Verified RealEstate™

REFERENCE
04/2026-27

ISSUED
16 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 268/1A and 5 more

Goonipalayam

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

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

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

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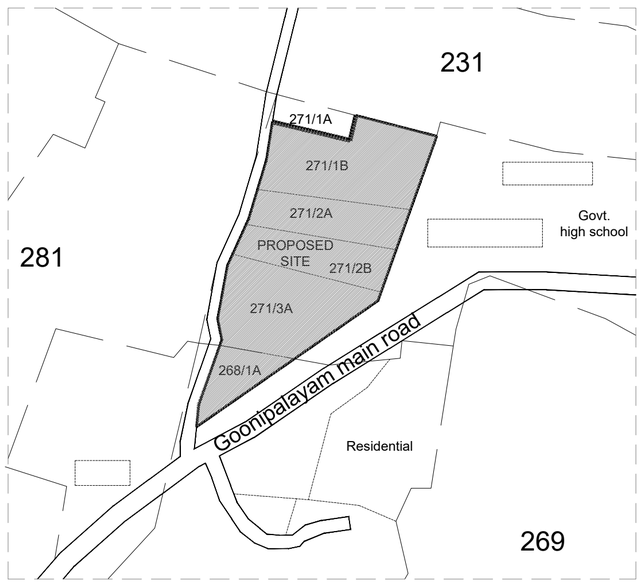
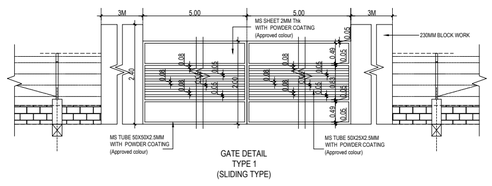
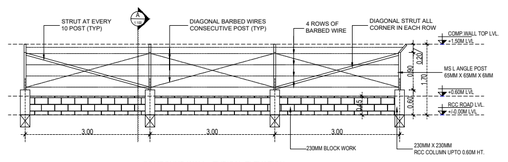
DIGITALLY VERIFIED RECORD



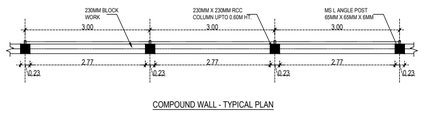
KEY PLAN



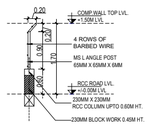
GATE DETAIL TYPE 1 (SLIDING TYPE)



