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DIGITALLY VERIFIED RECORD

:DINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

:OIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M.Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/533695/2025

Sir,

Subject : **Residential(Group Development) Building** - District Town and Country planning – Coimbatore Local Planning Authority – Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Kalapatty West Village, Old S.Nos:296/2B3A with a total site extent of 4131.83 Sq.m- Proposal of residential Building Total FSI Area – 4605.67Sq.m - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. Applicant M/s.Ravimurugaa Construction Private Limited, Online application Reference No. SWP/BPA/533695/2025, Dated: 22.05.2025, 24.06.2025 & 27.06.2025
2. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/533695/2025, Dated: 09.06.2025
3. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 07.07.2025.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

8. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
9. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
11. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
12. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
13. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.No.95, housing and Urban Development Department, UD4(1), Dated:04.08.2023.
16. Demand payment Request Letter, Dated: 11.07.2025
17. Applicant M/s. Ravimurugaa Construction Private Limited, Coimbatore demand remittance letter dated: 14.07.2025.

Fees Details

Scrutiny Fees	Rs. 63789.00	Date.22.05.2025.
Development Charges for Building	Rs.105200.00	Date.14.07.2025
Development Charges for land	Rs.17080.00	
Security Deposit Charges	Rs.656925.00	
CC Charges	Rs.56614.00	
Display Board Charges	Rs.1500.00	
Shelter Charges	Rs.533695.00	
Centage Charges for Land	Rs.300.00	
Centage Charges for Building	Rs.2000.00	
Infrastructure and Amenities Charges	Rs.1313850	
OSR Fees	Rs.4825943.00	Date.11.07.2025

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Proposed Residential(**Group Development**)building in Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Kalapatty West Village, Old S.Nos:296/2B3A with a total site extent of 4131.83 Sq.m, Total FSI Area – 4605.67Sq.m. The site has been marked as "A to F" and concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai concurrence for the proposed Residential (Group Development) building total FSI Area 4605.67Sq.m with Building Plan No **B.P/DTCP No.344/2025. This Office Planning Permission No - 421/2025 And Duration** from14.07.2025 to 13.07.2033 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site - 4131.83Sq.m

Building details : Proposed Residential(High Rise Apartment Building Area Statement

Height of Building- 10.96 m

Block Name	FSI Area (Sq.m)	Non-FSI Area (sq.m)	Total Built up Area (Sq.m)	Number of Dwelling Units
Block -A	291.00	19.05	310.05	1
Block -B	273.57	212.11	294.68	1
Block -C	278.85	19.15	298.00	1
Block -D	278.85	19.15	298.00	1
Block -E	278.85	19.15	298.00	1
Block -F	278.22	18.30	296.52	1
Block -G	310.05	20.30	330.35	1
Block –H	310.05	20.30	330.35	1
Block –I	331.44	20.30	351.74	1
Block –J	278.85	19.15	298.00	1
Block –K	278.85	19.15	298.00	1
Block –L	274.48	21.04	295.52	1
Block –M	273.47	27.16	300.63	1
Block -N	869.14	381.56	1250.70	3
Total Area	**4605.67**	**644.87**	**5250.54**	**16**

Total FSI Area : **4605.67**Sqm

Special Conditions

1. As per reference 14th cited Government order and 13thcited DTCP circular, The amount for Open Space Reservation Amount paid through E- Challan No. 20250711015153 Date.11.07.2025.
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.
7. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
8. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.

9. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
10. According to G.O No 18 Department of Municipal Administration and WaterSupply, Dated- 04-02-2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11,the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).

2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.

3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
   1.If the details given by the applicant is found to be false(or)

2. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.

9. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.

13. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

14. Fire Rescue equipment should be provided as per Rules.

15. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

16. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.

17. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

18. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

19. Government Registered Electrical Contractor must be employed for wiring works during construction.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To,:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

M/s. RAVIMURUGAA CONSTRUCTION PRIVATE LIMITED
No.8/1 Thirumagal Nagar
Peelamedu Pudur
Coimbatore- 641004
9843009974
mario@nmsgv.com

PROCEEDINGS OF THE COMMISSIONER OF COIMBATORE CITY MUNICIPAL CORPORATION
COIMBATORE - 641001

PRESENT : Mr. M SIVAGURU PRABAKARAN, I.A.S.

Online Application No. : 162/CP/25-26/0125501 **Date : Generated Date :31-Jul-2025 11:20:19**

B.A No : 162/BPA/2025/01534

B.L No : 162/BL/2025/02/008/01469

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : 11 ., NEHRU NAGAR WEST, WARD-008, EAST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of Mr. RAVIMURUGAA CONSTRUCTION PRIVATE LIMITED, Dated : 14/Jul/2025
2. Technical Approval Date : 30/07/2025

ORDER :

Building Permit is granted to Mr. RAVIMURUGAA CONSTRUCTION PRIVATE LIMITED to construct New Constructed Building 11 ., NEHRU NAGAR WEST, WARD-008, EAST ZONE as per approved plan for Five years from 30/07/2025 to 29/07/2030 subject to the condition as detailed below.

