Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

Project (Building) - Quarterly Progress Report(QPR)

Promoter's Name	**:**	NAVIN BUILDERS (GPA) & 3 others
Project Name	**:**	Navin's RP Enclave
Project Registration No	**:**	TN/29/Building/0458/2024
Project Completion Date in Form 'C' / Form 'F'	**:**	31/12/2026
Quarter Ending	**:**	March 2026

Bank Name	**:**	State Bank of India
Bank Branch	**:**	SME Annasalai
E-Mail ID	**:**	

S.No	Bank Accounts	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	43145208494
3.	RERA Designated Transaction Account (30%)	

Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	**:**	21203525.00
Amount transferred to the RERA Designated Separate Account (70%)	**:**	31590000.00
Amount transferred to the RERA Designated Transaction Account (30%)	**:**	
Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter	**:**	
Details of the Blocks registered with TNRERA **a) Total No. of flats Block wise** **b) Common Amenities provided**	**:**	

A. Sales

S.No	Description	Sales during the Quarter	Cumulative No. of Units upto the Quarter	Total Area(Sq.m.)

1	Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	10	10	16439
2	UDS Registered	0	0	0

B. Construction

S.No	Description	Block/Tower No.	Floor-wise Status
1	Stage of construction of each Block/Tower, Floor-wise	1	All floors completed
2	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym, Children’s play area, Multipurpose hall	completed
3	Status of other Common Amenities as indicated in the Construction Agreement	Gym, Children’s play area, Multipurpose hall	completed

S.No	Description	Percentage
1	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 95% 1196
2	Percentage of completion of common amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 90% 70.33

Tamil Nadu Real Estate Regulatory Authority TNRERA Chennai

Date : 27 Jan 2026
Account Number : 00000043145208494
Description : RELATORS CURRENT ACCOUNT TWO
Name : NAVIN BUILDERS
Currency : INR
Corporate Address NAVINS S TRIUMPH 802 804 ANNA SALAI NANDANAM
Chennai
33-600035
Branch : CFB, CHENNAI(70644)
Rate of Interest (% p.a.) : 0.0%
IFS Code : SBIN0070644
Book Balance : 12698599.00
Available Balance : 12698599.00
Hold Value : 0.00
MOD Balance : 0.00
Uncleared Amount : 0.00
Balance as on 1 Jul 2025 : 27,49,789.00

Retention A/c - 707.
RC Statement

Account Statement from 1 Jul 2025 to 31 Dec 2025

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
02/07/2025	02/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,05,000.00	28,54,789.00
03/07/2025	03/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		2,45,000.00	30,99,789.00
07/07/2025	07/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		7,00,000.00	37,99,789.00
07/07/2025	07/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,05,000.00	39,04,789.00
08/07/2025	08/07/2025	TO TRANSFER-rera tfr-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	39,00,000.00		4,789.00
11/07/2025	11/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,05,000.00	1,09,789.00
17/07/2025	17/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		70,000.00	1,79,789.00
24/07/2025	24/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		70,000.00	2,49,789.00
29/07/2025	29/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		14,00,000.00	16,49,789.00
30/07/2025	30/07/2025	TO TRANSFER-RERA TRANSFER-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	16,40,000.00		9,789.00
30/07/2025	30/07/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		35,87,500.00	35,97,289.00
31/07/2025	31/07/2025	TO TRANSFER-RERA 2 WITHDRAWAL TO RERA 3-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	8,33,000.00		27,64,289.00
19/08/2025	19/08/2025	TO TRANSFER-RERA 2 FUND TFR TO ESCROW ACC-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	27,60,000.00		4,289.00
19/08/2025	19/08/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		3,50,000.00	3,54,289.00