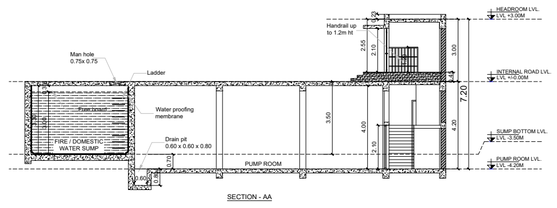
COMPOUND WALL - TYPICAL ELEVATION



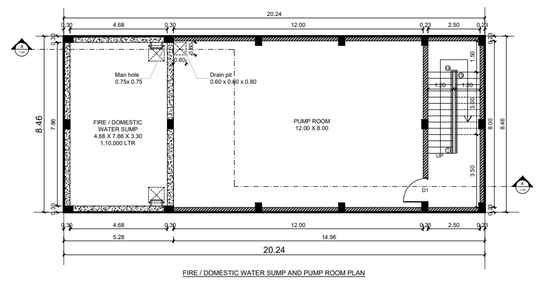
COMPOUND WALL - TYPICAL PLAN



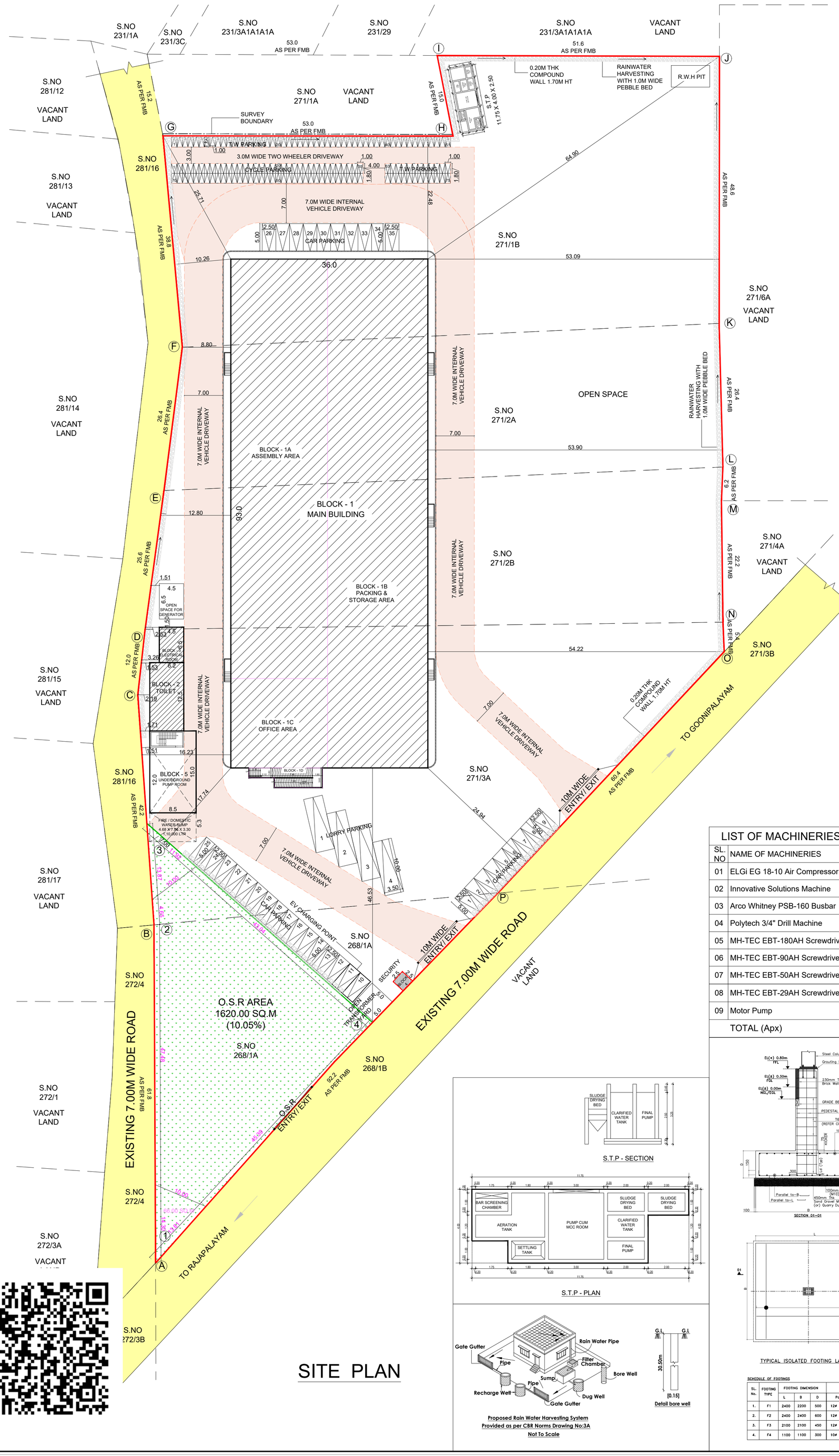
SECTION - A



SECTION - AA



FIRE / DOMESTIC WATER SUMP AND PUMP ROOM PLAN



SITE PLAN

LIST OF MACHINERIES

SL. NO	NAME OF MACHINERIES	NOS	HP	TOTAL HP
01	ELGi EG 18-10 Air Compressor	02	25	50
02	Innovative Solutions Machine	01	24	24
03	Arco Whitney PSB-160 Busbar	01	05	05
04	Polytech 3/4" Drill Machine	01	01	01
05	MH-TEC EBT-180AH Screwdriver	01	0.25	0.25
06	MH-TEC EBT-90AH Screwdriver	01	0.15	0.15
07	MH-TEC EBT-50AH Screwdriver	01	0.10	0.10
08	MH-TEC EBT-29AH Screwdriver	01	0.10	0.10
09	Motor Pump	01	05	05
	TOTAL (Apx)			86.00

S.T.P - SECTION

S.T.P - PLAN

Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale

Detail bore well

TYPICAL ISOLATED FOOTING LAYOUT

SCHEDULE OF FOOTINGS

SL. No.	FOOTING TYPE	FOOTING DIMENSION			BOTTOM REINFORCEMENT DETAILS	
		L	B	D	Parallel to-L	Parallel to-B
1.	F1	2400	2200	500	12# @ 150mm c/c	12# @ 150mm c/c
2.	F2	2400	2400	600	12# @ 150mm c/c	12# @ 150mm c/c
3.	F3	2100	2100	450	12# @ 150mm c/c	12# @ 150mm c/c
4.	F4	1100	1100	300	10# @ 150mm c/c	10# @ 150mm c/c

SHEET NO 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASSEMBLY UNIT BUILDING IN S.NO: 268/1A, 271/1B, 271/2A, 271/2B, 271/3A GOONIPALAYAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

INDUSTRIAL CATEGORY : WHITE
MANUFACTURING DETAILS : ELECTRICAL AND ELECTRONIC ITEM ASSEMBLY (COMPLETELY DRY PROCESS) - SL.NO -11
Asper TNCDBR Amendment_GO_Ms_No_154_Dated_07_10_2025

SPECIFICATION

1. FOUNDATION: Foundation and basement in rcc column and plinth beam over a bed of rcc 1:4:8, 150mm thick as per structural details.
2. SUPER STRUCTURE: Super structure in 230mm thk., 115mm thk. AAC block walls with cement mortor
3. RCC MEMBERS: Footing, columns, plinth beams, lintel, sunshade, floor, roof beams, slabs & stair with rcc 1:1.5:3 using 20mm nominal size brocken stones.
4. PLASTERING: Walls inside & outside in cm 1:5, 12mm thk. ceiling in cm 1:3, 9mm thk.
5. PAINTING: Finishing the wall, ceiling with cement paint over & priming coat
6. FLOORING: Finishing the floor with 20mm thk grano flooring over a bed of pcc 1:4:8 150mm thk. and river sand

AREA DETAIL

TOTAL PLOT AREA AS PER PATTA	-	15990.00 SQ.M
TOTAL PLOT AREA AS PER FMB	-	16126.00 SQ.M
O.S.R PROVIDED (10.05%)	-	1620.00 SQ.M

AREA STATEMENT

BLOCK NO	BLOCK NAME	FSI SQ.M	NON FSI SQ.M	TOTAL BUILT UP AREA SQ.M
1	MAIN BUILDING			
	A. ASSEMBLY AREA	1355.00		1355.00
	B. PACKING & STORAGE AREA	1704.00		1704.00
	C. OFFICE AREA	288.00		288.00
	D. CANOPY AREA	33.81		33.81
2	TOILET BLOCK	77.50		77.50
3	ELECTRICAL ROOM	28.80		28.80
4	SECURITY ROOM		6.30	6.30
5	U.G PUMP ROOM	126.50		126.50
6	S.T.P		38.50	38.50
	TOTAL	3613.61	44.80	3658.41

FSI CALCULATION

$$FSI = \frac{3613.61}{16126.00} = 0.224$$

PARKING CALCULATION

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING MAIN BUILDING - 3380.81 /100	34.00	35.00
TWO WHEELER PARKING MAIN BUILDING - 3380.81 /50	68.00	75.00
CYCLE PARKING MAIN BUILDING - 3380.81 /50	68.00	70.00

TOTAL NO OF LABOURS (Proposed)

MALE	30.00 NOS
FEMALE	30.00 NOS

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
W.C	02	04	02	06
WASH BASIN	02	05	02	06
URINAL	02	06	-	-

