

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

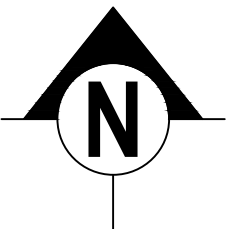
APPROVAL TYPE
Building Plan

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF LODGE HOUSE WITH RESTAURANT BUILDING IN
SURVEY NO. 241/2B2A2 AT THIRUCHENDUR ROAD, KANTHASAMPURAM VILLAGE, ARUMUGANERI TOWN
PANCHAYAT, THIRUCHENDUR TALUK AND THOOTHUKUDI DISTRICT.



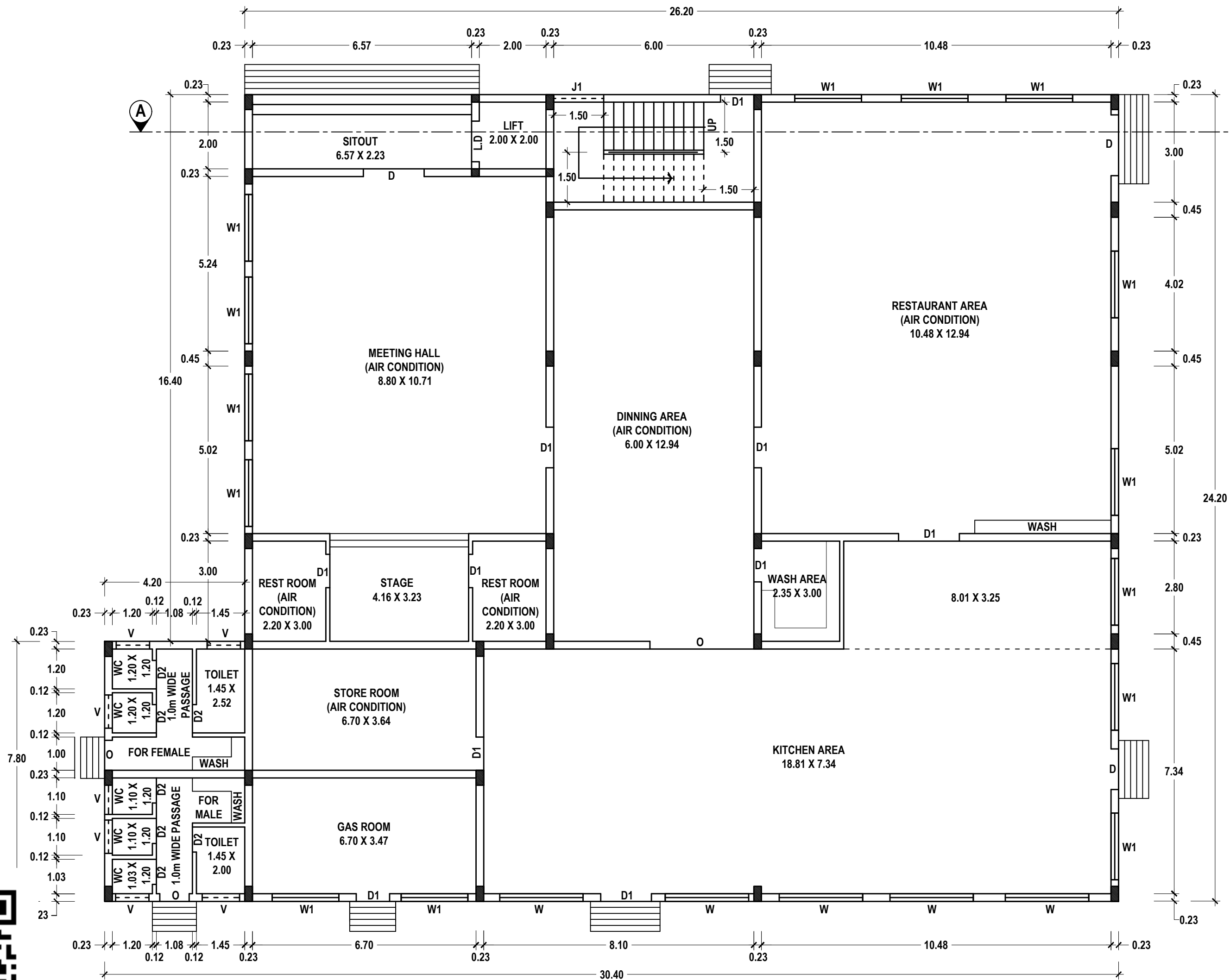
SHEET NO:

1/13

APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP

SCALE - 1:100

OFFICE USE:



BLOCK - 1
GROUND FLOOR PLAN



TECHNICAL APPROVAL

ROC. NO. SWP/BPA/441643/2025
SITE BOUNDARY SHOWN AS "A TO E"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 22/2025


Er.A.Victor Samson Raj, M.E(Soil)
Regd. Geo Tech Engineer
Reg No: GTE 001/2020
Techlead Consultant & Engineers
Iyer Bungalow, Madurai
Cell: 9500271927



REGISTERED GEO-TECH ENGINEER

APPLICANT

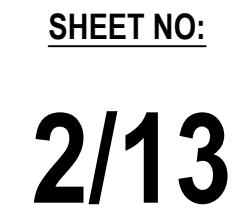

A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East ,
Briyart Nagar Thoothukudi-628 008


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

REGISTERED STRUCTURAL ENGINEER

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APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP



SCALE - 1:100



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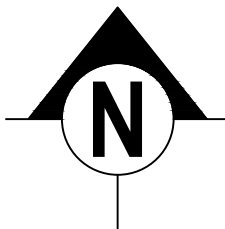
Grünung

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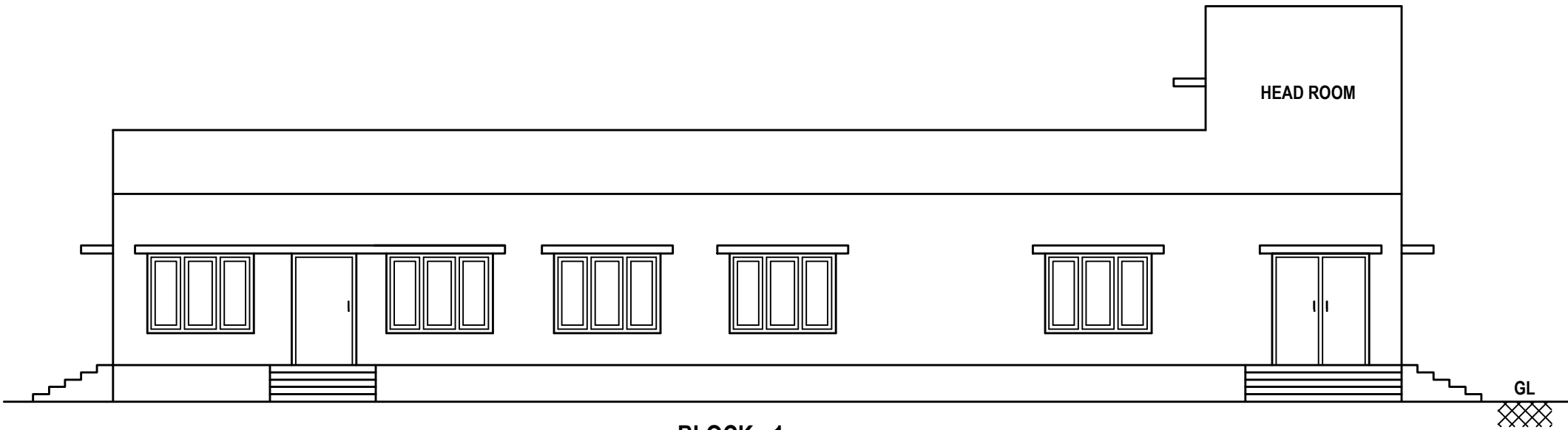
SHEET NO:

3/13

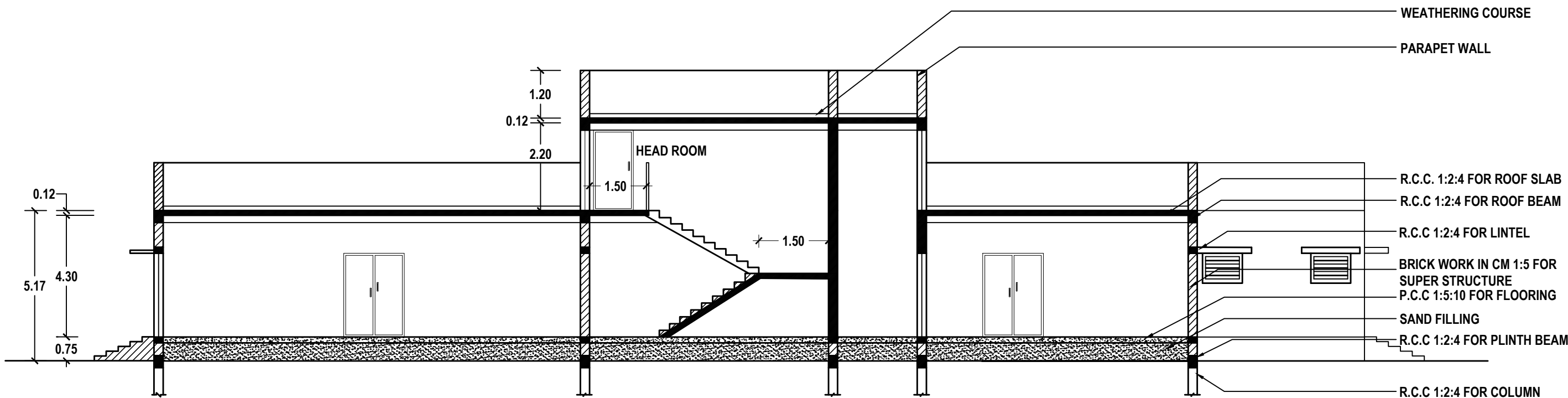
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APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP

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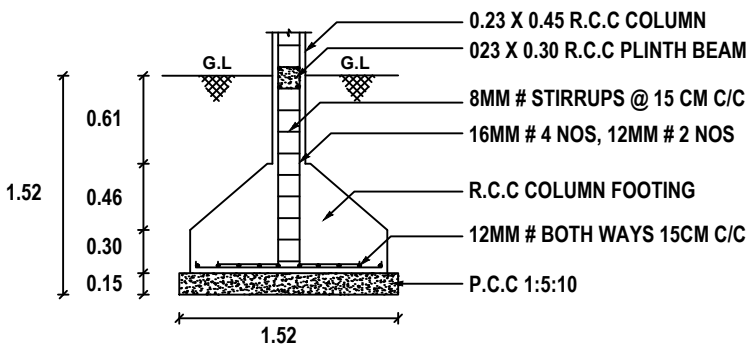
BLOCK - 1
ELEVATION (EAST SIDE VIEW)



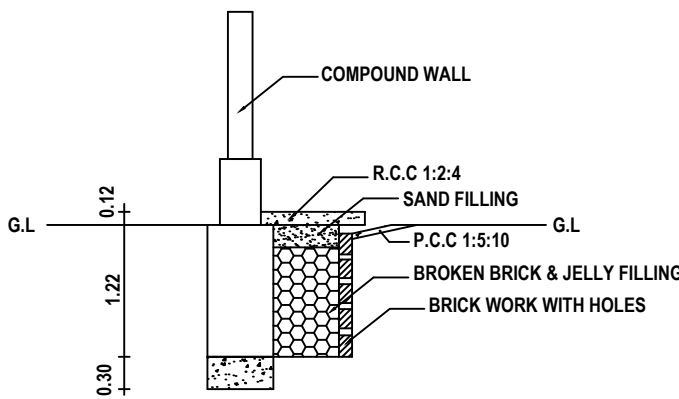
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SECTION : A-A

TECHNICAL APPROVAL

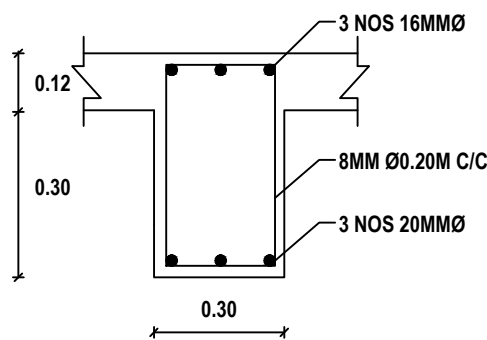
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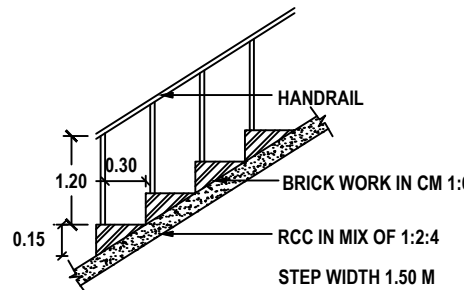
COLUMN FOOTING DETAILS



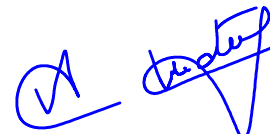
PLINTH BOUNDARY PERCOLATION PIT



ROOF BEAM DETAILS



STAIRCASE DETAILS


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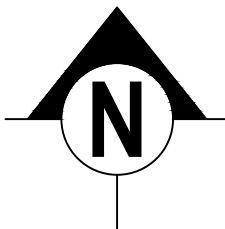