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
19/08/2025	19/08/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		3,50,000.00	7,04,289.00
29/08/2025	29/08/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		87,500.00	7,91,789.00
30/08/2025	30/08/2025	TO TRANSFER-RERA 2 TO RERA 3 TFR-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	7,00,000.00		91,789.00
02/09/2025	02/09/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		70,00,000.00	70,91,789.00
06/09/2025	06/09/2025	TO TRANSFER-RERA 2 TO 3 TFR-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	70,50,000.00		41,789.00
06/09/2025	06/09/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		70,000.00	1,11,789.00
07/09/2025	07/09/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		2,80,000.00	3,91,789.00
26/09/2025	26/09/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		21,00,000.00	24,91,789.00
27/09/2025	27/09/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		14,00,000.00	38,91,789.00
30/09/2025	30/09/2025	TO TRANSFER-FUND TRF FRM RERA AS PER CUST REQ-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	38,90,000.00		1,789.00
30/09/2025	30/09/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		28,00,000.00	28,01,789.00
04/10/2025	04/10/2025	TO TRANSFER-RERA FUND TRF AS PER CUST REQ-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	28,00,000.00		1,789.00
23/10/2025	23/10/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		70,000.00	71,789.00
24/10/2025	24/10/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		3,50,000.00	4,21,789.00
24/10/2025	24/10/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		2,80,000.00	7,01,789.00
29/10/2025	29/10/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		14,00,000.00	21,01,789.00
31/10/2025	31/10/2025	TO TRANSFER-FUND TRF FRM RERA AS PER CUST REQ-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	21,00,000.00		1,789.00
31/10/2025	31/10/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		2,80,000.00	2,81,789.00
03/11/2025	03/11/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,05,000.00	3,86,789.00
04/11/2025	04/11/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		73,50,000.00	77,36,789.00
04/11/2025	04/11/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		14,00,000.00	91,36,789.00
05/11/2025	05/11/2025	TO TRANSFER-RERA FUND TRF AS PER CUST REQ-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	91,25,000.00		11,789.00
18/11/2025	18/11/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		6,85,162.00	6,96,951.00
29/11/2025	29/11/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,22,500.00	8,19,451.00
29/11/2025	29/11/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		14,00,000.00	22,19,451.00
06/12/2025	06/12/2025	TO TRANSFER-RERA FUND TRF-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	22,15,000.00		4,451.00
10/12/2025	10/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,75,000.00	1,79,451.00
11/12/2025	11/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		33,60,000.00	35,39,451.00
12/12/2025	12/12/2025	TO TRANSFER-RERA FUND TRF-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	35,35,000.00		4,451.00

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
17/12/2025	17/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		4,20,000.00	4,24,451.00
18/12/2025	18/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1.00	4,24,452.00
18/12/2025	18/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		17,50,000.00	21,74,452.00
19/12/2025	19/12/2025	TO TRANSFER-RERA FUND TRF-	TRANSFER TO 43299861458 NAVIN BUILDERS /	70644	21,70,000.00		4,452.00
29/12/2025	29/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		43,45,090.00	43,49,542.00
29/12/2025	29/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		1,13,40,000.00	1,56,89,542.00
30/12/2025	30/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		35,000.00	1,57,24,542.00
31/12/2025	31/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		17,50,000.00	1,74,74,542.00
31/12/2025	31/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		70,000.00	1,75,44,542.00
31/12/2025	31/12/2025	BY TRANSFER--	TRANSFER FROM 43299752405 NAVIN BUILDERS /	70644		14,00,000.00	1,89,44,542.00

**This is a computer generated statement and does not require a signature.

5,89,12,753

Revised Format of QPR

I.	Promoter's Name	:	NAVIN BUILDERS
	Project Name	:	"NAVIN'S RP ENCLAVE"
	Project Registration No.	:	TN/29/Building/0458/2024
	Project Registration Date	:	23-08-2024
	Project Completion Date in Form 'C' / Form 'F'	:	31-12-2026
	Quarter Ending	:	March-2026

Bank Name	:	State Bank of India
Bank Branch	:	SME, Anna Salai Branch, Chennai - 600 008.
E-Mail ID	:	

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	00000043299752405
2	RERA Designated Separate Account (70%)	00000043145208494
3	RERA Designated Transaction Account (30%)	00000043299861458

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	2,12,03,526
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	3,15,90,000
b.	Amount transferred to the RERA	:	

	Designated Transaction Account (30%)		
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Enclosed
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	Nil
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	Nil
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise b) UDS Registered	0 Nil	10 Nil	16439 Nil

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
	R102				
	R101				

	R302				
	R204				

X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	All floors completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym, Children's play area, Multipurpose hall	completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Gym, Children's play area, Multipurpose hall	completed

XI.