Number of Dwelling : 0 **Height of the Building : 0.000 (Mtr)**

S.No	Build Floor Name	UsageName	Build up Sqft
1	Ground Floor	RESIDENTIAL	981.560
2	Ground Floor	RESIDENTIAL	1000.510
3	Second Floor	RESIDENTIAL	1146.150
4	Ground Floor	RESIDENTIAL	1000.510
5	Ground Floor	RESIDENTIAL	1066.280
6	First Floor	RESIDENTIAL	999.760
7	Second Floor	RESIDENTIAL	1066.280
8	First Floor	RESIDENTIAL	981.560
9	Second Floor	RESIDENTIAL	981.560
10	First Floor	RESIDENTIAL	1000.510
11	Second Floor	RESIDENTIAL	1000.510
12	First Floor	RESIDENTIAL	1000.510
13	Second Floor	RESIDENTIAL	1000.510
14	Ground Floor	RESIDENTIAL	1000.510
15	Second Floor	RESIDENTIAL	1000.510
16	First Floor	RESIDENTIAL	3599.260
17	First Floor	RESIDENTIAL	1000.510
18	Ground Floor	RESIDENTIAL	998.250
19	First Floor	RESIDENTIAL	998.250
20	Second Floor	RESIDENTIAL	998.250
21	Ground Floor	RESIDENTIAL	1146.150
22	First Floor	RESIDENTIAL	1045.070
23	Ground Floor	RESIDENTIAL	1146.150
24	First Floor	RESIDENTIAL	1045.070
25	Second Floor	RESIDENTIAL	1146.150
26	Ground Floor	RESIDENTIAL	1222.890
27	First Floor	RESIDENTIAL	1121.820
28	Second Floor	RESIDENTIAL	1222.890
29	Ground Floor	RESIDENTIAL	1000.510
30	First Floor	RESIDENTIAL	1000.510
31	Second Floor	RESIDENTIAL	1000.510
32	Ground Floor	RESIDENTIAL	1000.510

33	First Floor	RESIDENTIAL	1000.510
34	Second Floor	RESIDENTIAL	1000.510
35	Ground Floor	RESIDENTIAL	1022.900
36	First Floor	RESIDENTIAL	949.920
37	Second Floor	RESIDENTIAL	981.670
38	Ground Floor	RESIDENTIAL	988.880
39	First Floor	RESIDENTIAL	988.880
40	Second Floor	RESIDENTIAL	988.880
41	Ground Floor	RESIDENTIAL	3716.370
42	Second Floor	RESIDENTIAL	3563.630
		Total Sqft	**51122.130**

S.No	Fees Description	Amount.
1	Flag Day Collection Fund	20000.00
2	Under Ground Drainage Deposit	40000.00
3	Building Licence	3555885.00
	Total Amount	**3615885.00**

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/25-26/0141339	30/Jul/2025	3615885.00	Online

Schedule – I
Duties and Responsibilities of Owner / Developer / Power of Attorney Holder

S.No.	Condition Name -
1	A Black Board, measuring 2' X 1' and engraving the details of Name of the building owner building License No date of license, extension of period, name of the Contractor, who is executor of the work, in white color, should be displayed in the front of the building so as to enable to find it out easily
2	The approved / revised plan should be made available at the premises, for inspection of the Authorities concerned on demand and enclose all forms mentioned in TNCDBR – submit whenever applicable.
3	Should apply, in the prescribed form the assessment of property tax, for the constructed building as per section 129 of City Municipal Corporation Act 1981, along with a copy of the approved plan, within 15 Days, from the date of completion of building or date of occupation whichever is earlier.
4	The Construction should be only in accordance with the approved plan. No electricity and Water Supply Connection is permissible, for the deviated/unauthorized construction of buildings.
5	If any deviation of approved plan is required, a revised plan should be submitted for approval and construction should commence only after a fresh license is obtained prosecution will be launched against the defaulters, under section 447 of Corporation Act or unauthorized construction will be demolished by the office under section 296 of Corporation Act.
6	The Electricity Service connection if any should be removed, before the commencement of the Construction, in the case of reconstruction of existing building.
7	The new building should not be occupied, unless order is obtained from the Corporation under Section 26, 33 of the Public Health Act.
8	No debris should be dumped on the public streets.
9	Tree planting should be done in the vacant place of the site.
10	Rain Water Harvesting should be provided on completion of the Building
11	Solar Water Heater should be erected on completion of the Building.
12	Mosquito breeding should be controlled in their respective premises, if not a fine of Rs.1000/ will be imposed by the Corporation.
13	Segregation of garbage for disposal should be done by the occupancies, if not a fine of Rs.100/ will be imposed by the Corporation.