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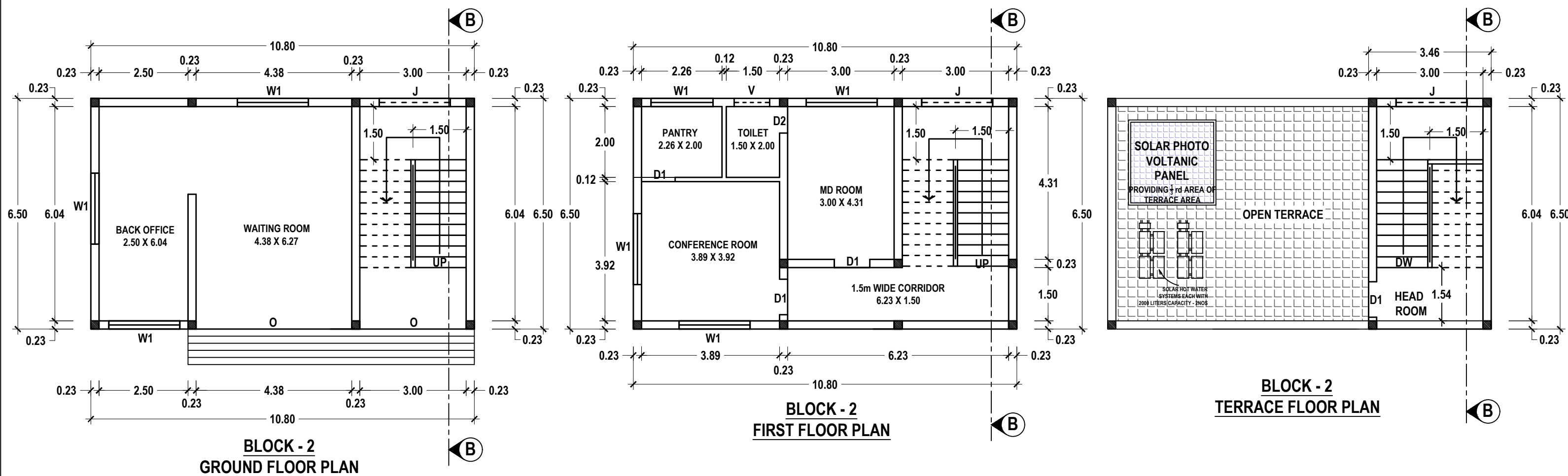
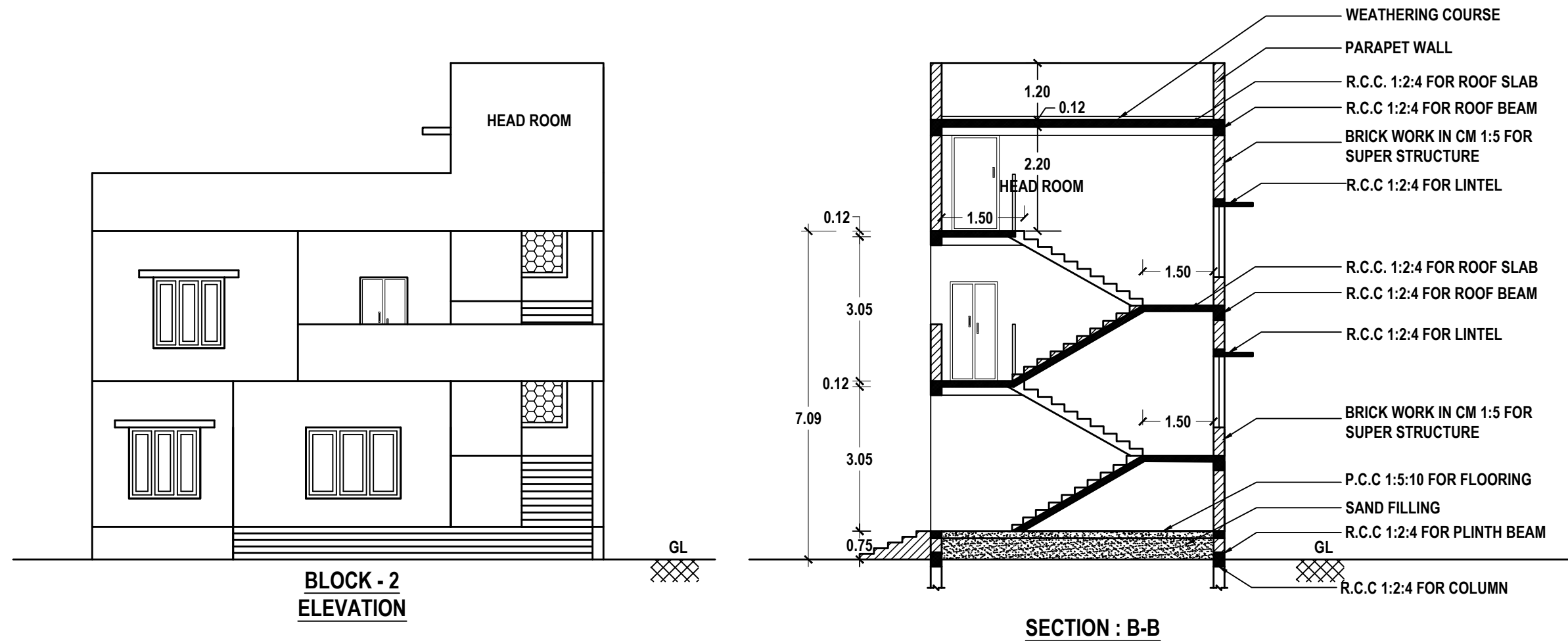
SHEET NO:

4/13

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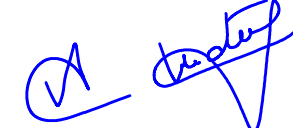
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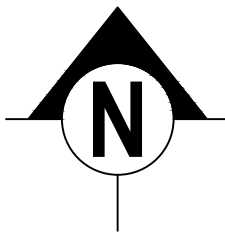

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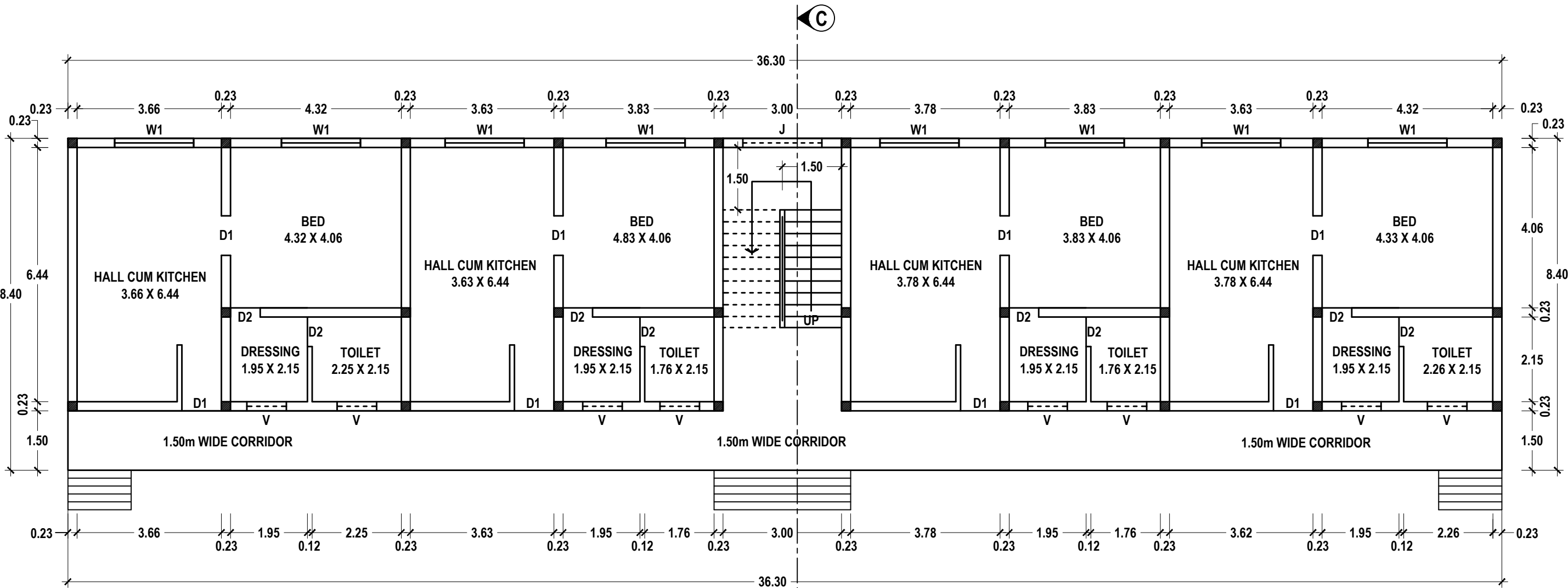


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5/13

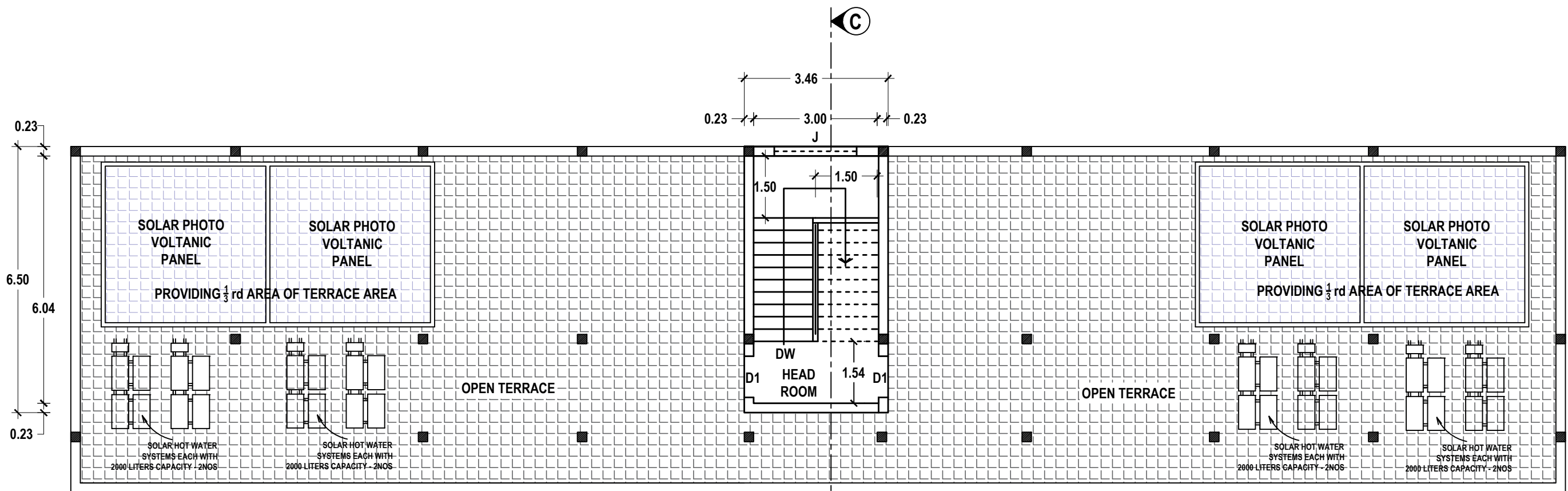
APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP

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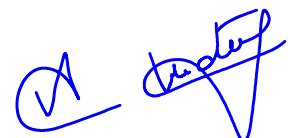
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GROUND FLOOR PLAN

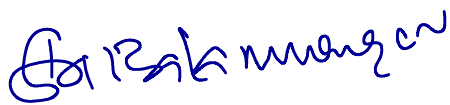


BLOCK - 3
TERRACE FLOOR PLAN

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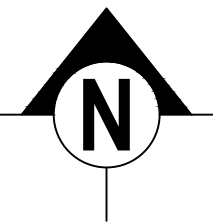

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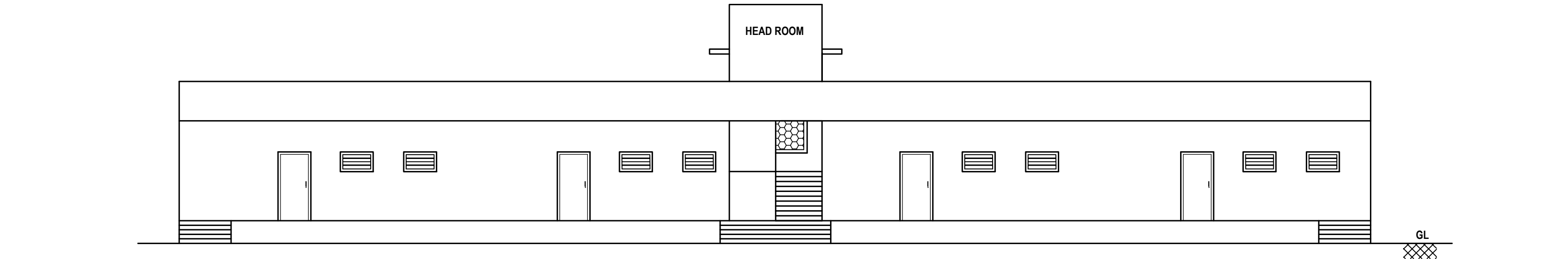


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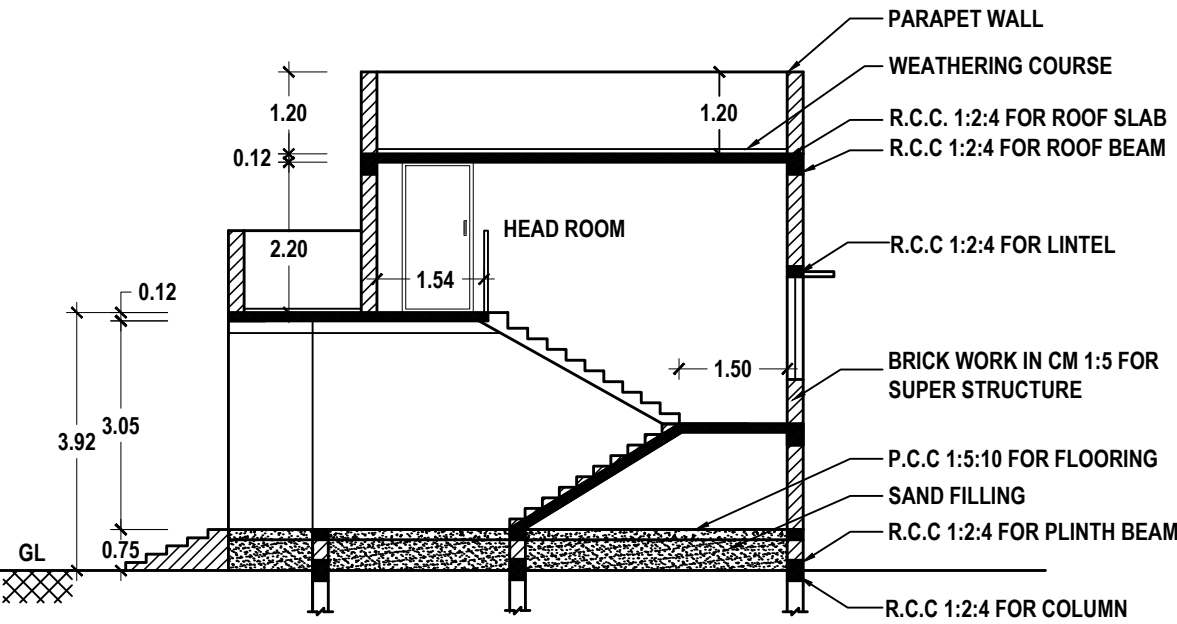
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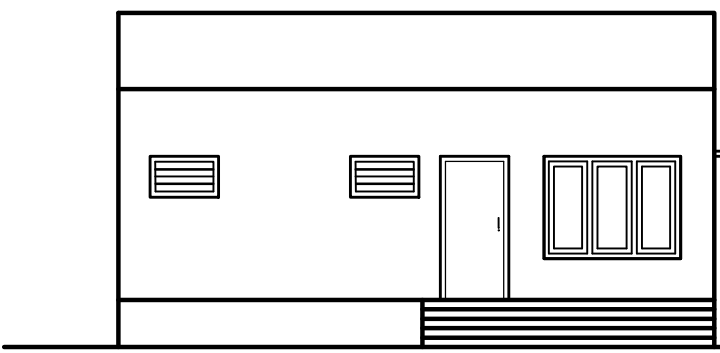
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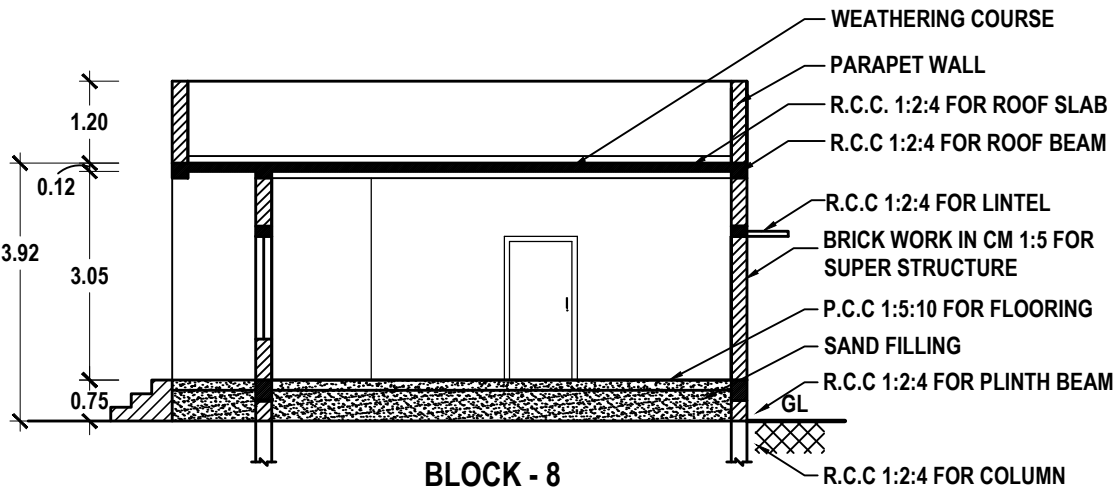
BLOCK - 3
ELEVATION