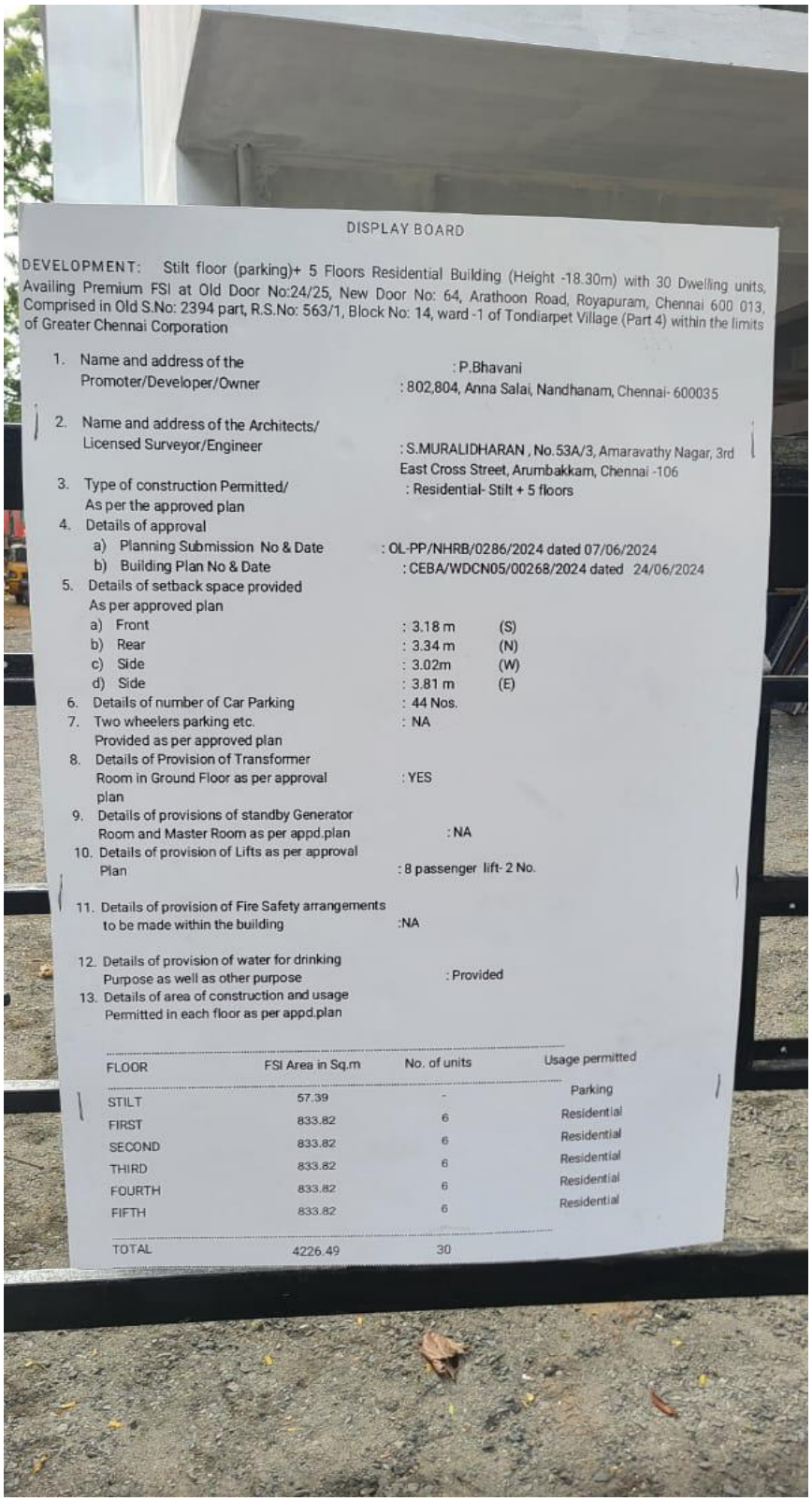
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	95 % Rs. 1196.79Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	90% Rs. 70.33 Lakhs Lakhs

XII. **Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles)** ---------- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.



BATHROOM



DISPLAY BOARD

DEVELOPMENT: Stilt floor (parking)+ 5 Floors Residential Building (Height -18.30m) with 30 Dwelling units, Availing Premium FSI at Old Door No:24/25, New Door No: 64, Arathoon Road, Royapuram, Chennai 600 013, Comprised in Old S.No: 2394 part, R.S.No: 563/1, Block No: 14, ward -1 of Tondiarpet Village (Part 4) within the limits of Greater Chennai Corporation

1. Name and address of the Promoter/Developer/Owner : P.Bhavani
   : 802,804, Anna Salai, Nandhanam, Chennai- 600035
2. Name and address of the Architects/ Licensed Surveyor/Engineer : S.MURALIDHARAN , No.53A/3, Amaravathy Nagar, 3rd East Cross Street, Arumbakkam, Chennai -106
3. Type of construction Permitted/ As per the approved plan : Residential- Stilt + 5 floors
4. Details of approval
   a) Planning Submission No & Date : OL-PP/NHRB/0286/2024 dated 07/06/2024
   b) Building Plan No & Date : CEBA/WDCN05/00268/2024 dated 24/06/2024
5. Details of setback space provided As per approved plan
   a) Front : 3.18 m (S)
   b) Rear : 3.34 m (N)
   c) Side : 3.02m (W)
   d) Side : 3.81 m (E)
6. Details of number of Car Parking : 44 Nos.
7. Two wheelers parking etc. Provided as per approved plan : NA
8. Details of Provision of Transformer Room in Ground Floor as per approval plan : YES
9. Details of provisions of standby Generator Room and Master Room as per appd.plan : NA
10. Details of provision of Lifts as per approval Plan : 8 passenger lift- 2 No.
11. Details of provision of Fire Safety arrangements to be made within the building :NA
12. Details of provision of water for drinking Purpose as well as other purpose : Provided
13. Details of area of construction and usage Permitted in each floor as per appd.plan