COLOUR INDEX

BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVE WAY	
O.S.R SPACE	

SCALE 1:400 — All dimensions are in meters

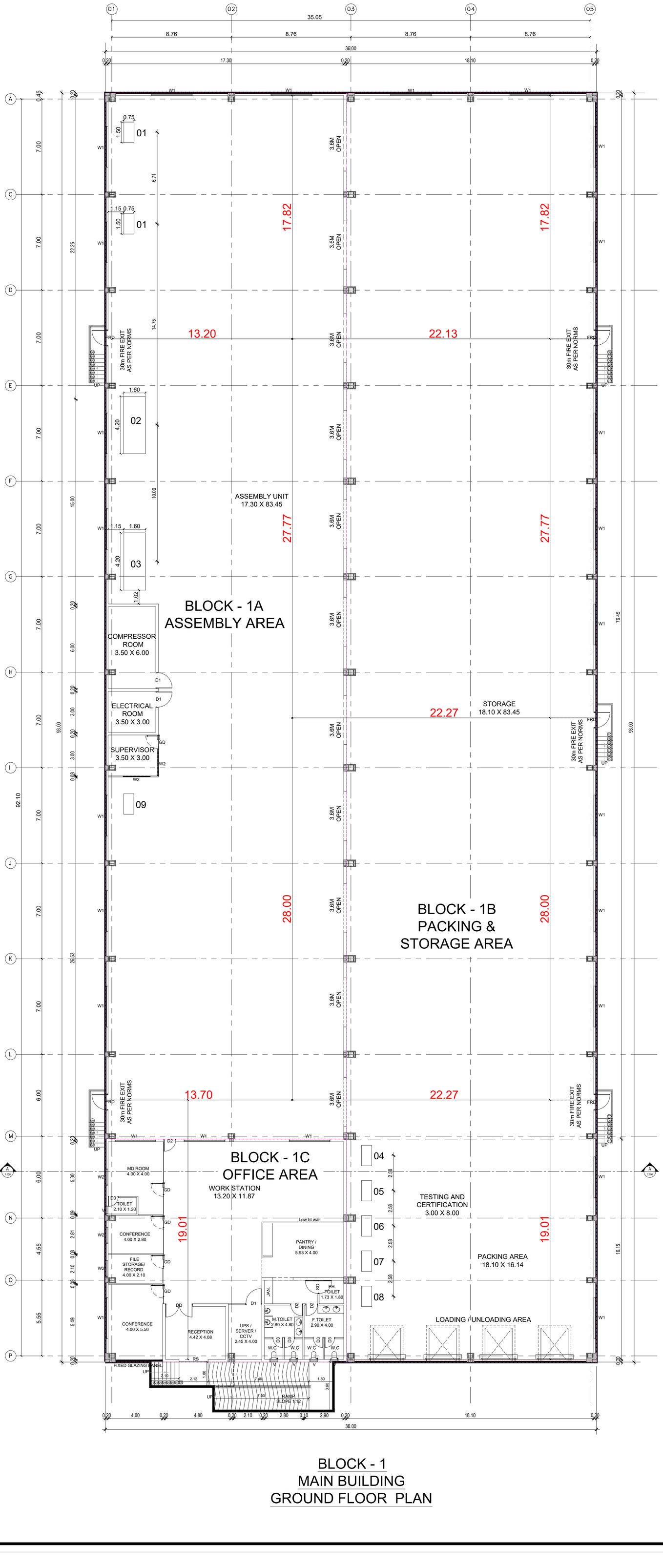
OWNERS SIGNATURE

R. RAJASEKARAN, M.E., (Struct)
Structural Engineer (Grade-I), DTCP
Reg.No. CGLDIST/RSE/Gr-I/2026/05/002
Plot No.12, 1st Floor, Venus Colony,
1st Street, Velachery, Chennai 600 042
dynamicstructural@gmail.com/9943907091

STRUCTURAL ENGINEER

Er. Kannan Natarajan B.E (Civil)
Registered Engineer Grade - I (RE)
DTCP Reg No: CGLDIST/RE/Gr-I/2026/05/004

ARCHITECT ENGINEER



BLOCK - 1
MAIN BUILDING
GROUND FLOOR PLAN

N
W E
S

SHEET NO 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASSEMBLY UNIT BUILDING IN S.NO: 268/1A, 271/1B, 271/2A, 271/2B, 271/3A GOONIPALAYAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION

1. FOUNDATION: Foundation and basement in rcc column and plinth beam over a bed of rcc 1:4:8, 150mm thick as per structural details.
2. SUPER STRUCTURE: Super structure in 230mm thk., 115mm thk. AAC block walls with cement mortor
3. RCC MEMBERS: Footing, columns, plinth beams, lintel, sunshade, floor, roof beams, slabs & stair with rcc 1:1.5:3 using 20mm nominal size brocken stones.
4. PLASTERING: Walls inside & outside in cm 1:5, 12mm thk. ceiling in cm 1:3, 9mm thk.
5. PAINTING: Finishing the wall, ceiling with cement paint over & priming coat
6. FLOORING: Finishing the floor with 20mm thk grano flooring over a bed of pcc 1:4:8 150mm thk. and river sand

TOTAL NO OF LABOURS (Proposed)

MALE	30.00 NOS
FEMALE	30.00 NOS

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
W.C	02	04	02	06
WASH BASIN	02	05	02	06
URINAL	02	06	-	-

SCHEDULE OF JOINERY

SL.NO	NAME	DESCRIPTION	SIZE
1	DD	DOUBLE LEAF DOOR	2.00 X 2.20
2	D	SINGLE LEAF DOOR	1.20 X 2.20
3	GD/D1	SINGLE LEAF/GLASS DOOR	1.00 X 2.20
4	D2	SINGLE LEAF DOOR	0.90 X 2.20
5	D3	SINGLE LEAF DOOR	0.75 X 2.20
6	FRD	FIRE RATED DOOR	1.20 X 2.10
7	W1	SLIDING WINDOW	3.00 X 1.00
8	W2	SLIDING WINDOW	1.20 X 1.00
9	V	VENTILATOR	0.60 X 0.80
10	RS	ROLLING SHUTTER	2.10 X 3.00

LIST OF MACHINERIES

SL. NO	NAME OF MACHINERIES	NOS	HP	TOTAL HP
01	ELGi EG 18-10 Air Compressor	02	25	50
02	Innovative Solutions Machine	01	24	24
03	Arco Whitney PSB-160 Busbar	01	05	05
04	Polytech 3/4" Drill Machine	01	01	01
05	MH-TEC EBT-180AH Screwdriver	01	0.25	0.25
06	MH-TEC EBT-90AH Screwdriver	01	0.15	0.15
07	MH-TEC EBT-50AH Screwdriver	01	0.10	0.10
08	MH-TEC EBT-29AH Screwdriver	01	0.10	0.10
09	Motor Pump	01	05	05
TOTAL (Apx)				86.00