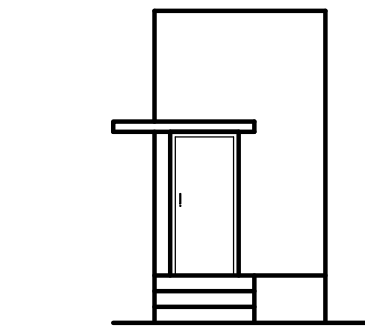
BLOCK - 3
SECTION: C-C



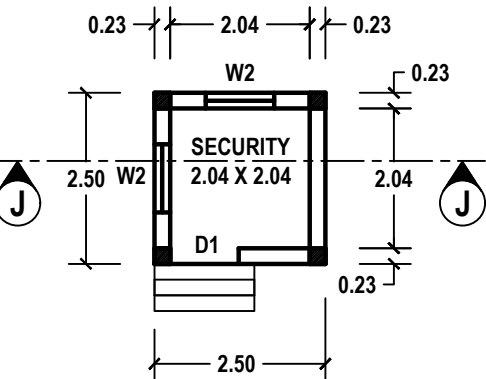
BLOCK - 8
ELEVATION



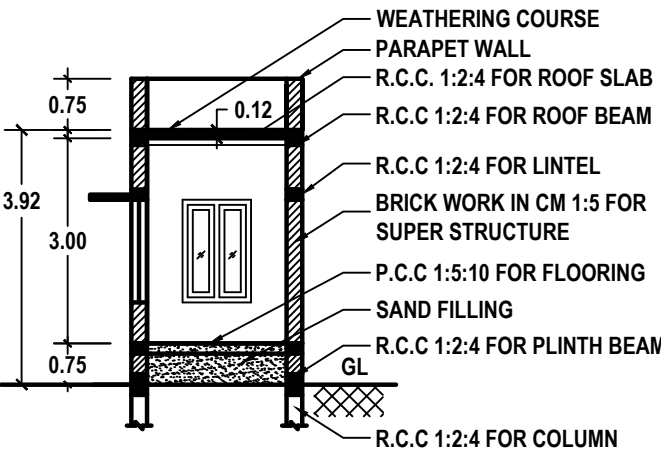
BLOCK - 8
SECTION: G-G



BLOCK - 10
ELEVATION

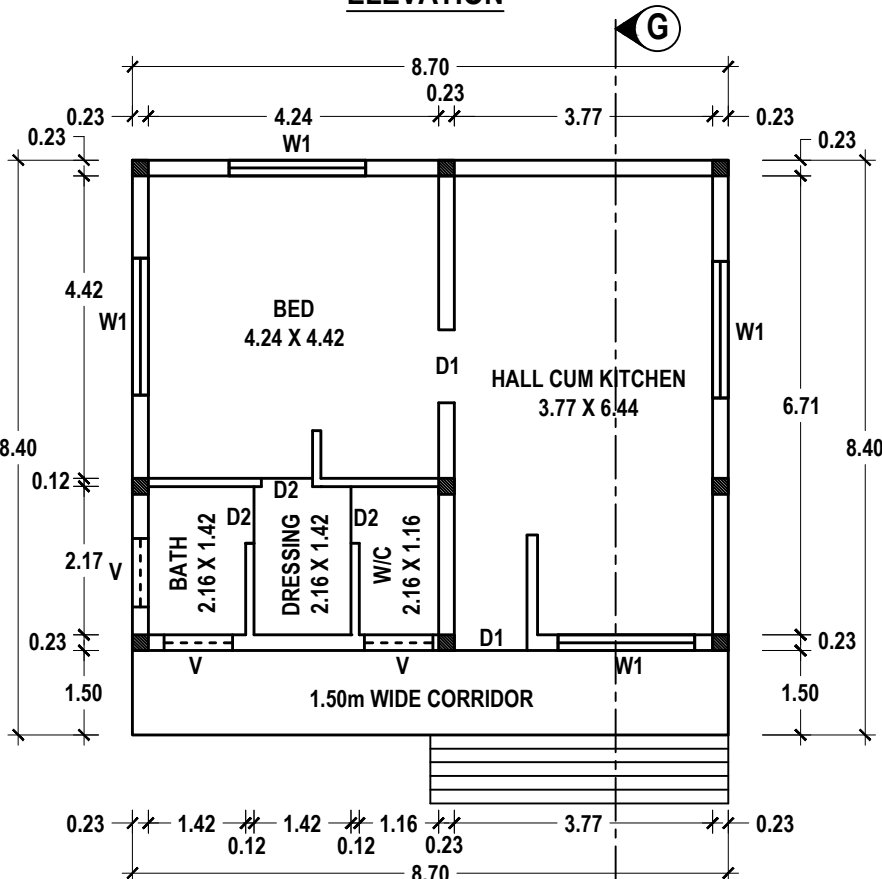


BLOCK - 10
PLAN

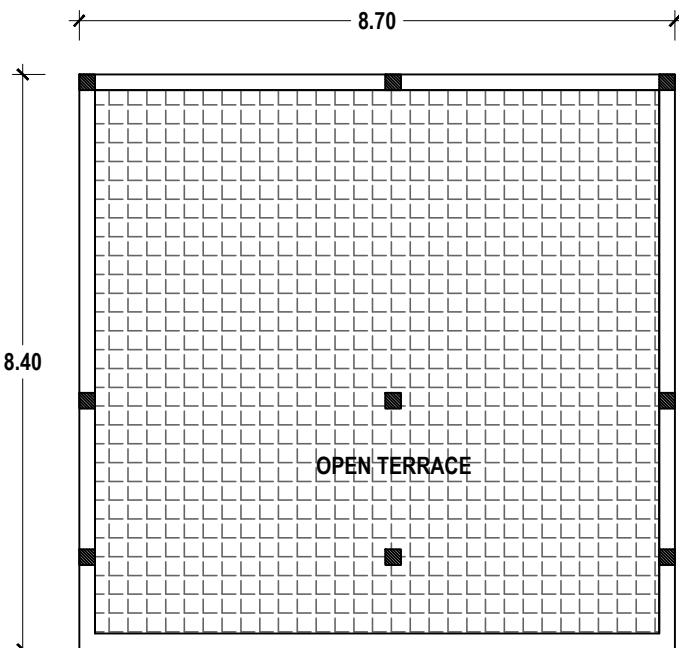


BLOCK - 10
SECTION: J-J

WATCH MAN BOOTH



BLOCK - 8
GROUND FLOOR PLAN



BLOCK - 8
TERRACE FLOOR PLAN

TECHNICAL APPROVAL

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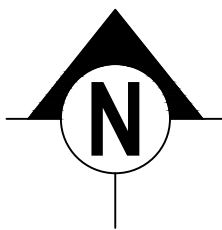
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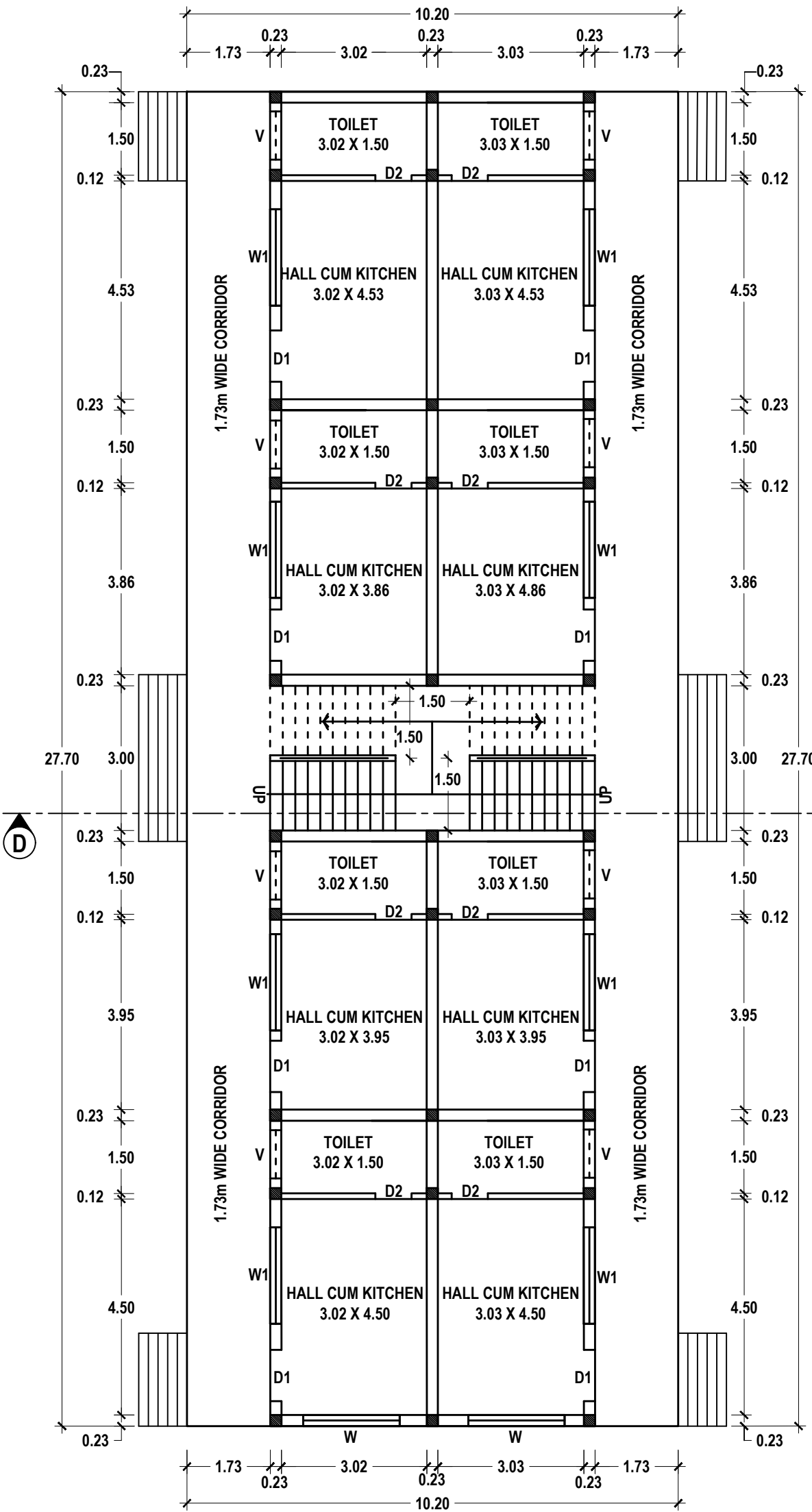


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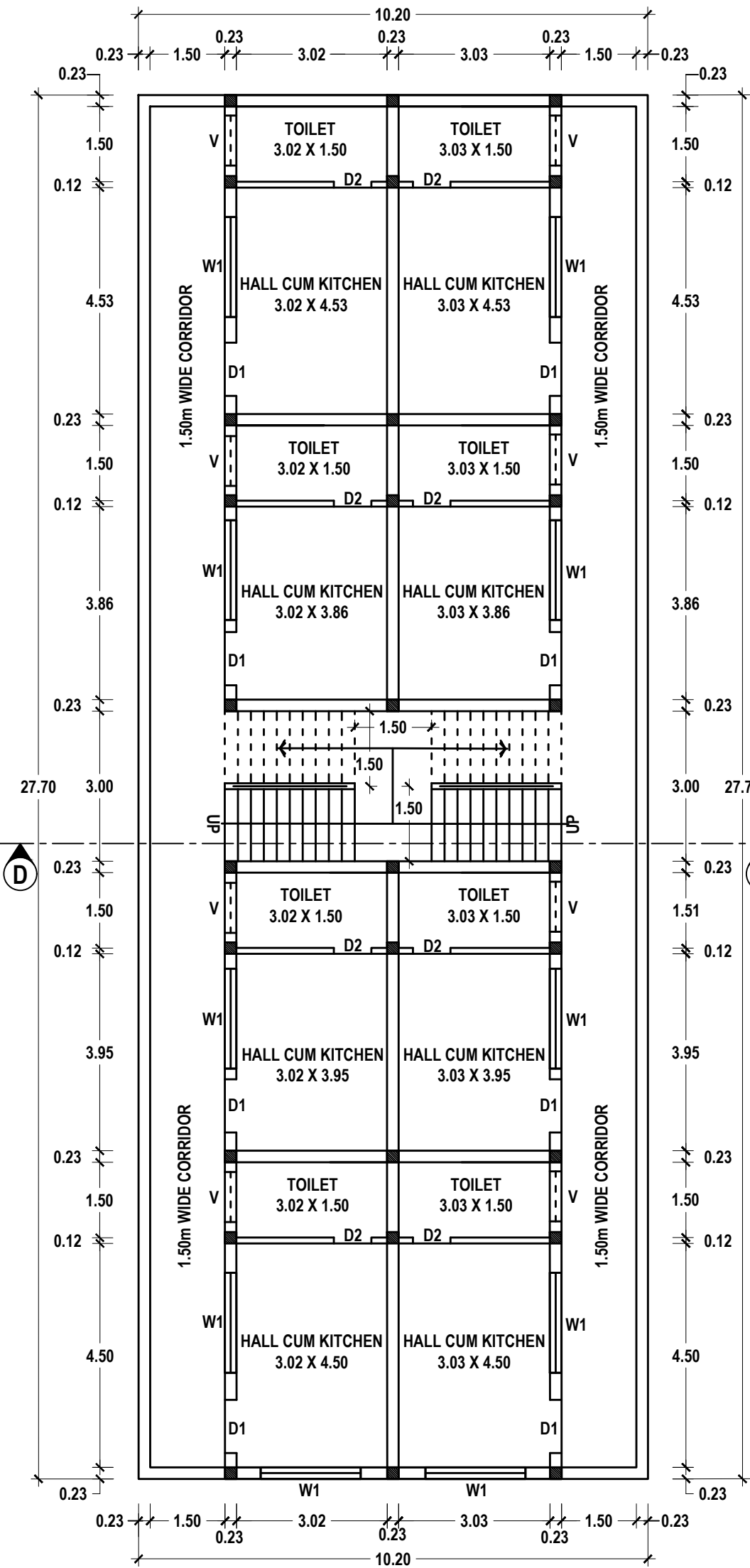
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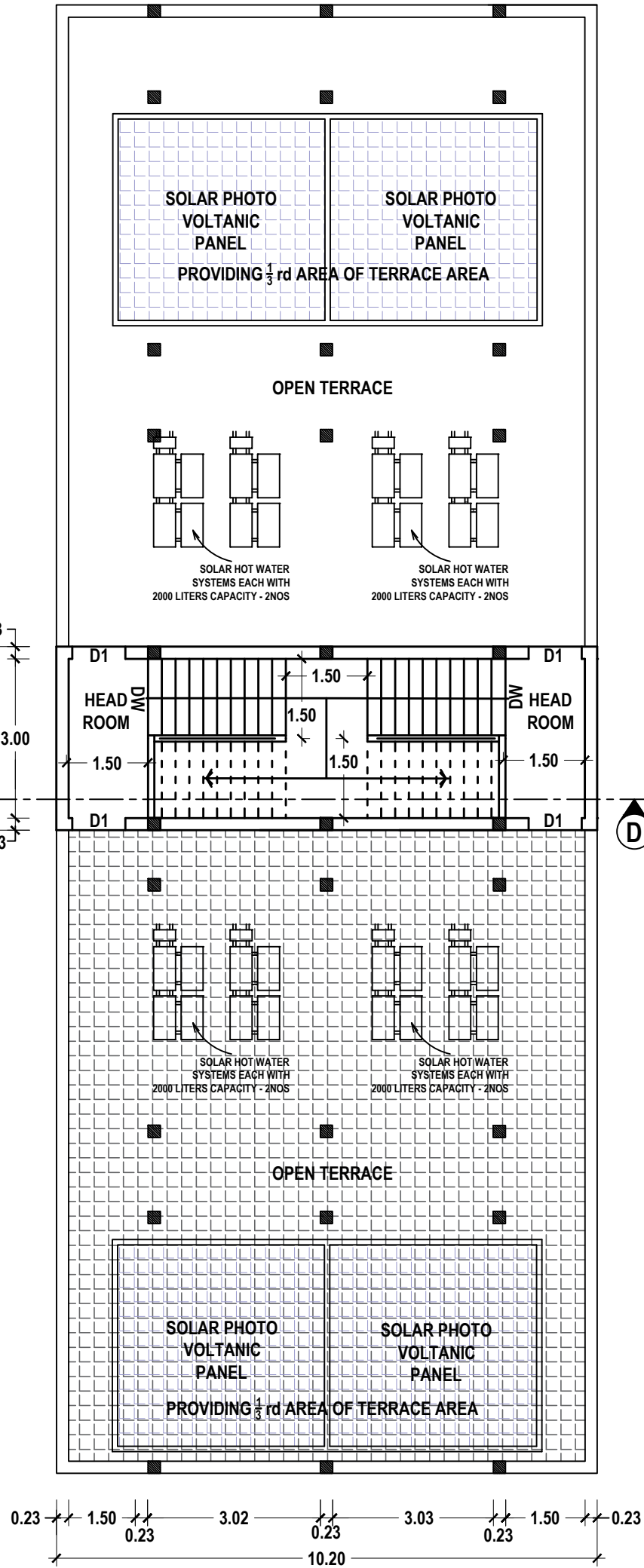
OFFICE USE:



BLOCK 4 & 5 - TYPICAL
GROUND FLOOR PLAN



BLOCK 4 & 5 - TYPICAL
FIRST FLOOR PLAN



BLOCK 4 & 5
TERRACE FLOOR PLAN - TYPICAL

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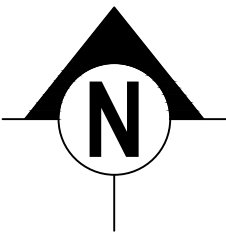
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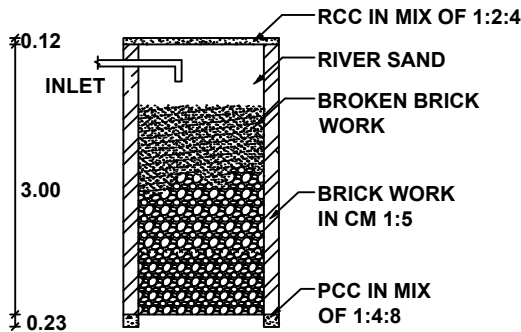
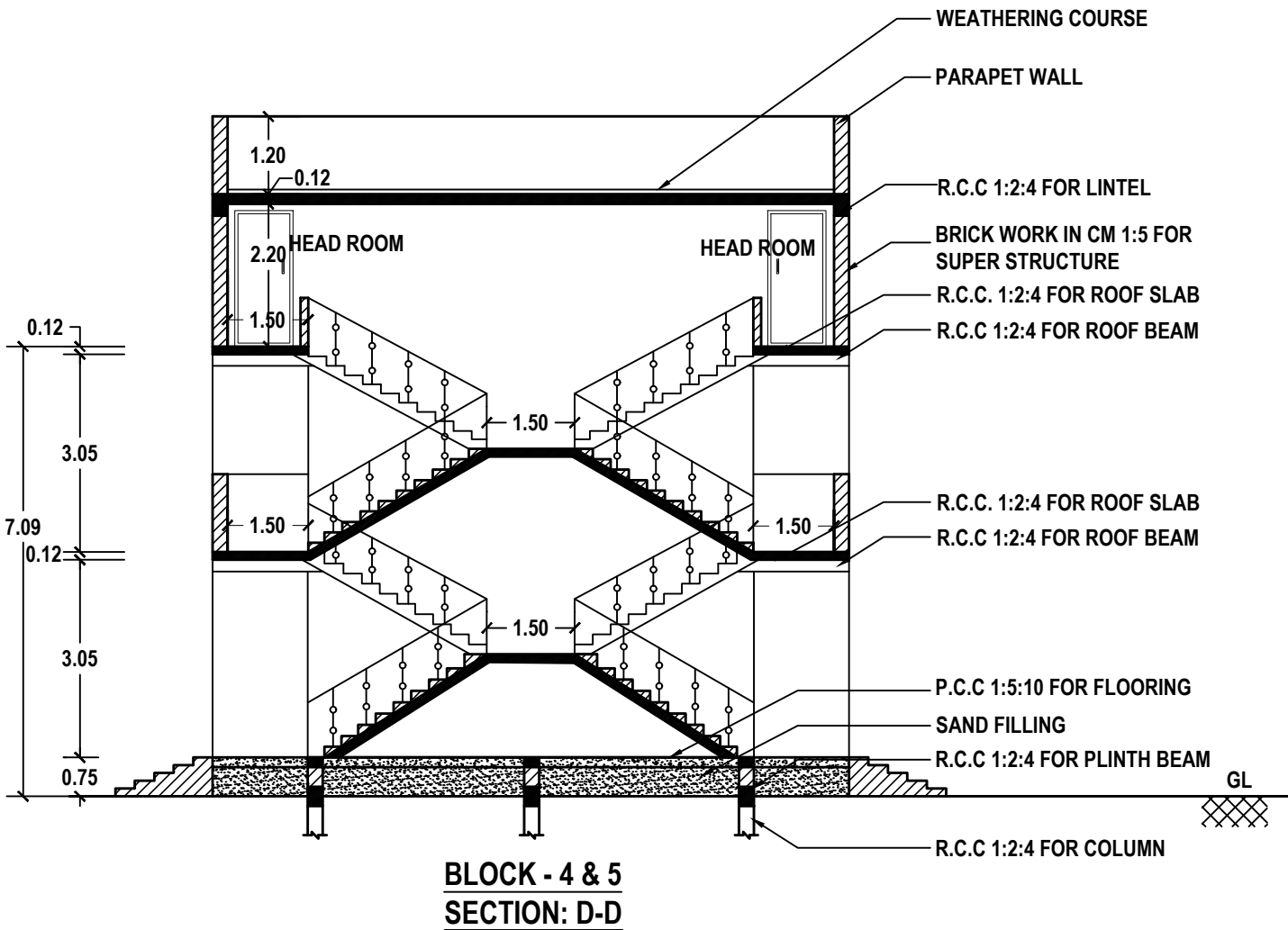
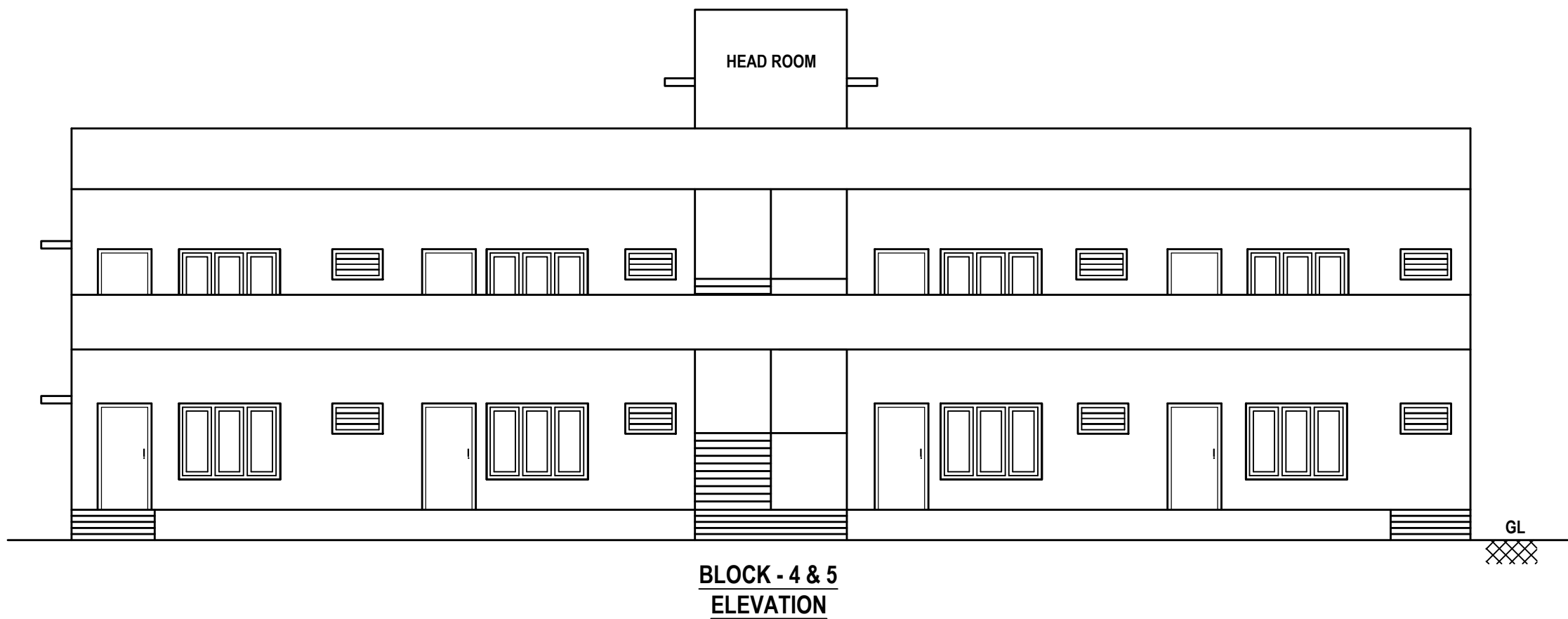


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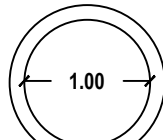
8/13

SCALE - 1:100

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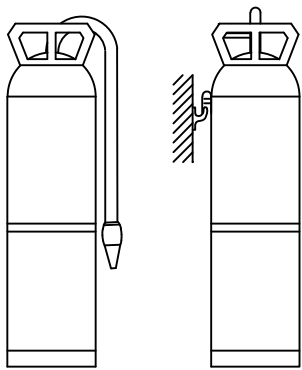


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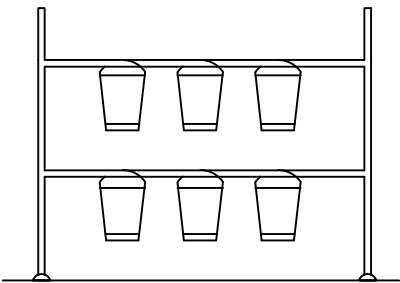


PLAN

PERCOLATION PIT



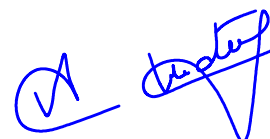
FIRE EXTINGUISHER



SAND BUCKETS

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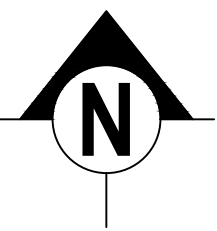