FLOOR	FSI Area in Sq.m	No. of units	Usage permitted
STILT	57.39	-	Parking
FIRST	833.82	6	Residential
SECOND	833.82	6	Residential
THIRD	833.82	6	Residential
FOURTH	833.82	6	Residential
FIFTH	833.82	6	Residential
TOTAL	4226.49	30	

DISPLAY BOARD



BACK SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT GATE



TERRACE



HEAD ROOM

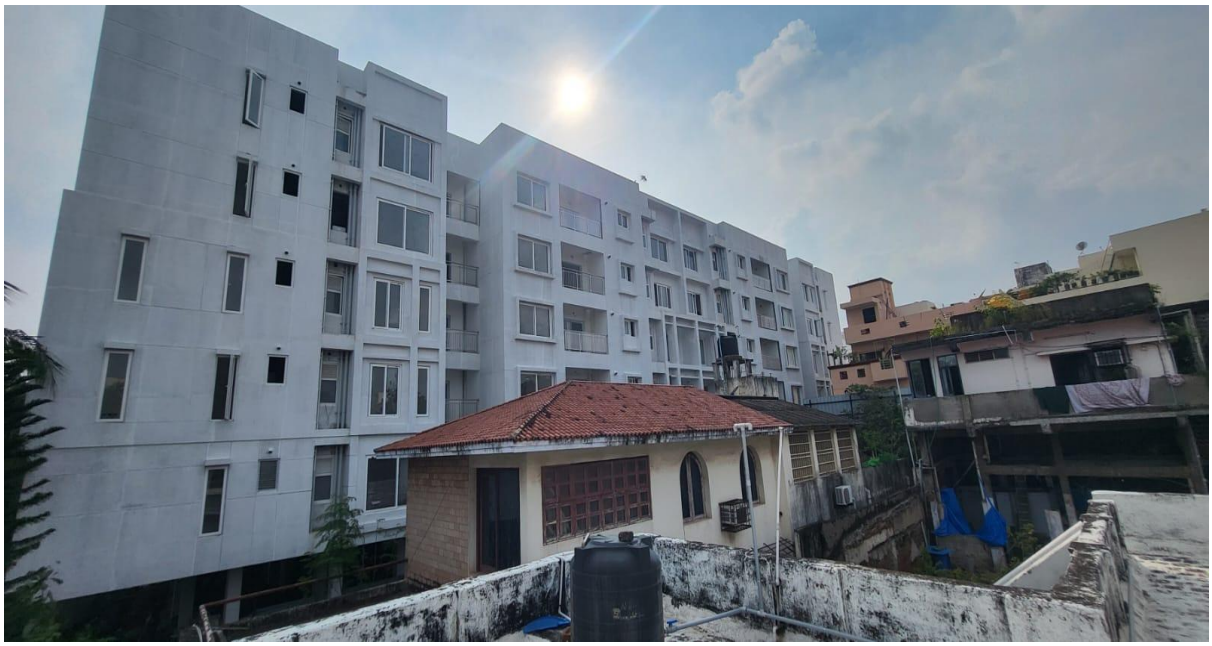




KITCHEN



LIFT



SIDE ELEVATION



SOLAR PANEL



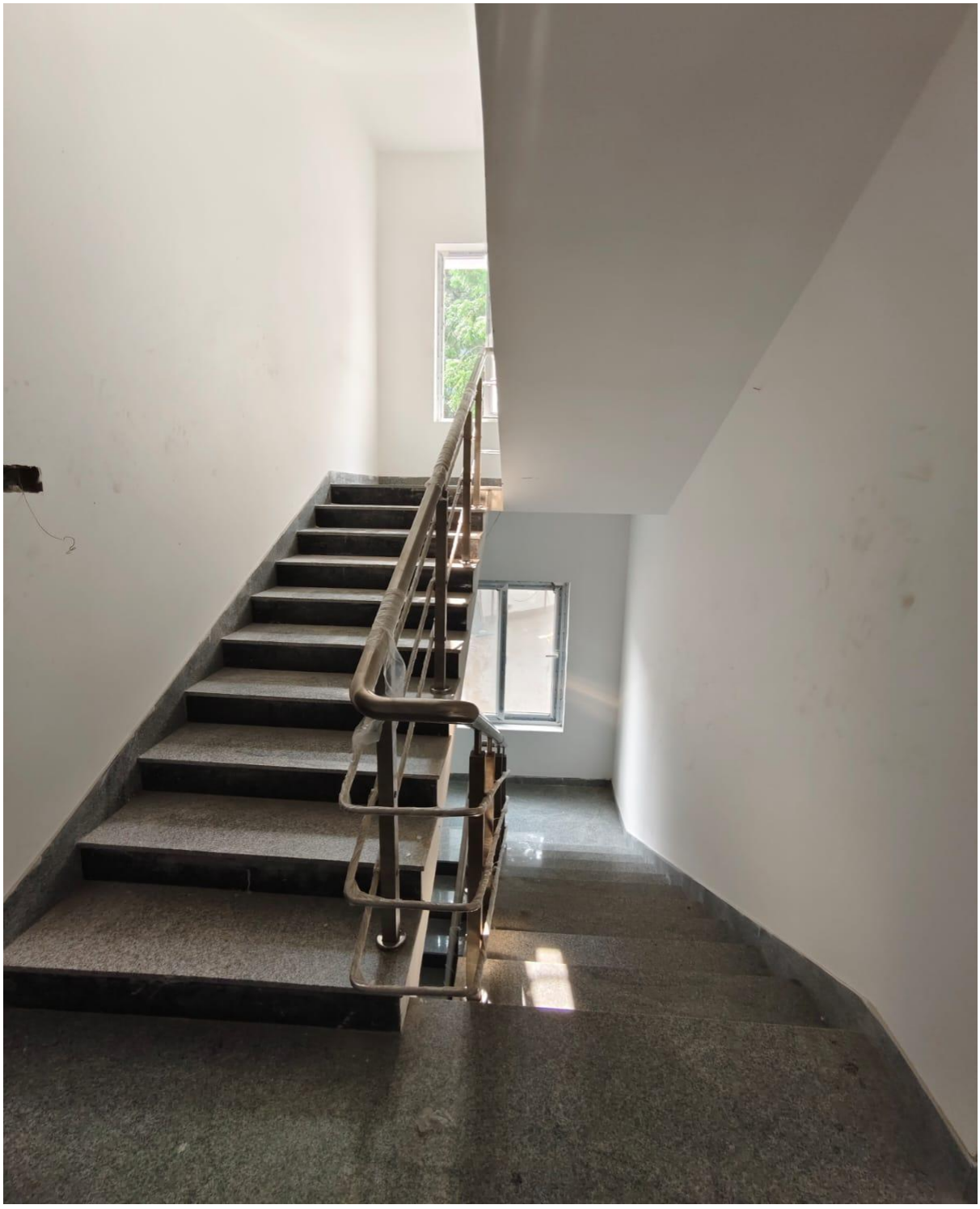
SIDE SETBACK



SIDE SETBACK



SIDE SETBACK



STAIRCASE



BALCONY WITH GRIL



JOINERIES



JOINERIES

Revised Format of QPR

I.	Promoter's Name	:	NAVIN BUILDERS
	Project Name	:	"NAVIN'S RP ENCLAVE"
	Project Registration No.	:	TN/29/Building/0458/2024
	Project Registration Date	:	23-08-2024
	Project Completion Date in Form 'C' / Form 'F'	:	31-12-2026
	Quarter Ending	:	March-2026

Bank Name	:	State Bank of India
Bank Branch	:	SME, Anna Salai Branch, Chennai - 600 008.
E-Mail ID	:	

S.No	Bank Accounts	Account No.
1	RERA Designated Collection Account (100%)	00000043299752405
2	RERA Designated Separate Account (70%)	00000043145208494
3	RERA Designated Transaction Account (30%)	00000043299861458

III.	Amount collected from the allottees and deposited in the RERA Designated Collection Account (100%)	:	2,12,03,526
a.	Amount transferred to the RERA Designated Separate Account (70%)	:	3,15,90,000
b.	Amount transferred to the RERA	:	

	Designated Transaction Account (30%)		
IV.	Bank Statement for the concerned Quarter duly certified by the Bank to be enclosed during the Quarter	:	Enclosed
V.	Project loans and other sources of finance availed and deposited in the RERA Designated Transaction Account during the Quarter.	:	Nil
VI.	Transfer of Amount from "RERA Designated Separate Account" to Fixed Deposit during the Quarter.	:	Nil
VII.	Details of the Blocks registered with TNRERA a) Total No. of flats Block wise b) Common Amenities provided	:	

VIII. Sales

Sl. No.	Description	Sales during the Quarter	Cumulative No. of Units up to the Quarter	Total Area in (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement) Block / Tower wise b) UDS Registered	0 Nil	10 Nil	16439 Nil

IX. Details of flats booked and sold

Sl. No.	Flat Nos. as per carpet area statement	Flats Booked		UDS Registered / Sale deed executed	
		During the Quarter	Cumulative	During the Quarter	Cumulative
	R102				
	R101				

	R302				
	R204				

X. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	All floors completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym, Children's play area, Multipurpose hall	completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Gym, Children's play area, Multipurpose hall	completed

XI.