BLOCK 1- AREA STATEMENT

SL.NO	BUILDING NAME	TOTAL BUILT UP AREA SQ.M
A	ASSEMBLY AREA	1355.00
B	STORAGE AREA & PACKING AREA	1704.00
C	OFFICE AREA	288.00
D	CANOPY AREA	33.81
	TOTAL	3380.81

COLOUR INDEX

PROPOSED

SCALE 1:150 | All dimensions are in meters

OWNERS SIGNATURE

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Structural Engineer (Grade-I), DTCP
Reg.No. CGLDIST/RSE/Gr-I/2026/05/002
Plot No.12, 1st Floor, Venus Colony,
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STRUCTURAL ENGINEER

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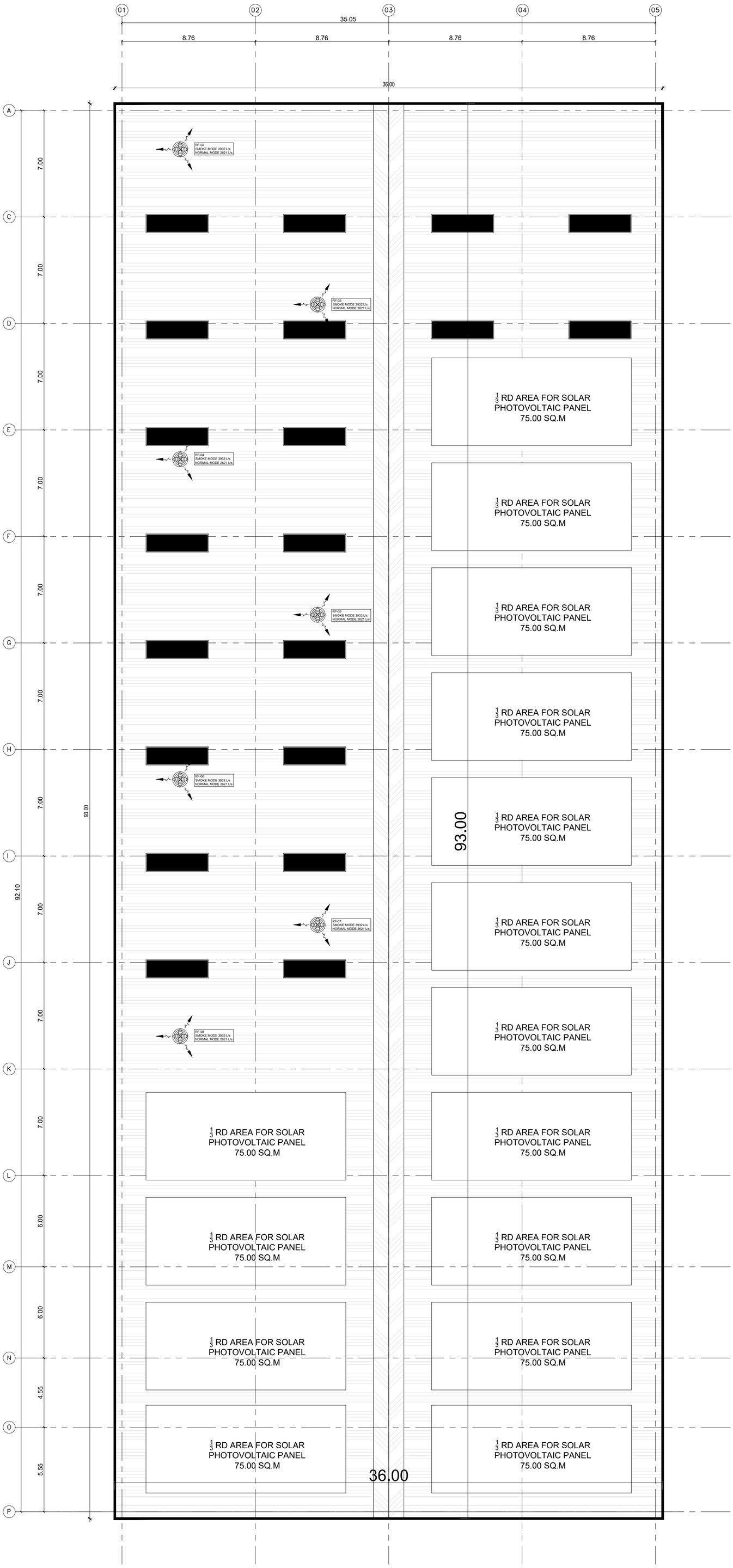

BLOCK - 1
MAIN BUILDING
ROOF FLOOR PLAN

N
W E
S

SHEET NO	03

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASSEMBLY UNIT BUILDING IN S.NO: 268/1A, 271/1B, 271/2A, 271/2B, 271/3A GOONIPALAYAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION

1. FOUNDATION: Foundation and basement in rcc column and plinth beam over a bed of rcc 1:4:8, 150mm thick as per structural details.
2. SUPER STRUCTURE: Super structure in 230mm thk., 115mm thk. AAC block walls with cement mortor
3. RCC MEMBERS: Footing, columns, plinth beams, lintel, sunshade, floor, roof beams, slabs & stair with rcc 1:1.5:3 using 20mm nominal size brocken stones.
4. PLASTERING: Walls inside & outside in cm 1:5, 12mm thk. ceiling in cm 1:3, 9mm thk.
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TOTAL NO OF LABOURS (Proposed)

MALE	30.00 NOS
FEMALE	30.00 NOS

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
W.C	02	04	02	06
WASH BASIN	02	05	02	06
URINAL	02	06	-	-

