

ACADEMIC BLOCK - 1



GROUND FLOOR

SECRETARY SIVAKASI NADAR URAVINMURAI MAPPILLAIURANI	Er.K.SHANKAR NARAYANAN, B.E., M.TECH., Registered Geotech Engineer RGTE 001/2022 VARSHA GEOTECHNICAL WORKS RAJAPALAYAM-626 117	A.GETHSY, M.E., Registered Structural Engineer Reg No:RSE-II/TKDTCP/SEP/03/2021 6B/A, 6th Street East , Briyant Nagar Thoothukudi-628 008	Er.S.PONMARIMANDAN, M.E.,LL.B,AIV,AIE Licensed Surveyor / Registered Engineer Approved Valuer/Charted Engineer 149/8, Polepettai West 1st Street, Tuticorin - 628 008 Mob: 8056700160.
OWNER	**REGISTERED GEO-TECH ENGINEER**	**REGISTERED STRUCTURAL ENGINEER**	**REGISTERED ENGINEER**



SHEET NO

1/10

SCALE 1:500

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Acre
1.	2208/2004	119/1A9B1 & 119/3A	8343.00	2.06

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in Sqm	AREA in Acre
1.	3330	119/1A9B1	1200.00	0.30
2.	3328	119/3A	7143.00	1.76
TOTAL			8343.00	2.06

EXISTING APPROVED BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
ACADEMIC BLOCK - 1				
GROUND FLOOR	521.00	– – – –	521.00	5608.04
FIRST FLOOR	521.00	– – – –	521.00	5608.04
HEAD ROOM	– – – –	51.00	51.00	548.96
TOTAL	1042.00	51.00	1093.00	11765.04

REVISED AND PROPOSED ADDITIONAL BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sqm	AREA in Sq. Ft
AREA OF THE SITE	– – – –	– – – –	8343.00	89804.05
WATCH MAN BOOTH	– – – –	6.25	6.25	67.28
ACADEMIC BLOCK - 1 (YET TO BE APPROVED)				
GROUND FLOOR	28.82	– – – –	28.82	310.22
FIRST FLOOR	– – – –	– – – –	– – – –	– – – –
SECOND FLOOR	513.81	– – – –	513.81	5530.65
HEAD ROOM	– – – –	3.13	3.13	33.70
ACADEMIC BLOCK - 2				
GROUND FLOOR	1096.08	– – – –	1096.08	11798.21
FIRST FLOOR	840.16	– – – –	840.16	9043.48
HEAD ROOM	– – – –	54.13	54.13	582.66
TOILET BLOCK - 1	27.00	– – – –	27.00	290.63
TOILET BLOCK - 2	31.00	– – – –	31.00	333.68
TOILET BLOCK - 3	36.55	– – – –	36.55	393.42
TOILET BLOCK - 4	23.12	– – – –	23.12	248.86
CYCLE STAND	– – – –	276.93	276.93	2980.87
CAR SHED	– – – –	92.00	92.00	990.29
TOTAL	2596.54	432.44	3028.98	32603.95

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 3638.54 / 8343.00 = 0.436 < 2.00

SITE AREA DETAILS

AS PER SALE DEED ----- 8343.00 Sqm
AS PER PATTA ----- 8343.00 Sqm
AS AT SITE ----- 8343.00 Sqm

OSR CALCULATION DETAILS:

10% OF SITE AREA RESERVED TO OSR FOR PARK PURPOSE

OSR AREA = SITE AREA X 10%
= 8343.00 Sqm X 10% = 834.30 (SAY 840.00 Sqm - 10.07%)

EXISTING APPROVED DETAILS:

1. PLANNING PERMISSION NO. 124/2006, DATED. 05-05-2006.
2. BUILDING PERMISSION NO. 08/06-07, DATED. 18-08-2006.

PARKING DETAILS FOR SCHOOL BUILDING IN PANCHAYAT AREA

1 CAR SPACE FOR EVERY 300.00 Sqm OF CLASSROOM FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF CLASSROOM FLOOR AREA
AND 1 CYCLE SPACE FOR EVERY 5.00 Sqm OF CLASSROOM FLOOR AREA

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
TOTAL NO. OF CLASSROOMS - 34			
ACADEMIC BLOCK - 1			
40.80 Sqm/CLASSROOM - 14 NOS 14 X 40.80 - 571.20 Sqm	1311.18 / 300	5 CARS	5 CARS
39.42 Sqm/CLASSROOM - 2 NOS 2 X 39.42 - 78.84 Sqm			
ACADEMIC BLOCK - 2			
36.00 Sqm/CLASSROOM - 11 NOS 11 X 36.00 - 396.00 Sqm	1311.18 / 50	27 TWO WHEELERS	30 TWO WHEELERS
37.20 Sqm/CLASSROOM - 6 NOS 6 X 37.20 - 223.20 Sqm			
41.94 Sqm/CLASSROOM - 1 NO 1 X 41.94 - 41.94 Sqm	1311.18 / 5	263 CYCLES	275 CYCLES
TOTAL AREA OF CLASSROOMS = 1344.00 Sqm			

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. CCTV CAMERA TO BE PROVIDED.
3. OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
4. EUROPEAN WATER CLOSET TO BE PROVIDED.
5. RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
6. CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
7. PH PARKING 10% TO BE PROVIDED.
8. TOTAL NUMBER OF STUDENTS - 600
9. LIGHTNING ARRESTER TO BE PROVIDE

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
DRIVE WAY	
EXG. ROAD	
OSR FOR PARK - 840.00 Sqm	

SANITATION REQUIREMENTS FOR SCHOOL BUILDING

SANITARY DETAILS	MALE - 450 NOS		FEMALE - 150 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	12	12	6	6
ABLUTION TAP	12	12	6	6
URINAL	23	30	-	20
WASH BASIN	12	15	4	10
BATH	-	-	-	-
DRINKING WATER	9	10	3	5
CLEANER'S SINK	5	5	5	5

OFFICE USE:

PLANNING PERMISSION

ROC. NO. SWP/BPA/207968/2024
SITE BOUNDARY SHOWN AS "A TO H"
PLANNING PERMISSION NO. 45/2024 (SWP/TUTY)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF REVISED AND ADDITIONAL SCHOOL BUILDING OF M/s. KAMARAJ MATRICULATION SCHOOL IN(OLD DOOR NO. 1/1-18) DOOR NO. 1/121/1, S.NOS. 119/1A9B1 & 119/3A AT MAPPILLAIURANI MAIN ROAD, MAPPILLAIURANI VILLAGE AND PANCHAYAT, THOOTHUKUDI LOCAL PLANNING AREA, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME:

SECRETARY, M/s. SIVAKASI NADAR'S URAVINMURAI, THOOTHUKUDI

Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117

REGISTERED GEO-TECH ENGINEER

SECRETARY
SIVAKASI NADAR URAVINMURAI
MAPPILLAIURANI

OWNER

A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Briyant Nagar Thoothukudi-628 008

REGISTERED STRUCTURAL ENGINEER

Er.S.PONMANIKANDAN, M.E.,LL.B,AIV,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Charted Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

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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+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.