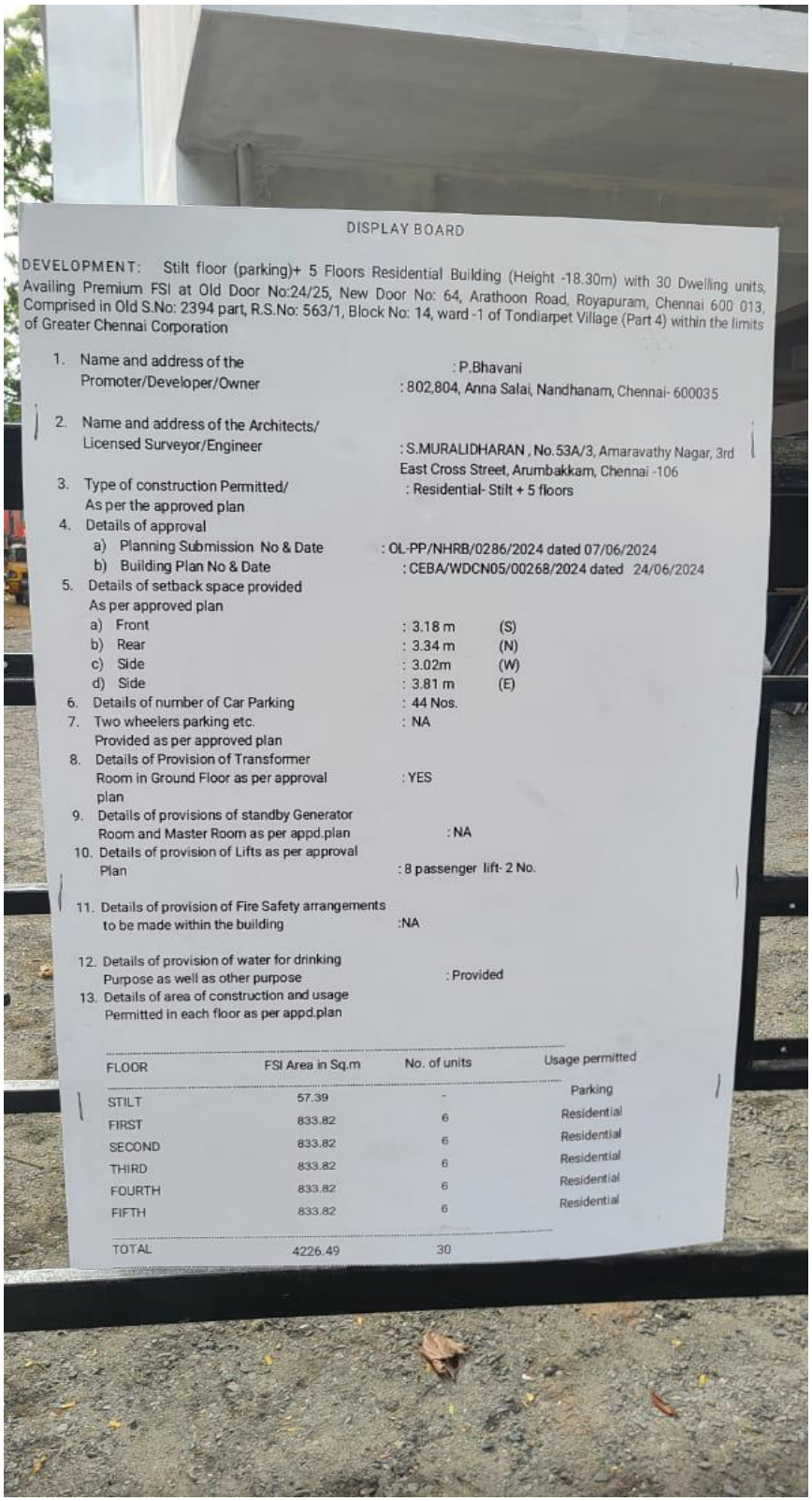
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	95 % Rs. 1196.79Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	90% Rs. 70.33 Lakhs Lakhs

XII. **Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles)** ---------- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.