SCHEDULE OF JOINERY

SL.NO	NAME	DESCRIPTION	SIZE
1	DD	DOUBLE LEAF DOOR	2.00 X 2.20
2	D	SINGLE LEAF DOOR	1.20 X 2.20
3	GD/D1	SINGLE LEAF/GLASS DOOR	1.00 X 2.20
4	D2	SINGLE LEAF DOOR	0.90 X 2.20
5	D3	SINGLE LEAF DOOR	0.75 X 2.20
6	FRD	FIRE RATED DOOR	1.20 X 2.10
7	W1	SLIDING WINDOW	3.00 X 1.00
8	W2	SLIDING WINDOW	1.20 X 1.00
9	V	VENTILATOR	0.60 X 0.80
10	RS	ROLLING SHUTTER	2.10 X 3.00

COLOUR INDEX

PROPOSED	
SCALE 1:150	All dimensions are in meters

JEN MUELLER INDIA PVT LTD CHENNAI

OWNERS SIGNATURE

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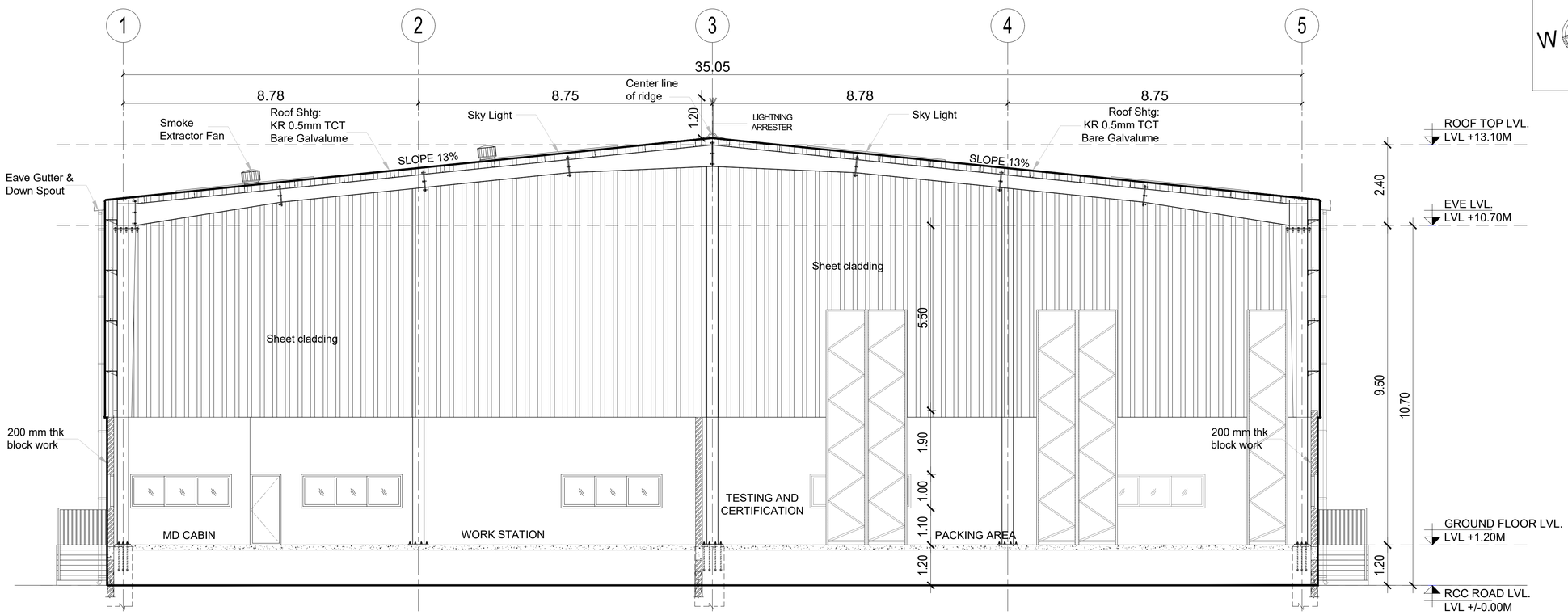
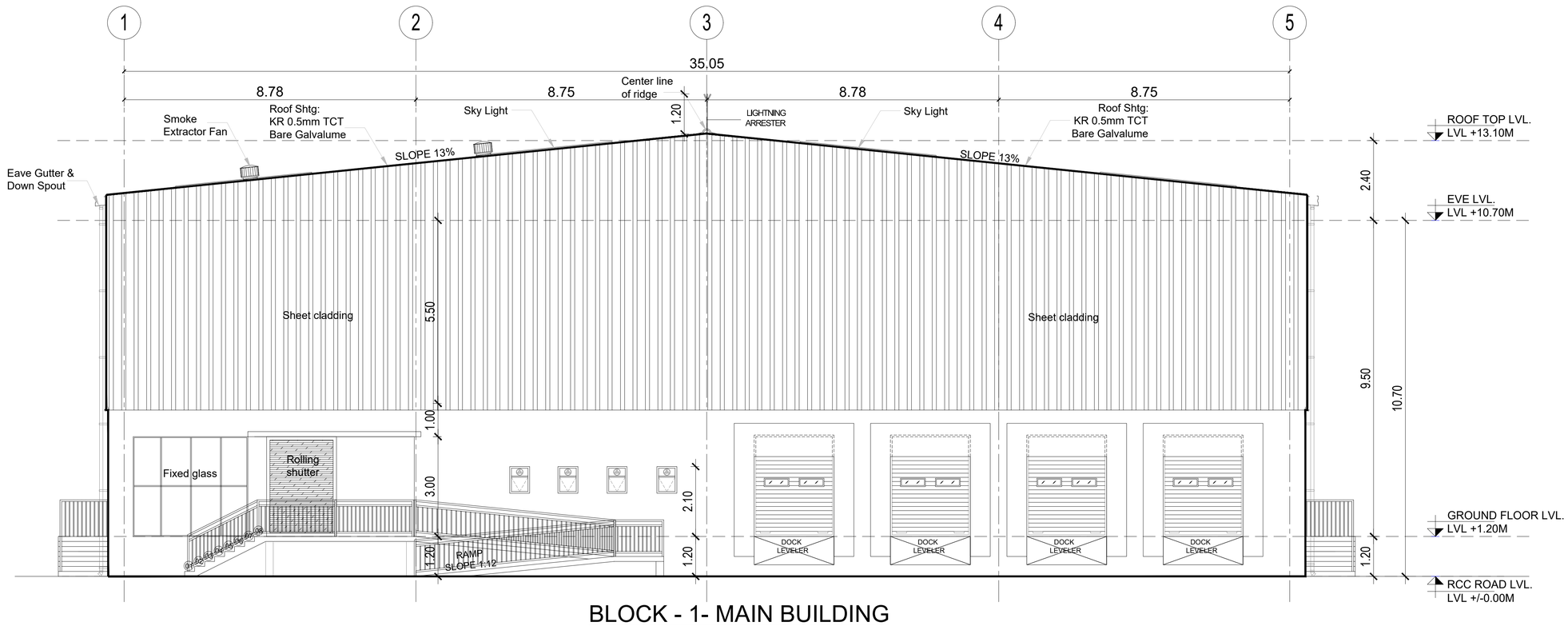