Schedule – II
Duties and responsibilities of Registered Engineer (RE)

S.No.	Condition Name -
1	xiv. All Rules mentioned in TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019 should be strictly followed.
2	He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plants but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and for making adequate provisions for services and equipments and protection from fire hazards as per NBC
3	He shall be responsible to see that the structure serviceable for its intended uses.
4	To inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC. He is responsible for quality of material and execution.
5	He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under the rule and obtain the same and keep it ready in the site for inspection by competent authorities.
6	He is solely responsible for obtaining the certificates required under this rule from the registered professionals. (Form 2, Form 3, Form 4, Form 5 & From 6) and it is mandatory to submit all the forms during development stage at construction. (TNCDBR- page no : 132)
7	In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.
8	In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.
9	If the services of the registered engineer on record are terminated, he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The registered engineer appointed as replacement of the preceding engineer shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.
10	If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately.
11	The registered engineer appointed shall inform the competent authority immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
12	He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts.

Schedule – III
Registered Construction Engineer (RCE)

All construction works (except the small developments defined in the clause (1) (a) rule 35) shall be carried out under the supervision of a CER.

S.No.	Condition Name -
1	**To adhere strictly to the structural drawings, specifications and written instructions of the Registered Structural Engineer on Record and Registered Architect on Record or Registered Engineer on Record**
2	**To ensure that the structural components are executed without any deviation of the submitted structural drawing and to submit form 7 with Building Completion certificate. (page no:137)**
3	**To follow the provisions of NBC. or I.S. specifications as regards materials, components, quality control and the process of construction.**
4	**He shall be responsible to see that the structure serviceable for its intended uses.**
5	**He is responsible for quality of material and execution.**
6	**To provide for safety of workers and others during excavation, construction and erection.**
7	**To bring to the notice of the registered Structural Engineer on record and Registered Architect on record or Registered Engineer on record and situation of circumstances which in his opinion are liable to endanger the safety of the structure. The Registered Architect or Registered Engineer will in turn intimate to the competent authority**
8	**To deposit with the Registered Architect or Registered Engineer for submission to the competent authority one set of working drawings of the works executed along with the progress certificates before proceeding with the next stage of the work.**
9	**He/she shall be in overall charge of the site and responsible for overall supervision of the work.**
10	**He/she shall ensure that the work under his charge is carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect on record or Registered Engineer on record.**
11	**He/she shall take adequate measures to ensure that no damage is caused to the work under construction and adjoining properties.**
12	**He/she shall also ensure that no undue inconvenience is caused in the course of his/her work to the people in the neighbourhood.**
13	**He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his/her work. If there are deviations to approved plan/unauthorized additional construction, the same has to be intimated to Registered Architect or Registered Engineer who will in turn will inform the same to the competent authority**

To,

1. Mr.. RAVIMURUGAA CONSTRUCTION PRIVATE LIMITED,

Address : .,

Mobile No : 9843009974

2. Registered Engineer (RE)
3. Registered Construction Engineer (RCE)

FOR COMMISSIONER
COIMBATORE CITY MUNICIPAL CORPORATION

Copy :

1. Commissioner CCMC (To File)
2. Town Planning Section, CCMC.
3. Assistant Executive Engineering - Planning, (NORTH) Zone.
4. Assistant Revenue officer.

உள்ளூர் திட்டக் குழுமம், கோயம்புத்தூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 162/CP/25-26/0125501 நாள்:30-Jul-2025

பி.ஏ எண் : 162/BPA/2025/01534

கட்டிட அனுமதி எண் : 162/BL/2025/02/008/01469

திட்ட அனுமதி எண் : 0456/2025/MH2E

மனுதாரர் பெயர் : திரு RAVIMURUGAA CONSTRUCTION PRIVATE LIMITED

முகவரி : .

மனுவின் நாள் : 14-Jul-2025

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : பகுதி :

கதவு/மனை எண் : 11 நகரளவுஎண் : 296

தெரு : நேரு நகர் மேற்கு

அபிவிருத்திக் கட்டணம் : செலான் நெ: 162/CP/25-26/0141339 நாள் : 30-Jul-2025
கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 296, நேரு நகர் மேற்கு, வார்டு-008, கிழக்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 30-Jul-2025 முதல் 29-Jul-2030 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

RAVIMURUGAA CONSTRUCTION PRIVATE LIMITED
.

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி

This Order is electronically generated and does not require signature

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
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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.