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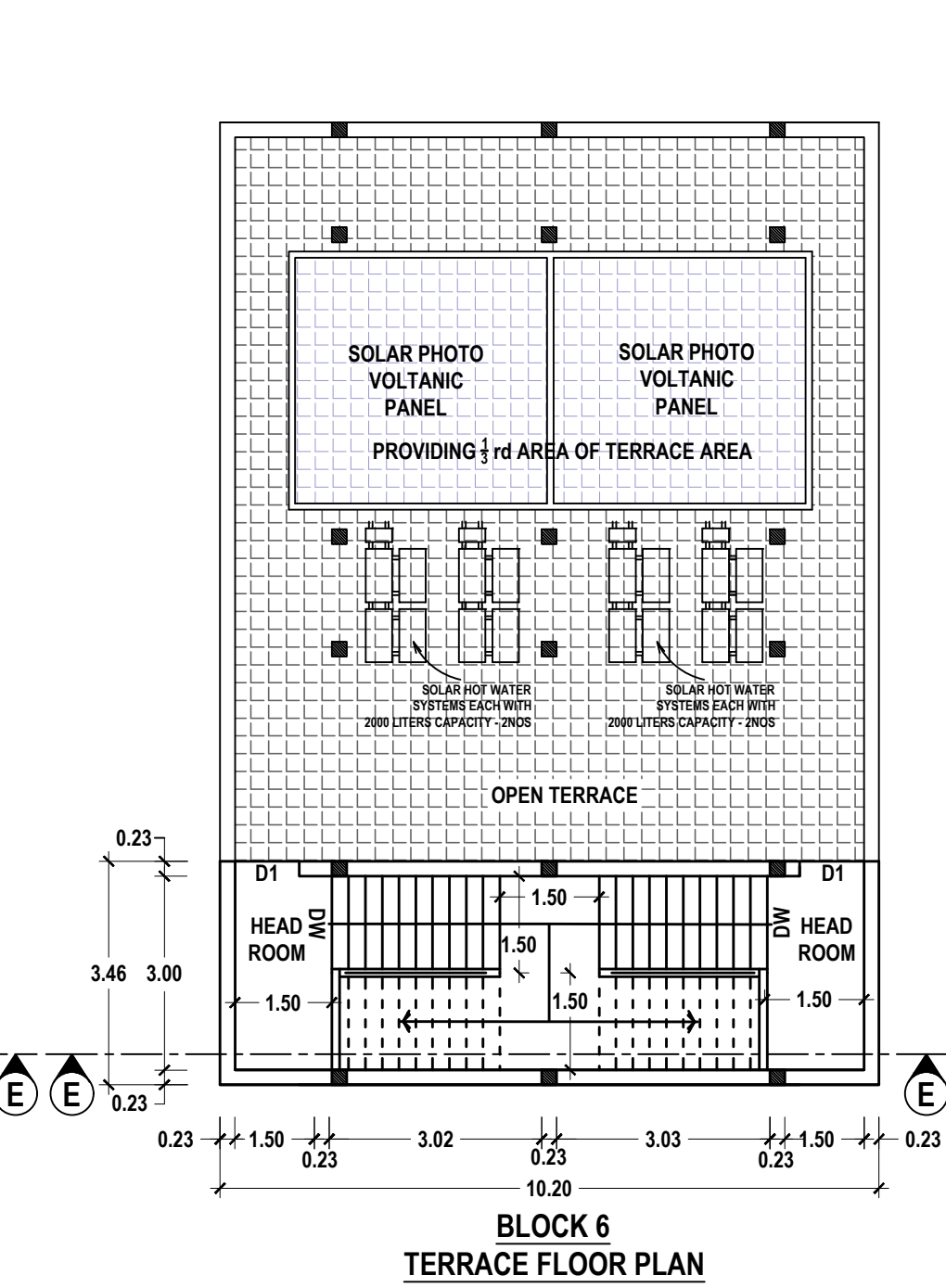
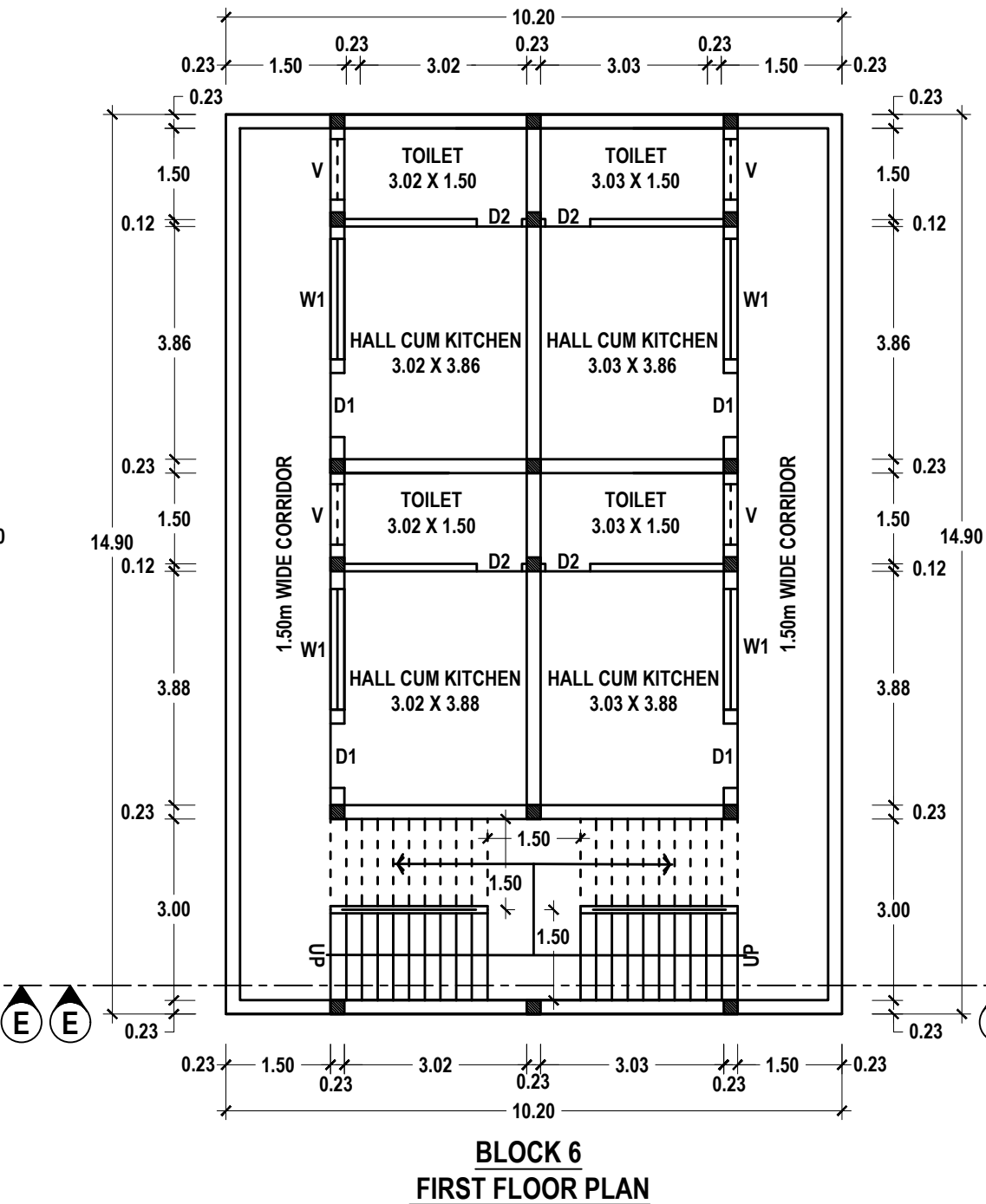
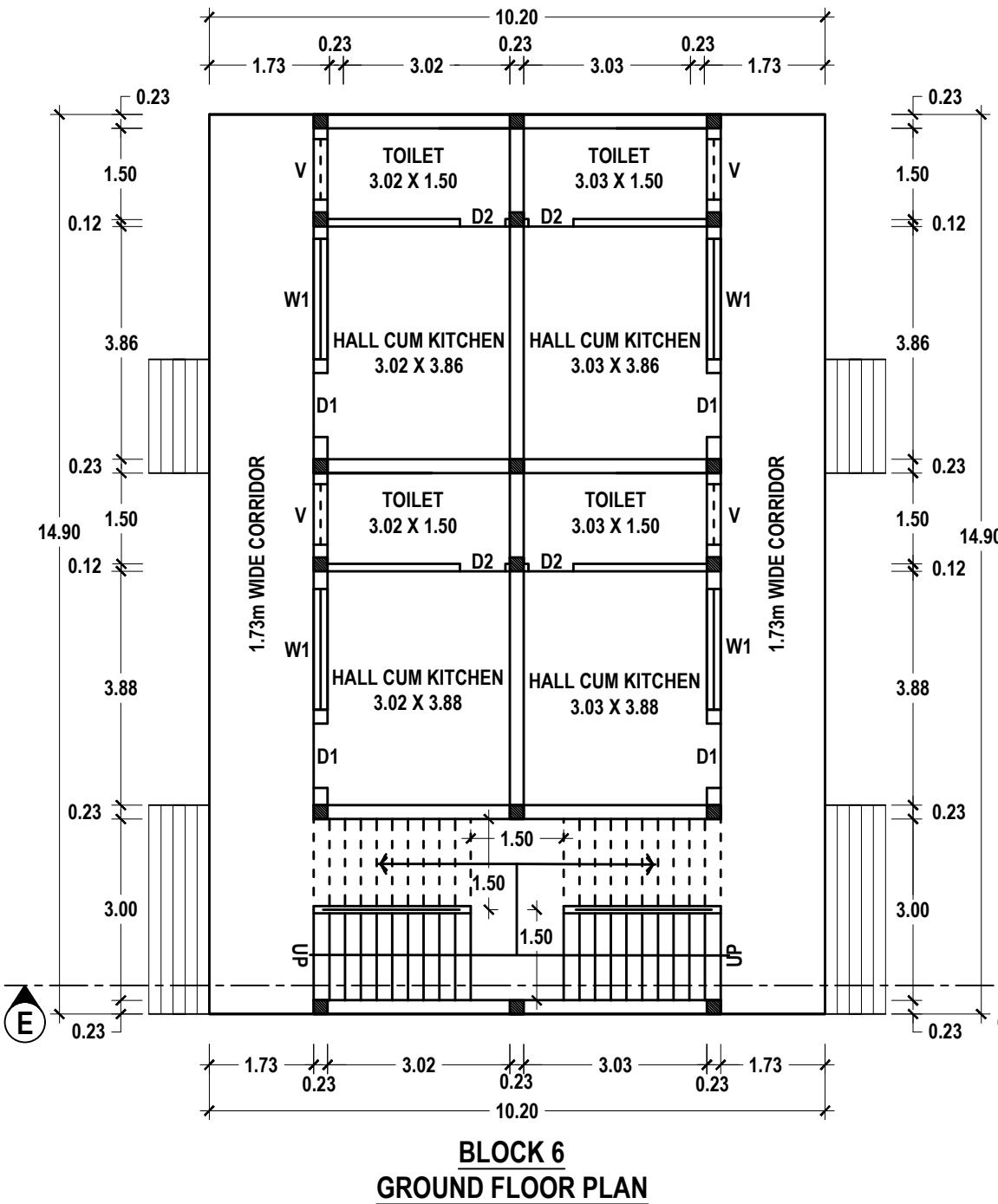
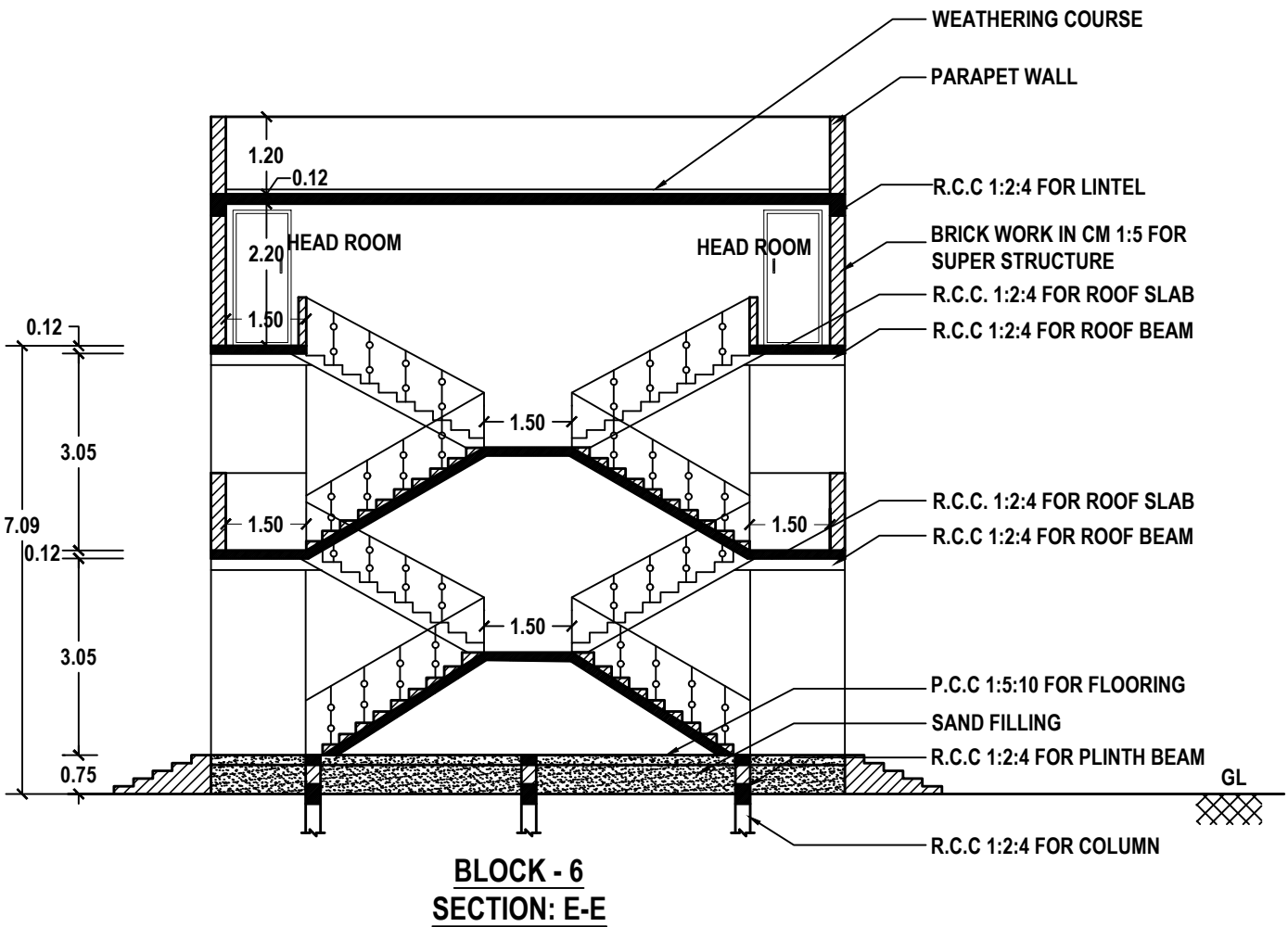
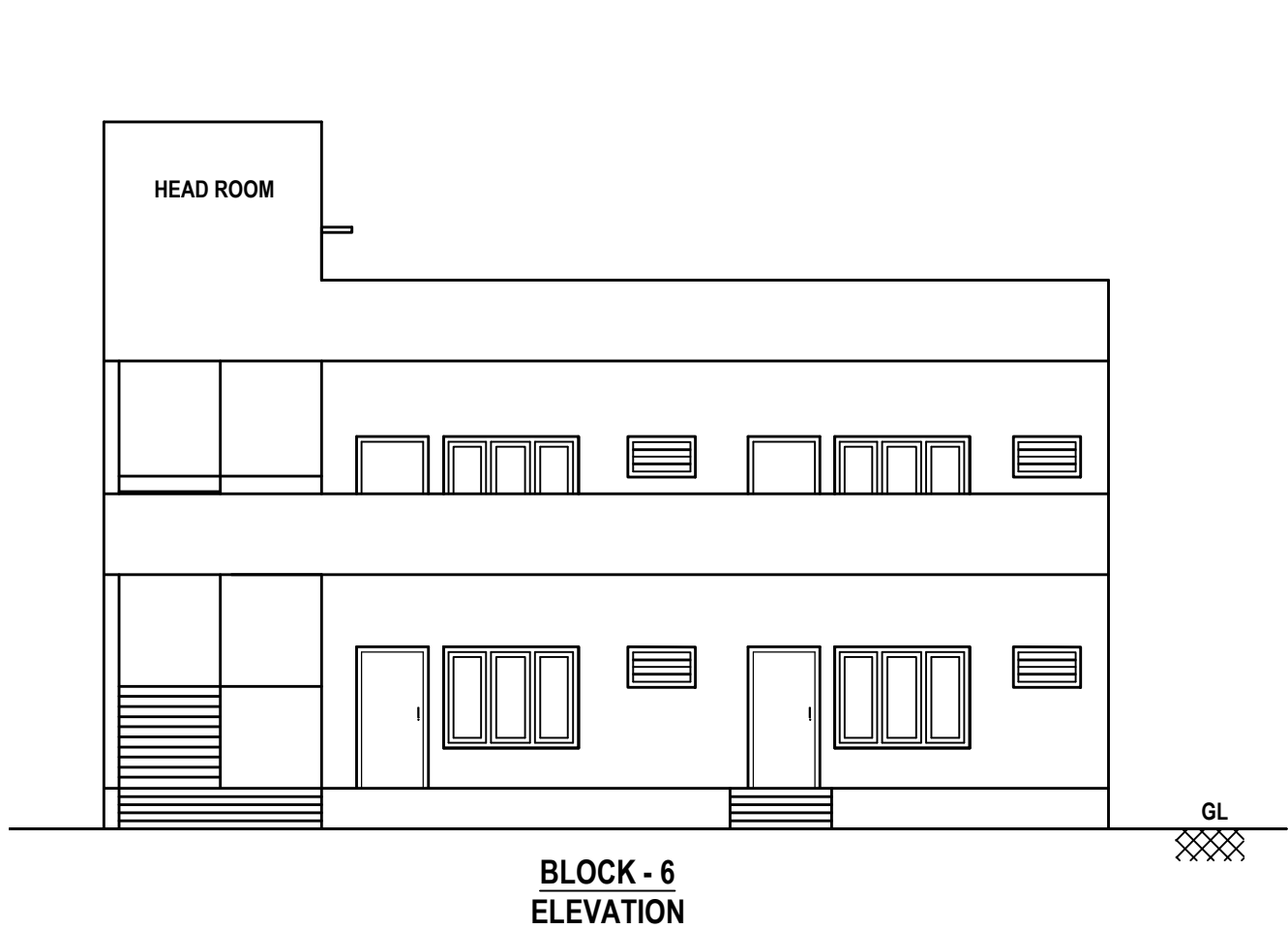
SHEET NO:

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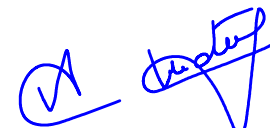
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SCALE - 1:100



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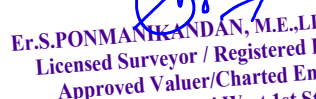

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Regd. Geo Tech Engineer
Reg No: GTE 001/2020
Techlead Consultant & Engineers
Iyer Bungalow, Madurai
Cell: 9500271927



REGISTERED GEO-TECH ENGINEER

APPLICANT

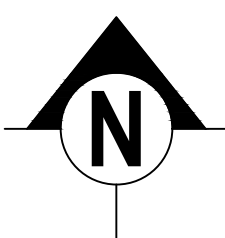

A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East,
Briyart Nagar Thoothukudi-628 008


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

REGISTERED STRUCTURAL ENGINEER

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A LODGING HOUSES WITH RESTAURANT BUILDING IN SURVEY
NO. 241/2B2A2 AT THIRUCHENDUR ROAD, KANTHASAMPURAM VILLAGE, ARUMUGANERI TOWN PANCHAYAT, THIRUCHENDUR
TALUK AND THOOTHUKUDI DISTRICT.

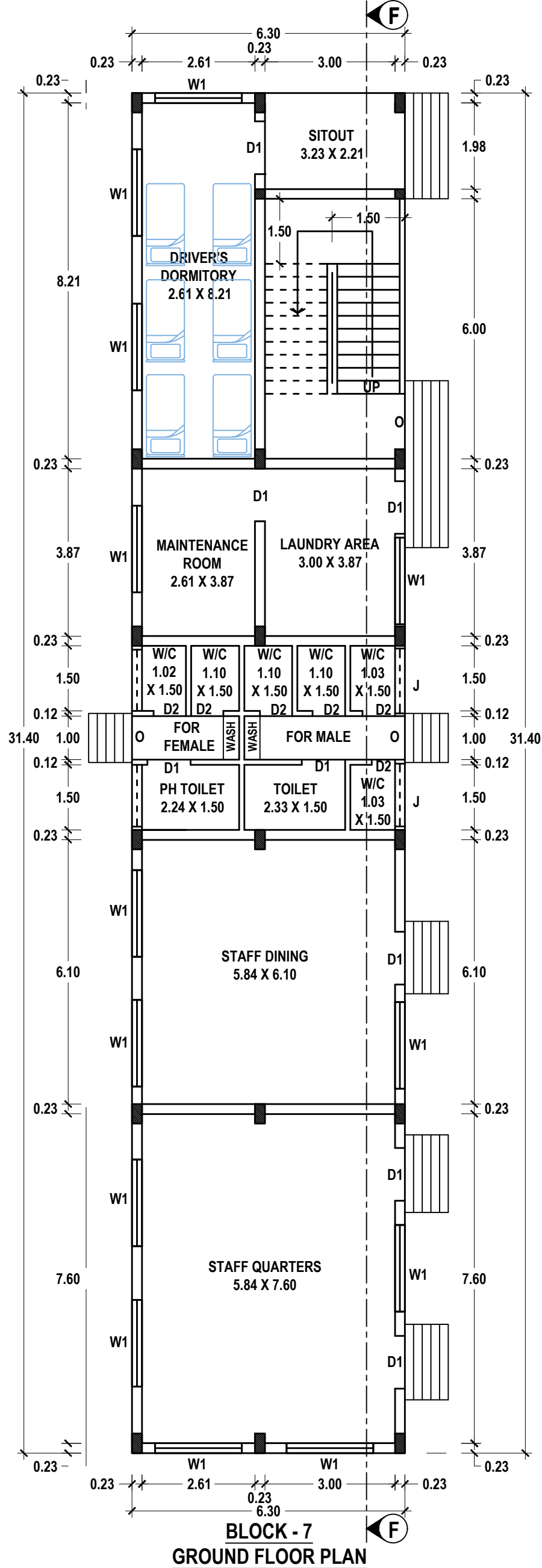


SHEET NO:
10/13

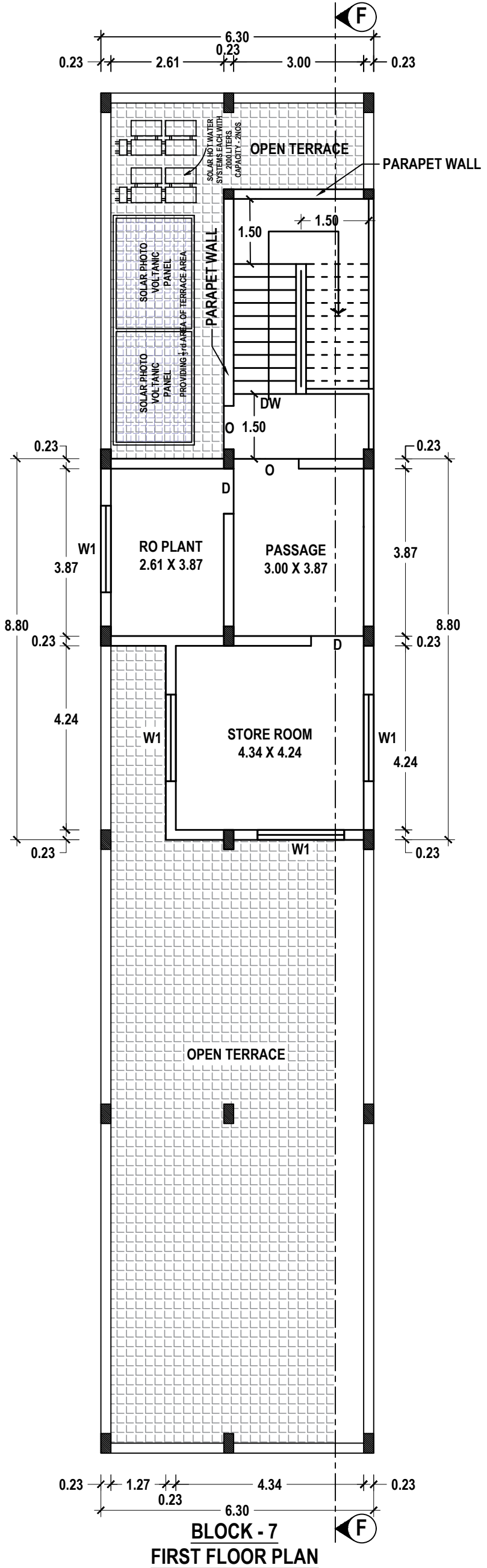
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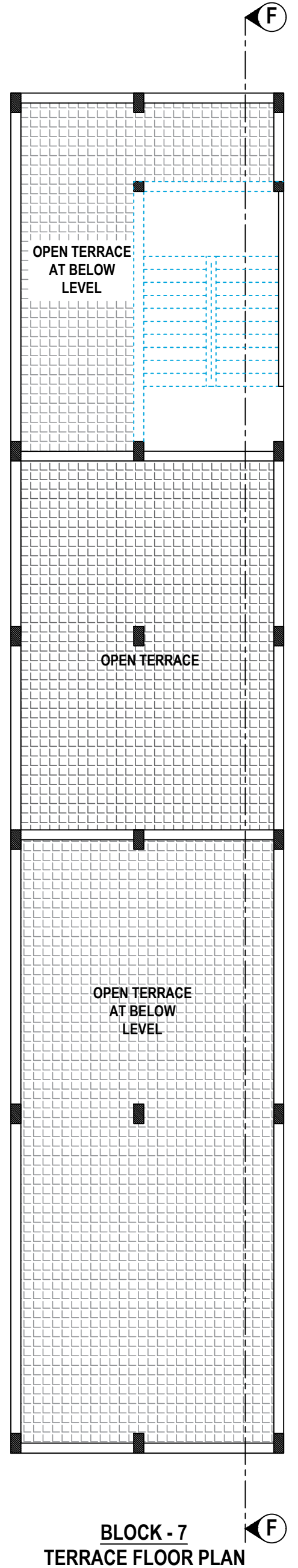
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BLOCK - 7
GROUND FLOOR PLAN



BLOCK - 7
FIRST FLOOR PLAN



BLOCK - 7
TERRACE FLOOR PLAN

TECHNICAL APPROVAL

ROC. NO. SWP/BPA/441643/2025
SITE BOUNDARY SHOWN AS "A TO E"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 22/2025


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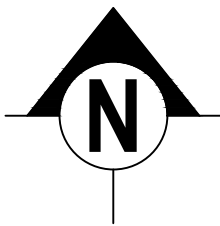

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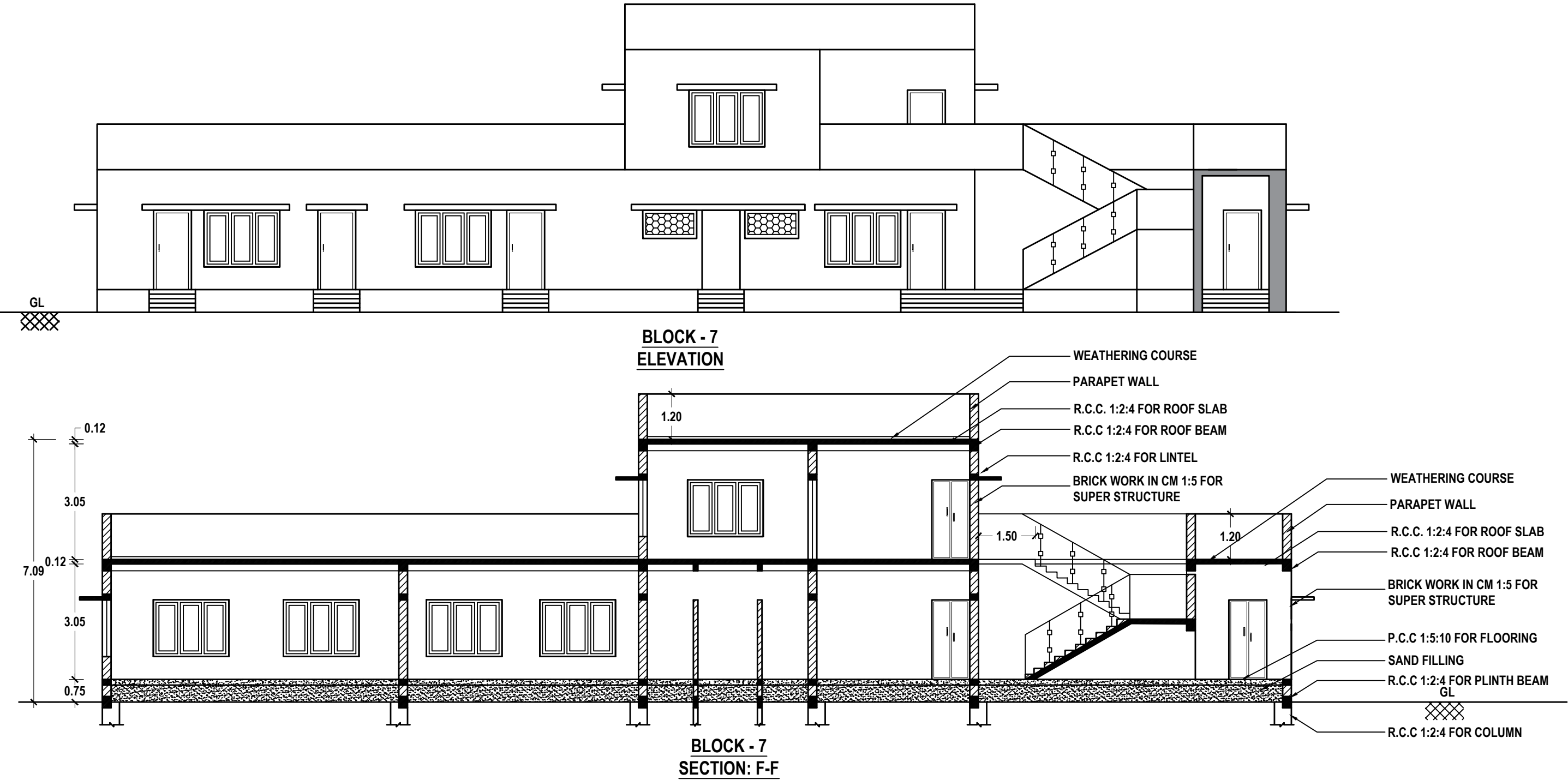