BLOCK - 1 - MAIN BUILDING
SECTION - AA



BLOCK - 1- MAIN BUILDING
SOUTH SIDE ELEVATION

SHEET NO	04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASSEMBLY UNIT BUILDING IN S.NO: 268/1A, 271/1B, 271/2A, 271/2B, 271/3A GOONIPALAYAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION

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3. RCC MEMBERS: Footing, columns, plinth beams, lintel, sunshade, floor, roof beams, slabs & stair with rcc 1:1.5:3 using 20mm nominal size brocken stones.
4. PLASTERING: Walls inside & outside in cm 1:5, 12mm thk. ceiling in cm 1:3, 9mm thk.
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TOTAL NO OF LABOURS (Proposed)

MALE	30.00 NOS
FEMALE	30.00 NOS

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
W.C	02	04	02	06
WASH BASIN	02	05	02	06
URINAL	02	06	-	-

SCHEDULE OF JOINERY

SL.NO	NAME	DESCRIPTION	SIZE
1	DD	DOUBLE LEAF DOOR	2.00 X 2.20
2	D	SINGLE LEAF DOOR	1.20 X 2.20
3	GD/D1	SINGLE LEAF/GLASS DOOR	1.00 X 2.20
4	D2	SINGLE LEAF DOOR	0.90 X 2.20
5	D3	SINGLE LEAF DOOR	0.75 X 2.20
6	FRD	FIRE RATED DOOR	1.20 X 2.10
7	W1	SLIDING WINDOW	3.00 X 1.00
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9	V	VENTILATOR	0.60 X 0.80
10	RS	ROLLING SHUTTER	2.10 X 3.00

COLOUR INDEX

PROPOSED	
SCALE 1:100	All dimensions are in meters

OWNERS SIGNATURE

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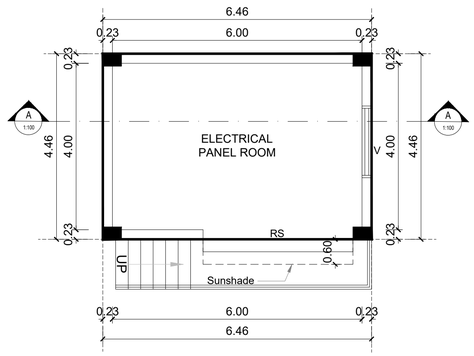
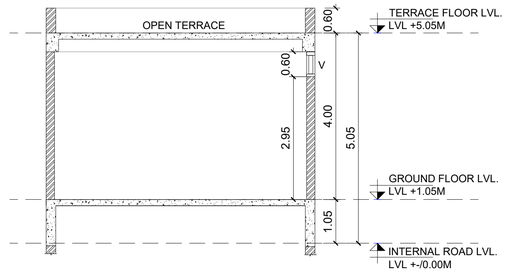
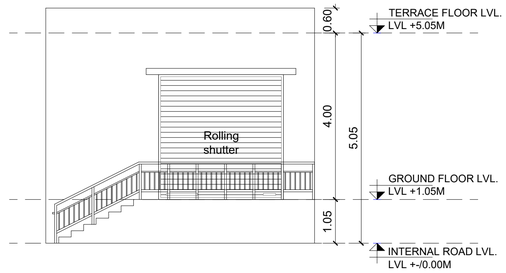


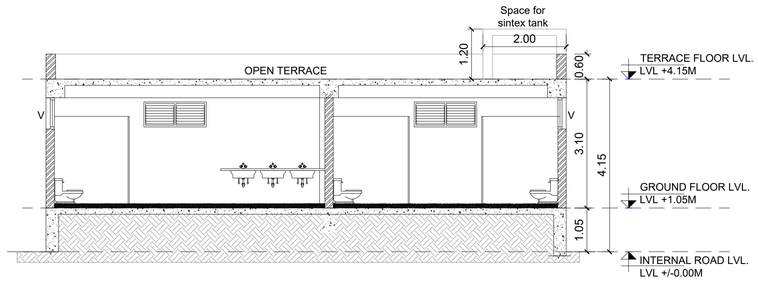
BLOCK - 3
ELECTRICAL ROOM
GROUND FLOOR PLAN



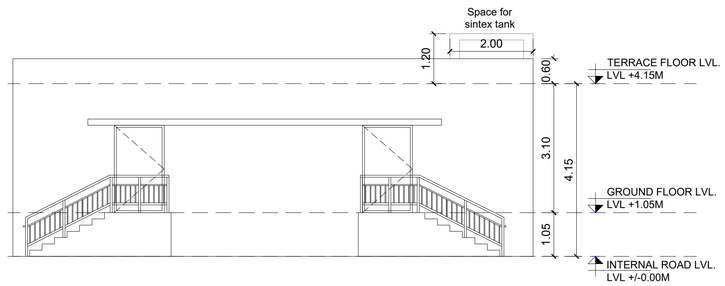
BLOCK - 3
ELECTRICAL ROOM
SECTION - AA



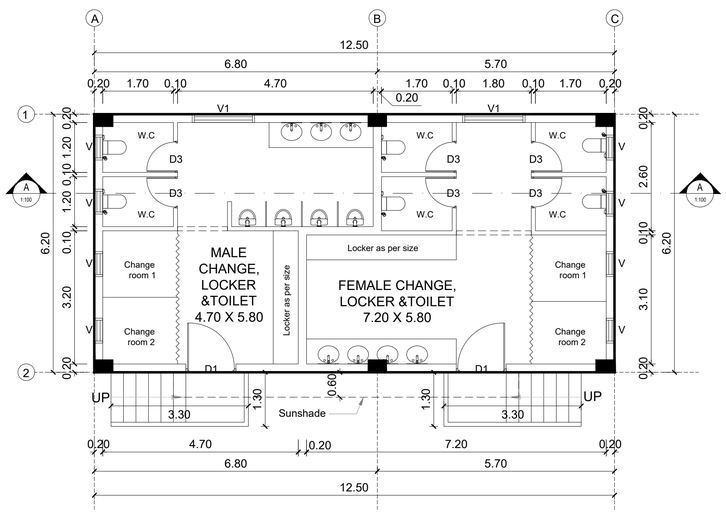
BLOCK - 3
ELECTRICAL ROOM
FRONT ELEVATION