BATHROOM



DISPLAY BOARD

DEVELOPMENT: Stilt floor (parking)+ 5 Floors Residential Building (Height -18.30m) with 30 Dwelling units, Availing Premium FSI at Old Door No:24/25, New Door No: 64, Arathoon Road, Royapuram, Chennai 600 013, Comprised in Old S.No: 2394 part, R.S.No: 563/1, Block No: 14, ward -1 of Tondiarpet Village (Part 4) within the limits of Greater Chennai Corporation

1. Name and address of the Promoter/Developer/Owner : P.Bhavani
   : 802,804, Anna Salai, Nandhanam, Chennai- 600035
2. Name and address of the Architects/ Licensed Surveyor/Engineer : S.MURALIDHARAN , No.53A/3, Amaravathy Nagar, 3rd East Cross Street, Arumbakkam, Chennai -106
3. Type of construction Permitted/ As per the approved plan : Residential- Stilt + 5 floors
4. Details of approval
   a) Planning Submission No & Date : OL-PP/NHRB/0286/2024 dated 07/06/2024
   b) Building Plan No & Date : CEBA/WDCN05/00268/2024 dated 24/06/2024
5. Details of setback space provided As per approved plan
   a) Front : 3.18 m (S)
   b) Rear : 3.34 m (N)
   c) Side : 3.02m (W)
   d) Side : 3.81 m (E)
6. Details of number of Car Parking : 44 Nos.
7. Two wheelers parking etc. Provided as per approved plan : NA
8. Details of Provision of Transformer Room in Ground Floor as per approval plan : YES
9. Details of provisions of standby Generator Room and Master Room as per appd.plan : NA
10. Details of provision of Lifts as per approval Plan : 8 passenger lift- 2 No.
11. Details of provision of Fire Safety arrangements to be made within the building :NA
12. Details of provision of water for drinking Purpose as well as other purpose : Provided
13. Details of area of construction and usage Permitted in each floor as per appd.plan

FLOOR	FSI Area in Sq.m	No. of units	Usage permitted
STILT	57.39	-	Parking
FIRST	833.82	6	Residential
SECOND	833.82	6	Residential
THIRD	833.82	6	Residential
FOURTH	833.82	6	Residential
FIFTH	833.82	6	Residential
TOTAL	4226.49	30	