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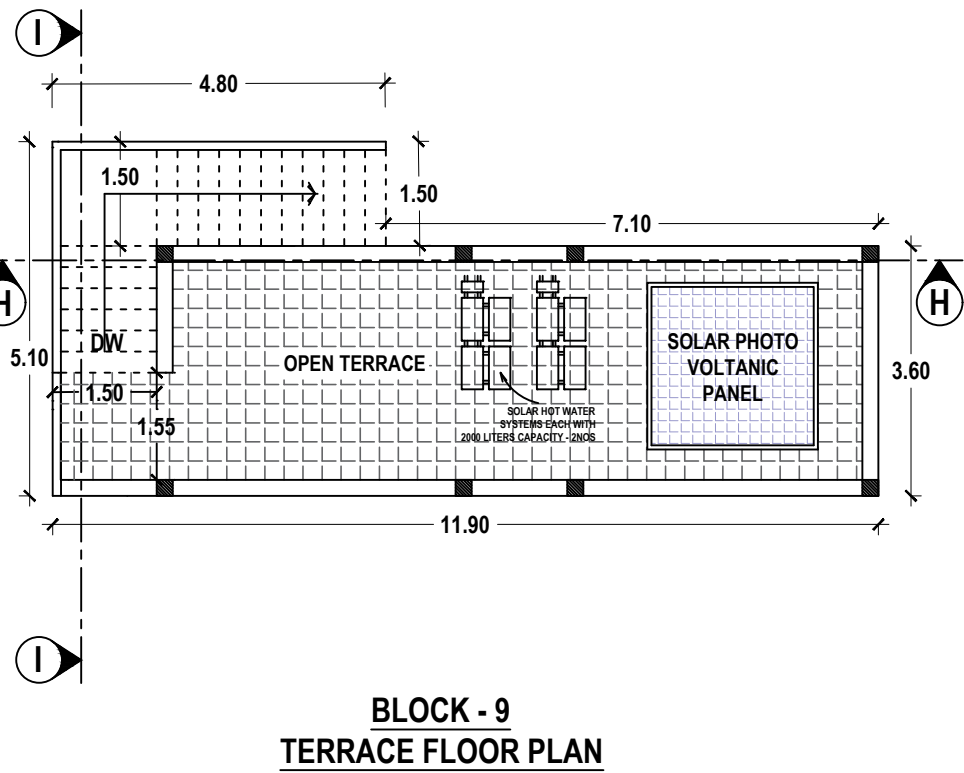
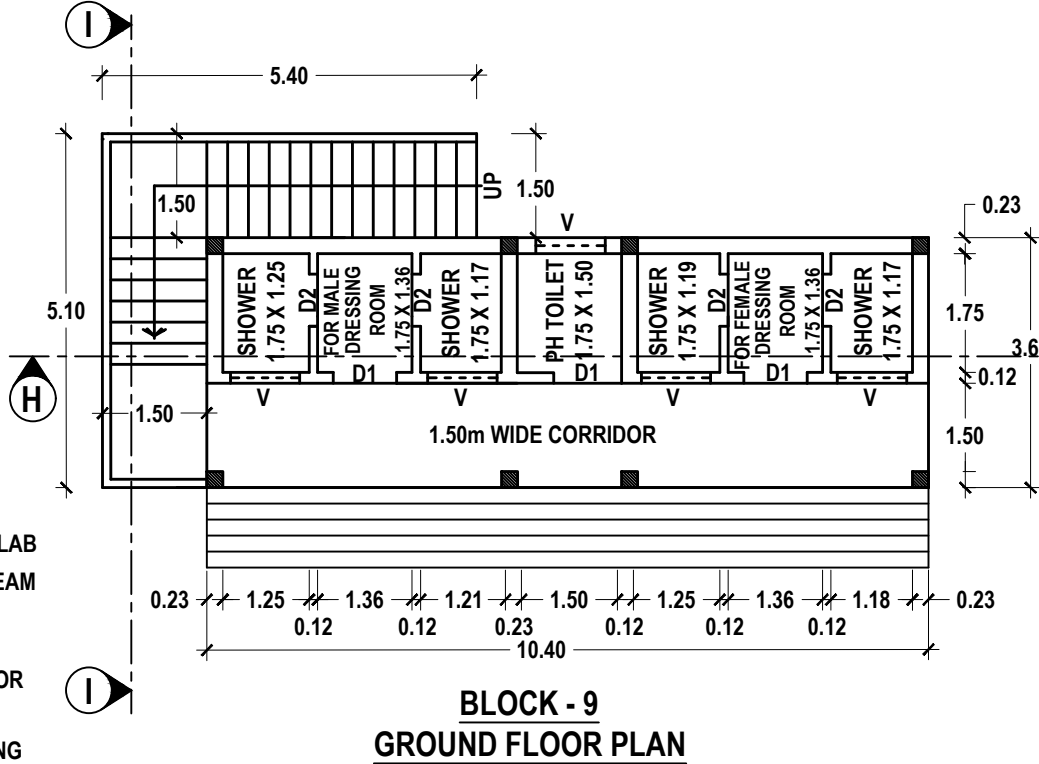
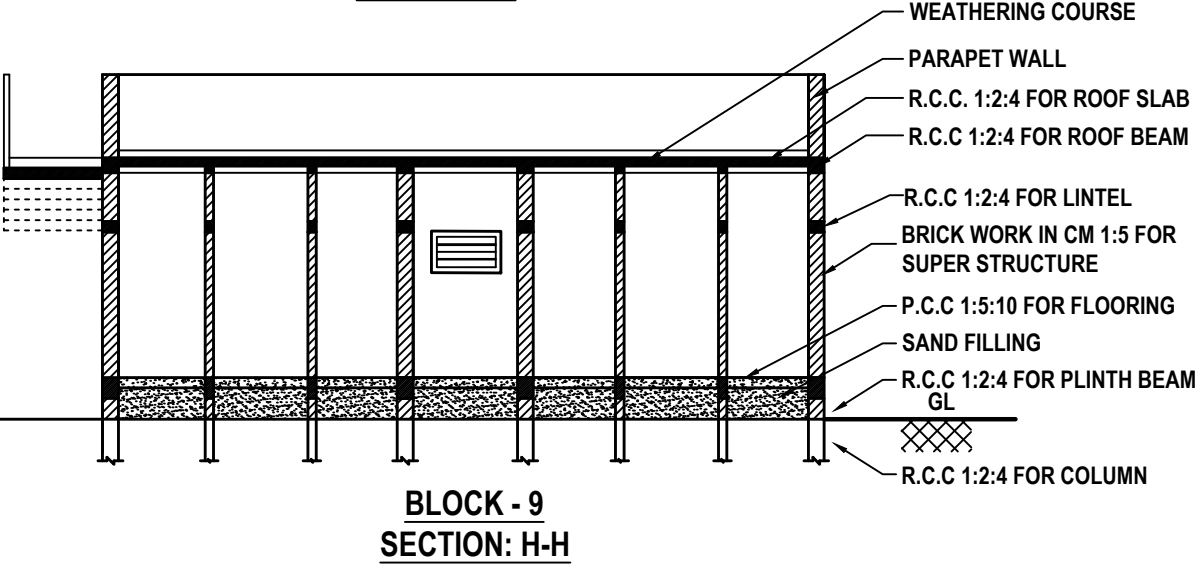
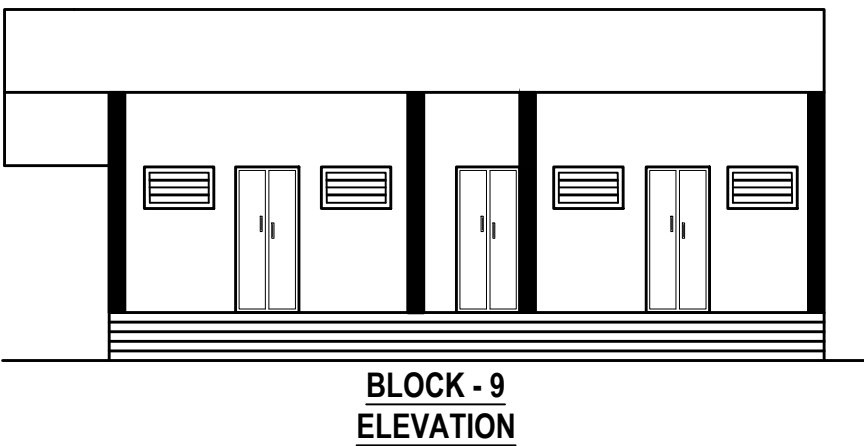
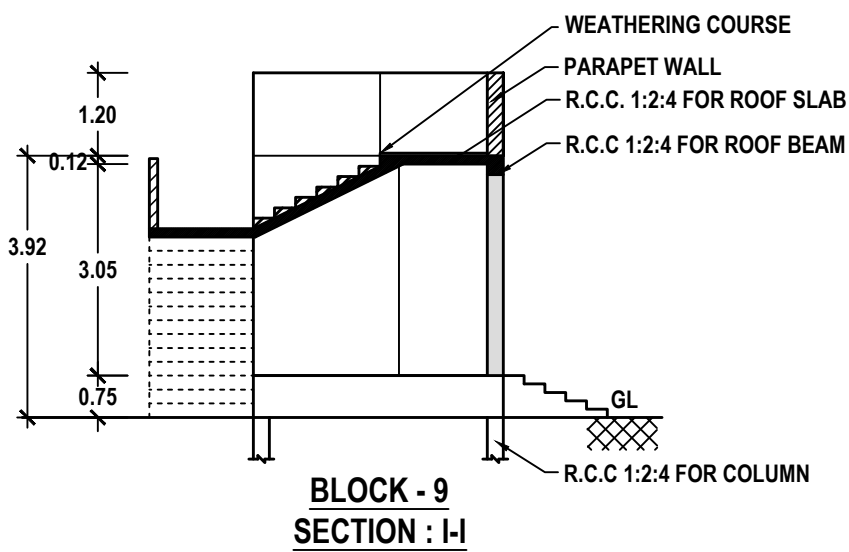
APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP

SCALE - 1:100



TECHNICAL APPROVAL

ROC. NO. SWP/BPA/441643/2025
SITE BOUNDARY SHOWN AS "A TO E"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 22/2025



[Signature]
Er.A.Victor Samson Raj, M.E.(Soil)
Regd. Geo Tech Engineer
Reg No: GTE 001/2020
Techlead Consultant & Engineers
Iyer Bungalow, Madurai
Cell: 9500271927

REGISTERED GEO-TECH ENGINEER

[Signature]

APPLICANT

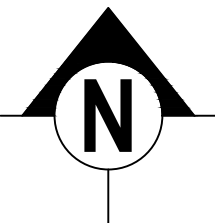
[Signature]
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Registered Structural Engineer
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6B/A, 6th Street East ,
Briyant Nagar Thoothukudi-628 008

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[Signature]
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PANCHAYAT, THIRUCHENDUR TALUK AND THOOTHUKUDI DISTRICT.

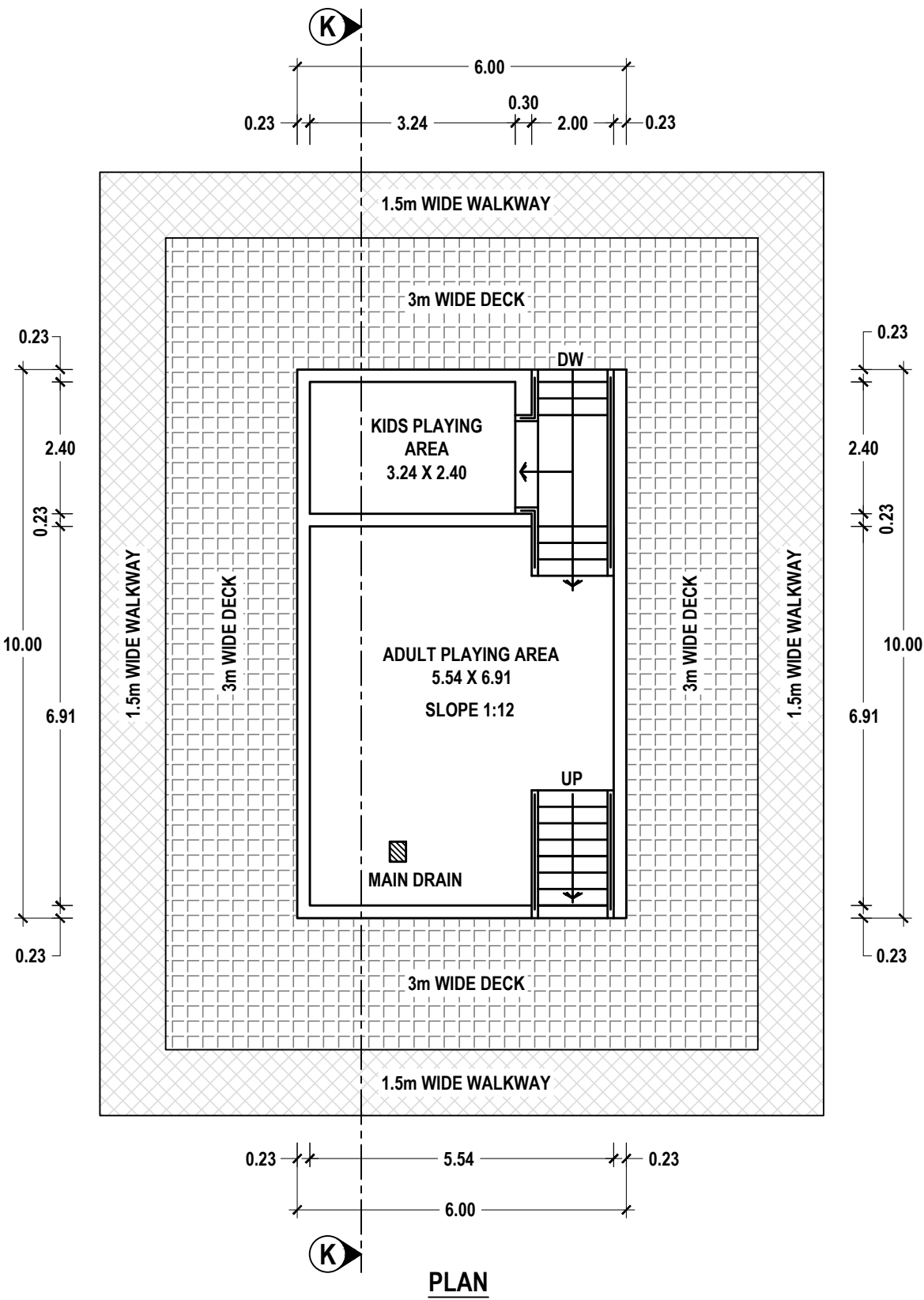


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12/13

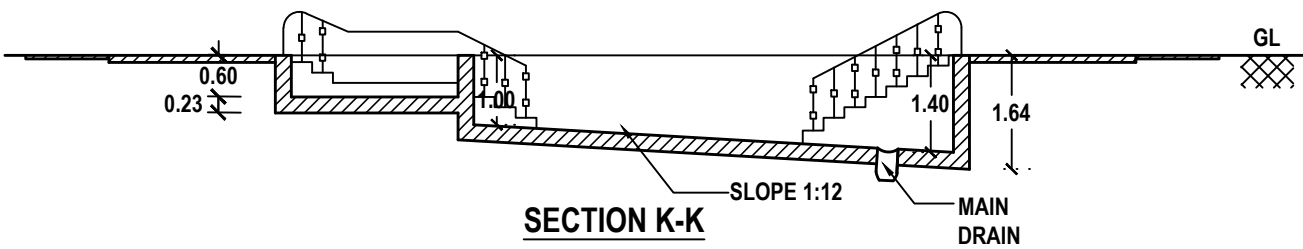
OFFICE USE:

APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP

SCALE - 1:100

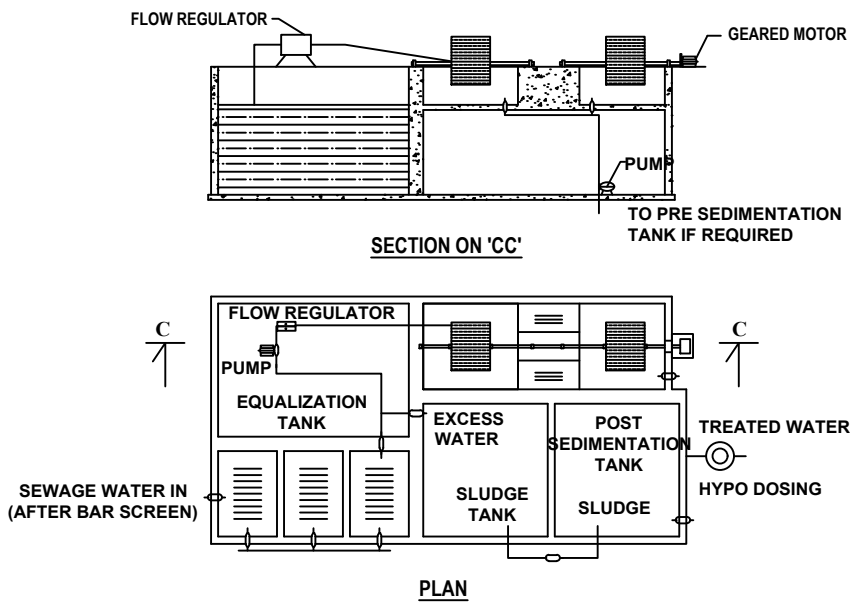


PLAN

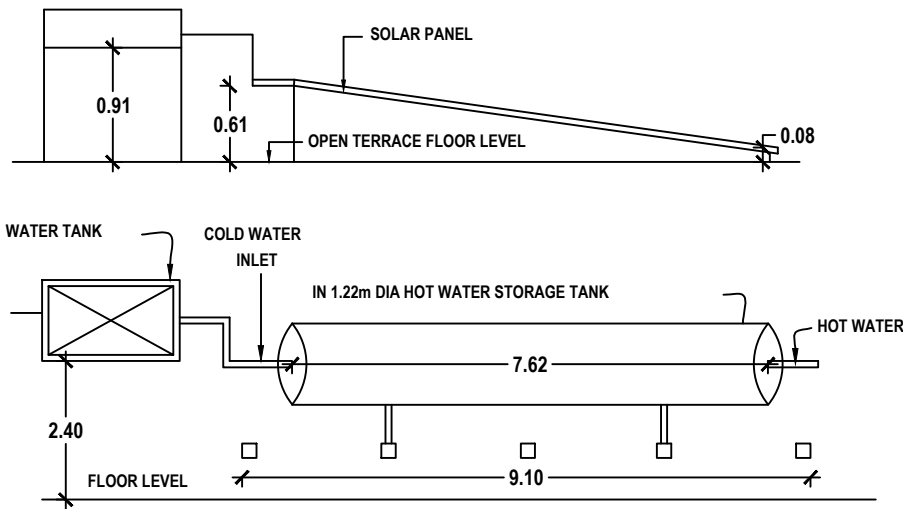


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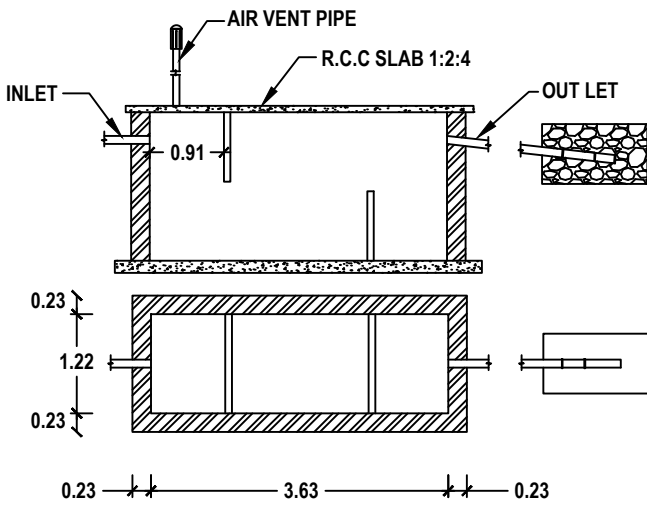
SWIMMING POOL



DETAILS OF SEWAGE TREATMENT PLANT



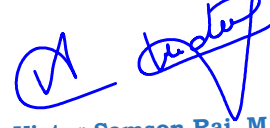
DETAILS OF SOLAR WATER HEATING SYSTEM



SEPTIC TANK & TRENCH

TECHNICAL APPROVAL

ROC. NO. SWP/BPA/441643/2025
SITE BOUNDARY SHOWN AS "A TO E"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 22/2025


Er.A.Victor Samson Raj, M.E.(Soil)
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Iyer Bungalow, Madurai
Cell: 9500271927

REGISTERED GEO-TECH ENGINEER



APPLICANT


A.GETHSY, M.E.,
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6B/A, 6th Street East ,
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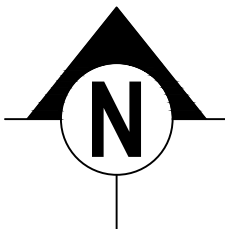
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Licensed Surveyor / Registered Engineer
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149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF LODGE HOUSE WITH RESTAURANT BUILDING IN
SURVEY NO. 241/2B2A2 AT THIRUCHENDUR ROAD, KANTHASAMPURAM VILLAGE, ARUMUGANERI TOWN
PANCHAYAT, THIRUCHENDUR TALUK AND THOOTHUKUDI DISTRICT.

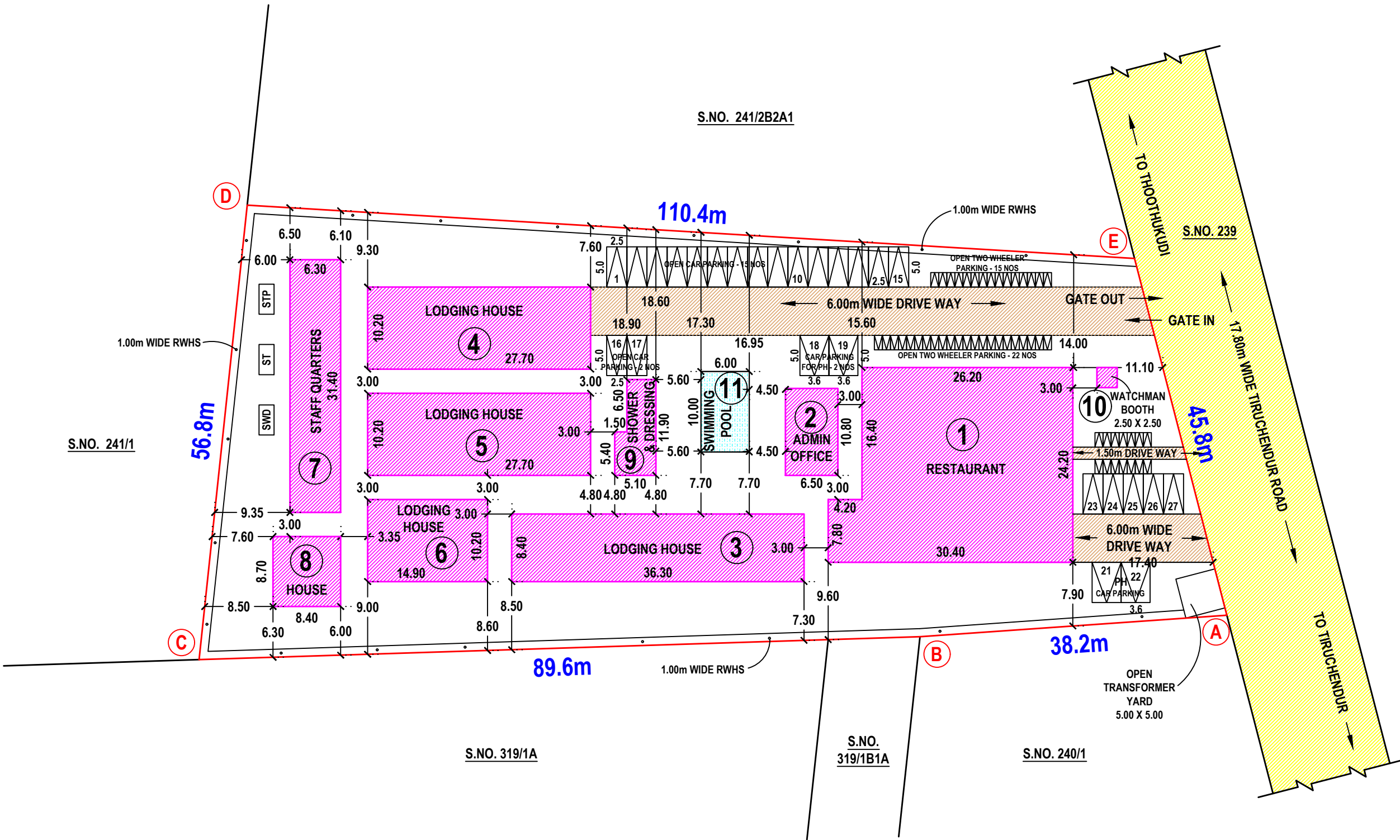
APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP



SHEET NO.

13/13

SCALE: 1:500



NOTE:

- ALL DIMENSIONS ARE IN METER.
- CCTV CAMERA TO BE PROVIDED.
- OPEN TRANSFORMER YARD 5.0 X 5.0 TO BE PROVIDED.
- EUROPEAN WATER CLOSET TO BE PROVIDED.
- RAMP 1:12 SLOPE FOR PH TO BE PROVIDED.
- CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
- PH PARKING 10% TO BE PROVIDED.
- TOTAL NUMBER OF WORKERS - 30
- LIGHTNING ARRESTER TO BE PROVIDED.

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	---
PROPOSED BUILDING	---
DRIVE WAY	---
EXG. ROAD	---
RWHS	---

STALL SIZE FOR PARKING

- 1 TWO WHEELER SPACE - 1.00m X 1.80m
1 CAR SPACE - 2.50m X 5.00m
1 CAR SPACE FOR PH - 3.60m X 5.00m

SITE AREA DETAILS

AS PER SALE DEED	-----	6073.00 Sqm
AS PER PATTA	-----	6073.00 Sqm
AS AT SUPER IMPOSED	-----	6073.00 Sqm

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
LD	LIFT DOOR	1.00 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	2.00 X 1.50
W2	WINDOW	1.00 X 1.50
V	VENTILATOR	1.00 X 0.60
J	JOLLY	2.00 X 1.50
J1	JOLLY	1.50 X 1.50

BUILDING AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL BUILDUP AREA in
	Sqm	Sqm	Sqm
AREA OF THE SITE	-----	-----	6073.00
BLOCK - 1 (RESTAURANT)			
GROUND FLOOR	666.80	-----	666.80
TERRACE FLOOR	-----	27.84	27.84
BLOCK - 2 (ADMIN OFFICE)			
GROUND FLOOR	70.20	-----	70.20
FIRST FLOOR	70.20	-----	70.20
TERRACE FLOOR	-----	22.49	22.49
BLOCK - 3 (LODGING HOUSE)			
GROUND FLOOR	304.92	-----	304.92
TERRACE FLOOR	-----	22.49	22.49
BLOCK - 4 (LODGING HOUSE)			
GROUND FLOOR	282.54	-----	282.54
FIRST FLOOR	282.54	-----	282.54
TERRACE FLOOR	-----	35.29	35.29
BLOCK - 5 (LODGING HOUSE)			
GROUND FLOOR	282.54	-----	282.54
FIRST FLOOR	282.54	-----	282.54
TERRACE FLOOR	-----	35.29	35.29
BLOCK - 6 (LODGING HOUSE)			
GROUND FLOOR	151.98	-----	151.98
FIRST FLOOR	151.98	-----	151.98
TERRACE FLOOR	-----	35.29	35.29
BLOCK - 7 (STAFF QUARTERS)			
GROUND FLOOR	178.44	19.38	197.82
FIRST FLOOR	48.74	-----	48.74
BLOCK - 8 (INDIVIDUAL HOUSE - MD)			
GROUND FLOOR	73.08	-----	73.08
BLOCK - 9 (SHOWER AND DRESSING ROOM)			
GROUND FLOOR	37.44	13.50	50.94
BLOCK - 10 (WATCH MAN BOOTH)			
GROUND FLOOR	-----	6.25	6.25
BLOCK - 11 (SWIMMING POOL)			
SWIMMING POOL	-----	60.00	60.00
TOTAL AREA	2883.94	277.82	3161.76

$$FSI = \frac{\text{TOTAL FSI AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{2883.94}{6073.00} = 0.475 < 2.00$$

OFFICE USE:

TECHNICAL APPROVAL

ROC. NO. SWP/BPA/441643/2025
SITE BOUNDARY SHOWN AS "A TO E"
SWP/THOOTHUKUDI/BPA/AD/DTCP NO: 22/2025

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
RESTAURANT (BLOCK - 1)	$\frac{666.80}{100}$	7 CARS	7 CARS
	$\frac{666.80}{50}$	14 TWO WHEELERS	14 TWO WHEELERS
ADMIN OFFICE (BLOCK - 2)	$\frac{140.40}{100}$	2 CARS	2 CARS
	$\frac{140.40}{25}$	6 TWO WHEELERS	6 TWO WHEELERS
LODGING HOUSES (BLOCK - 3, 4, 5 & 6)	$\frac{1456.50}{100}$	5 CARS	14 CARS
	$\frac{1456.50}{50}$	-----	20 TWO WHEELERS
STAFF QUARTERS (BLOCK - 7)	246.49	3 CARS 5 TWO WHEELERS	3 CARS 7 TWO WHEELERS
INDIVIDUAL HOUSE (MD) (BLOCK - 8)	73.08	1 TWO WHEELERS	4 TWO WHEELERS

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	3345/2024	241/2B2A2	6073.00	1.50

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	6760	241/2B2A2	6073.00	1.50

PARKING DETAILS FOR RESTAURANT BUILDING IN PANCHAYAT AREA

- 1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF FLOOR AREA

PARKING DETAILS FOR OFFICE BUILDING IN PANCHAYAT AREA

- 1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 25.00 Sqm OF FLOOR AREA

PARKING DETAILS FOR LODGING HOUSES BUILDING IN PANCHAYAT AREA

- 1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA
1 TWO WHEELER SPACE FOR EVERY 50.00 Sqm OF FLOOR AREA

PARKING DETAILS FOR RESIDENTIAL BUILDING IN PANCHAYAT AREA

- FLOOR AREA ABOVE 75.00 Sqm AND UPTO 100 Sqm = 1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT
FLOOR AREA ABOVE 100 Sqm = 1 CAR SPACE FOR EVERY 100.00 Sqm OF FLOOR AREA

SANITATION REQUIREMENTS FOR RESTAURANT BUILDING FOR PUBLIC

SANITARY DETAILS	MALE - 75 NOS		FEMALE - 50 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	3	3	2	2
ABLUTION TAP	3	3	2	2
URINAL	3	3	-	-
WASHING TAP	3	3	2	2
DRINKING WATER	1	2	2	2
BATH	-	-	-	-
EMERGENCY SHOWER	1	2	1	1

SANITATION REQUIREMENTS FOR RESTAURANT BUILDING FOR STAFF

SANITARY DETAILS	MALE - 25 NOS		FEMALE - 5 NOS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	1	1	1
ABLUTION TAP	1	1	1	1
URINAL	1	1	-	-
WASHING TAP	1	1	1	1
DRINKING WATER	1	1	1	1
BATH	-	-	-	-
EMERGENCY SHOWER	1	1	1	1

SWIMMING POOL DETAILS

DIMENSION = 10.00m X 6.00m = 60.00 Sqm

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REGISTERED ENGINEER

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](#)



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



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
3/350/2 Mettukuppam,
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.