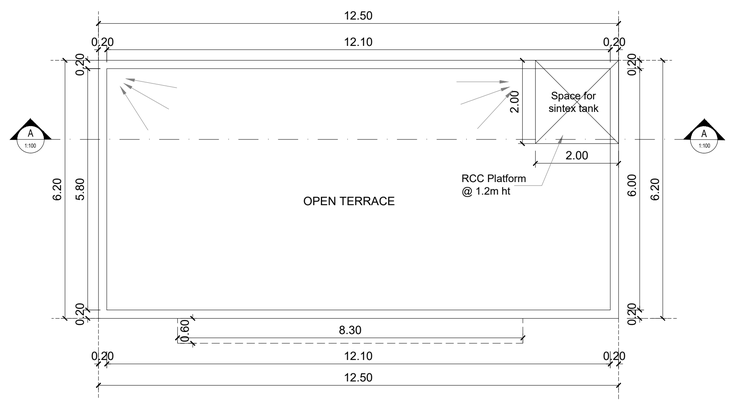
BLOCK- 2
TOILET
SECTION-A



BLOCK- 2
TOILET
ELEVATION -1



BLOCK- 2
TOILET
GROUND FLOOR PLAN



BLOCK- 2
TOILET
TERRACE FLOOR PLAN

SHEET NO	05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASSEMBLY UNIT BUILDING IN S.NO: 268/1A, 271/1B, 271/2A, 271/2B, 271/3A GOONIPALAYAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION

1. FOUNDATION: Foundation and basement in rcc column and plinth beam over a bed of rcc 1:4:8, 150mm thick as per structural details.
2. SUPER STRUCTURE: Super structure in 230mm thk., 115mm thk. AAC block walls with cement mortor
3. RCC MEMBERS: Footing, columns, plinth beams, lintel, sunshade, floor, roof beams, slabs & stair with rcc 1:1.5:3 using 20mm nominal size brocken stones.
4. PLASTERING: Walls inside & outside in cm 1:5, 12mm thk. ceiling in cm 1:3, 9mm thk.
5. PAINTING: Finishing the wall, ceiling with cement paint over & priming coat
6. FLOORING: Finishing the floor with 20mm thk grano flooring over a bed of pcc 1:4:8 150mm thk. and river sand

TOTAL NO OF LABOURS (Proposed)

MALE	30.00 NOS
FEMALE	30.00 NOS

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
W.C	02	04	02	06
WASH BASIN	02	05	02	06
URINAL	02	06	-	-

SCHEDULE OF JOINERY

SL.NO	NAME	DESCRIPTION	SIZE
1	DD	DOUBLE LEAF DOOR	2.00 X 2.20
2	D	SINGLE LEAF DOOR	1.20 X 2.20
3	GD/D1	SINGLE LEAF/GLASS DOOR	1.00 X 2.20
4	D2	SINGLE LEAF DOOR	0.90 X 2.20
5	D3	SINGLE LEAF DOOR	0.75 X 2.20
6	FRD	FIRE RATED DOOR	1.20 X 2.10
7	W1	SLIDING WINDOW	3.00 X 1.00
8	W2	SLIDING WINDOW	1.20 X 1.00
9	V	VENTILATOR	0.60 X 0.80
10	RS	ROLLING SHUTTER	2.10 X 3.00