DISPLAY BOARD



BACK SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT GATE



TERRACE



HEAD ROOM

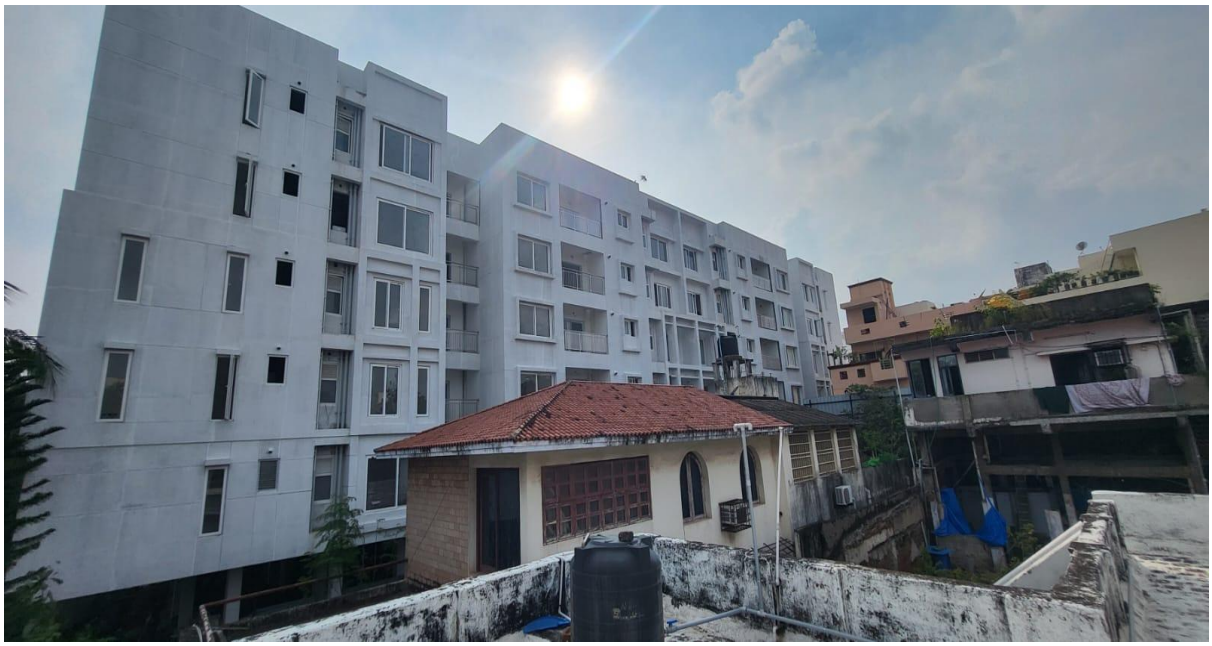




KITCHEN



LIFT



SIDE ELEVATION



SOLAR PANEL



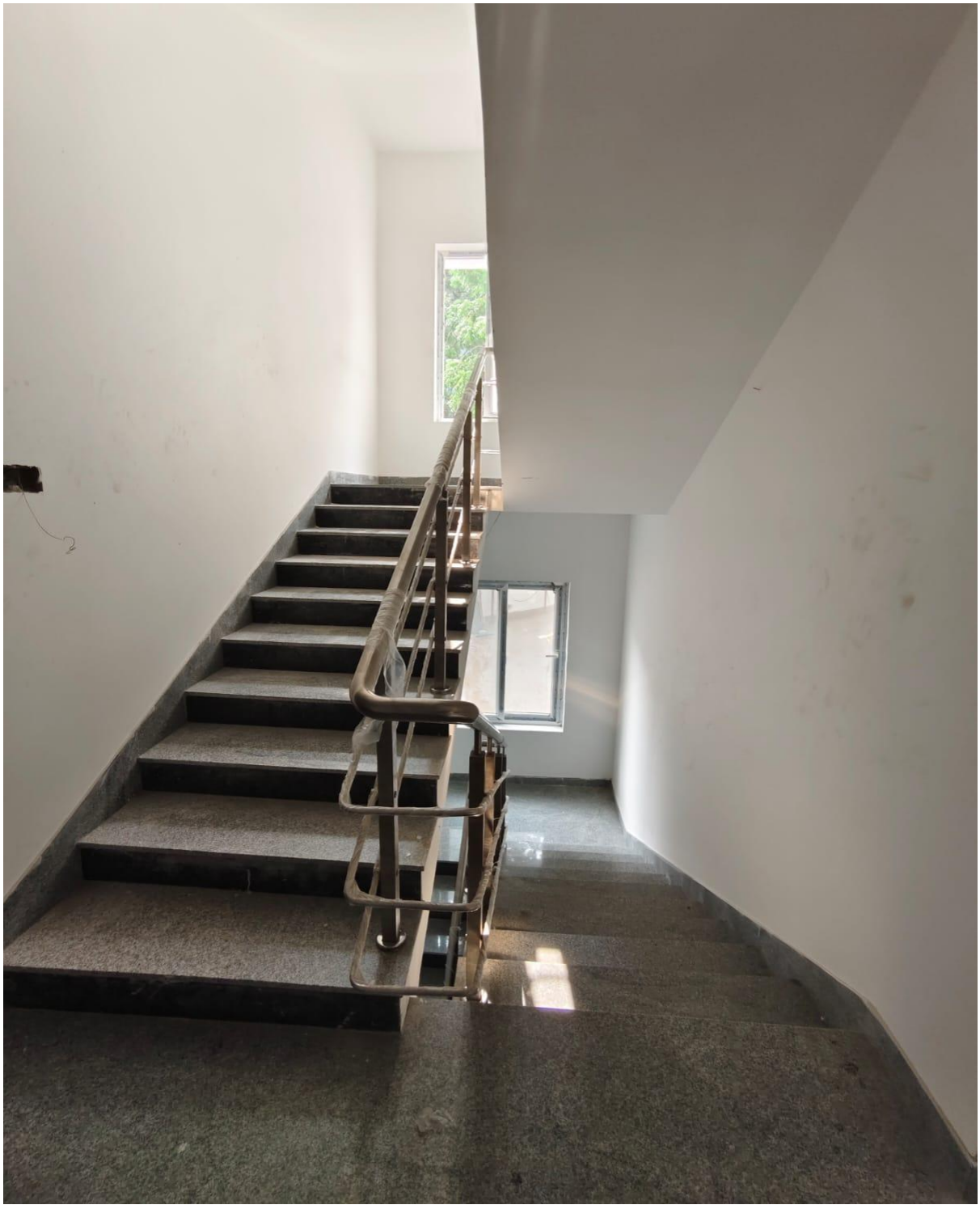
SIDE SETBACK



SIDE SETBACK



SIDE SETBACK



STAIRCASE



BALCONY WITH GRIL



JOINERIES



JOINERIES

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

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.