COLOUR INDEX

PROPOSED	
SCALE 1:100	All dimensions are in meters

OWNERS SIGNATURE

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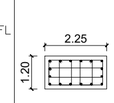
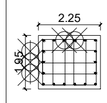
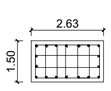
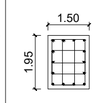
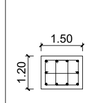
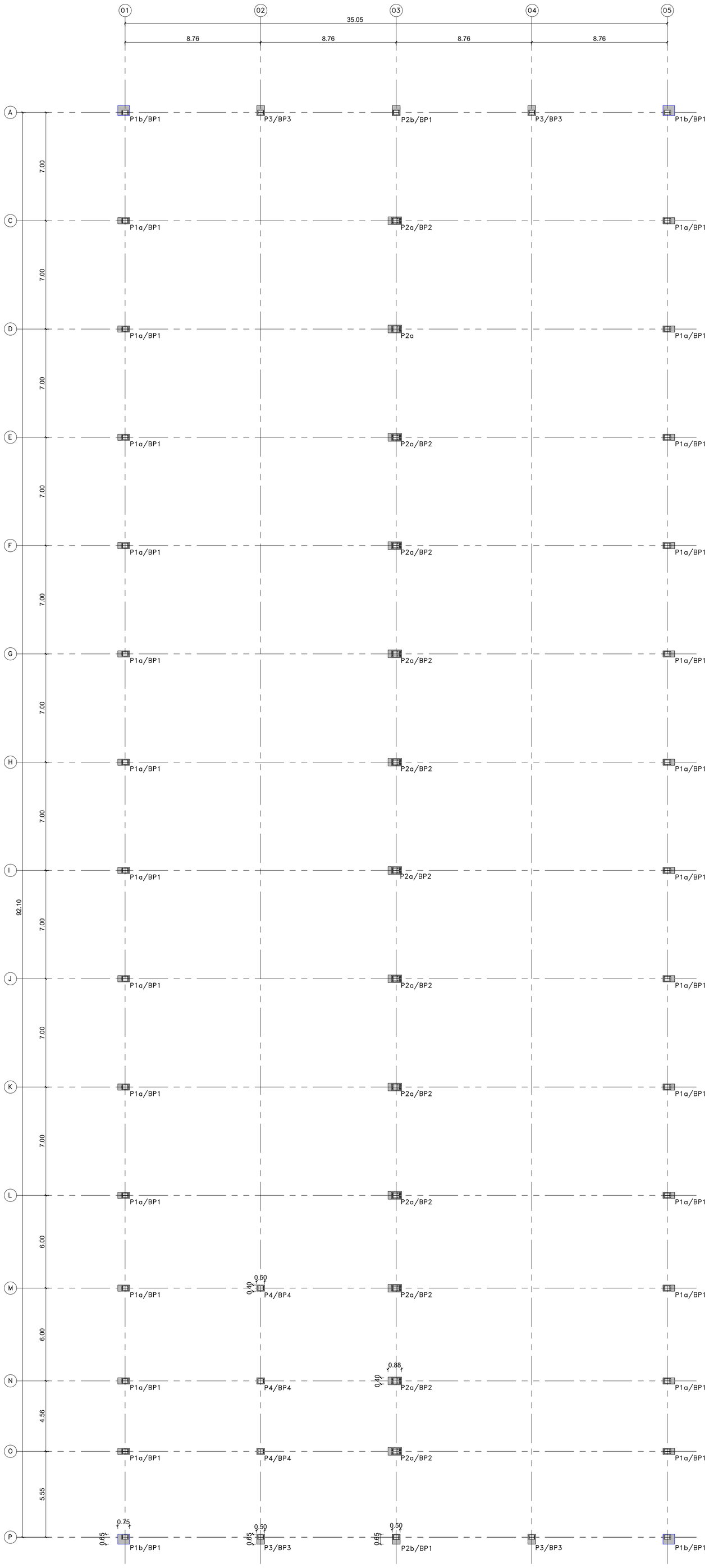
ARCHITECT ENGINEER

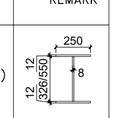
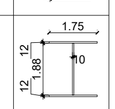
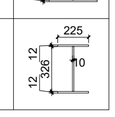
SCHEDULE OF PEDESTAL

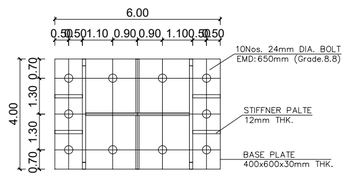
TIES ARRANGEMENTS						
TIES (N) c/c	8ø @ 200 c/c	8ø @ 200 c/c	8ø @ 200 c/c	8ø @ 200 c/c	8ø @ 200 c/c	8ø @ 200 c/c
FOUNDATION TO FFL	● 16–16ø 	● 18–16ø 	● 18–16ø 	● 14–16ø 	● 14–16ø 	● 10–12ø 
PEDESTAL TYPE	P1a	P1b	P2a	P2b	P3	P4



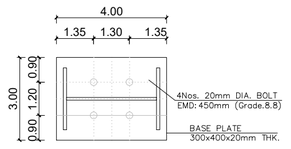
PEDESTAL, COLUMN AND BASEPLATE LAYOUT

STEEL MEMBER DETAILS

MARK	DESCRIPTION	REMARK
SC1	(F-250x12) (W-326/550x10)	
SC2	(F-350x12) (W-376x10)	
SC3	(F-225x12) (W-326x10)	



DETAILS OF BASE PLATE-BP2
(SCALE 1:10)



DETAILS OF BASE PLATE-BP4
(SCALE 1:10)

DETAILS OF BASE PLATE-BP1
(SCALE 1:10)

DETAILS OF BASE PLATE-BP3
(SCALE 1:10)

N
W E
S

SHEET NO 06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASSEMBLY UNIT BUILDING IN S.NO: 268/1A, 271/1B, 271/2A, 271/2B, 271/3A GOONIPALAYAM VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

LEGEND

EL - ELEVATION LVL	FGL - FINISHED GROUND LVL
FFL - FINISHED FLOOR LVL	TOC - TOP OF CONCRETE
TOP - TOP OF PEDESTAL	BOB - BOTTOM OF BEAM
TOS - TOP OF SLAB	TOB - TOP OF BEAM

CONCRETE NOTES:

1. ALL DIMENSIONS ARE IN mm & LEVELS ARE IN METRES U.O.S
2. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED. DO NOT SCALE THE DRAWINGS
3. NGL CORRESPONDING TO EL(+)0.00m
4. DRAWING TO BE READ ON CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS
5. GRADE OF CONCRETE FOR ALL RCC ITEMS M25
6. ALL REINFORCEMENT STEEL SHALL BE TMT BARS OF GRADE Fe 500
7. CLEAR COVER FOR FOUNDATION 75mm, PEDESTAL 40mm, GRADE BEAMS 40mm, RCC WALL 25mm, FLOOR BEAMS 25mm
8. DEVELOPMENT LENGTH/LAP LENGTH FOR REINFORCEMENT BARS SHALL BE 50 x DIA. OF BAR
9. SBC IS TAKEN AS 250 KN/SQ.M @ 2.50m DEPTH BELOW NGL/EGL

STEEL NOTES:

1. ALL DIMENSIONS ARE IN M.M. AND LEVELS ARE IN METERS.
2. STRUCTURAL STEEL SHALL CONFORM TO IS:2062-2011.
3. GRADE OF STRUCTURAL STEEL IS E 350
4. STRUCTURAL BOLTS SHALL BE OF GRADE 8.8 (HSFG) AND IS:1367-2002.
5. ALL WELDING DESIGN ARE ACCORDANCE WITH IS:816-1998
6. MINIMUM WELD THICKNESS ARE 8mm UNLESS NOTED
7. BEFORE STARTING FABRICATION, THE CONCRETE ELEVATION OF COLUMN AND BEAMS SHALL BE VERIFIED AT SITE.
8. FABRICATION DRAWINGS TO BE PREPARED BY CONTRACTOR.

SCALE 1:150 | All dimensions are in meters

JENN MUELLER INDIA PVT. LTD. CHENNAI

OWNERS SIGNATURE

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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.