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DIGITALLY VERIFIED RECORD

TP/134328908/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CU 428528

03.10.2022 M/s. Sree Lakshmi Venkateswara &
& Co.,
Coimbatore.

S. MURUGANANTHAM
STAMP VENDOR,
R.O. PARTY SHED,
CBE-18. TAMILNADU.
REF. NO: 4914/B1/84

verified 19/9/22

Verified 21/8/22

GENERAL POWER OF ATTORNEY

By this POWER OF ATTORNEY dated 03rd Day of October 2022 Executed by

1) Mr.A.VIJAYAKUMAR (Aadhaar Card No.644377220430) Son of Sri. A. Chandranna, residing at Door No. 9/15, Sri Ram Layout, Saibaba Colony, Coimbatore – 641011,

2) Mr.A.SUDHAKAR (Aadhaar Card No.980191529343) Son of Sri. A. Chandranna, residing at Door No. 9/15, Sri Ram Layout, Saibaba Colony, Coimbatore – 641011,

PRINCIPALS

1) A. Vijay
2)
3) A. Sudhakar.

AGENT
For SREE LAKSHMI VENKATESWARA & Co

A. Vijay
PARTNER

Document No. 0111 of 2022 of Book 1
contains 2 Sheets 1 Sheet
Registering Officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR SEAL
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

3) Mr.A.ANANDKUMAR (Aadhaar Card No.354280159989) Son of Sri. A. Chandranna, residing at Door No. 9/15, Sri Ram Layout, Saibaba Colony, Coimbatore – 641011,. (Hereinafter referred to as the **'THE PRINCIPALS'** which expression wherever the context means shall include their heirs, successors, legal representatives, administrators and assigns)

TO AND IN FAVOUR OF

M/s. SREE LAKSHMI VENKATESWARA & Co., (PAN: AALFS4176Q) represented by its PARTNER, **Mr. A.VIJAYAKUMAR, (PAN: ACLPV4820G, Aadhaar Card No.644377220430) S/o. Sri. A. CHANDRANNA** having its office at No-9/15, Sri Ram Layout, Saibaba Colony, Coimbatore – 641 011. (Hereinafter referred to as the Power Agent, which expression wherever the context means shall include their heirs, successors, legal representatives, administrators and assigns)

Whereas the Principals are the absolute owner of the property which is morefully described in the schedule hereunder by virtue of a Settlement Deed dated 01.10.2022 registered as Document No.10103/2022 in Book I at Thondamuthur Sub Registrar Office, Coimbatore and is in peaceful possession and enjoyment of the same.

WHEREAS

The Principal is not able to attended to various matters relating to the schedule mentioned property owned by them and therefore deemed it necessary to execute this Deed of Power of Attorney,

NOW THEREFORE THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The Principals do hereby nominate, constitute and appoint the agent to be their true and lawful attorney, to do the following acts, deeds and things in respect of the schedule mentioned property.

1. To Plan, design and promote and / or construct buildings in the property set out in Schedule herein below.

PRINCIPALS

1)
2)
3)

AGENT
For SREE LAKSHMI VENKATESWARA & Co

PARTNER

THONDAMUTHUR SUB REGISTRAR
THE SEAL OF THE SUB-REGISTRAR OF THONDAMUTHUR

Document No. 1017 of 2022 of Book 1 contains 12 Sheets 2 Sheet
Registering officer
Thondamuthur

2. To obtain beneficial schedule mentioned properties developments and the same as deemed fit by the Attorney herein.
3. To apply to Coimbatore Corporation, Directorate of Town and Country Planning or any other Government Organization, for obtaining change of zonal classification and for other purpose so as to ensure beneficial use of the Schedule mentioned properties.

4. To apply to Coimbatore Corporation, Directorate of Town and Country Planning or any other Government Organizations, Municipal Authorities, Tamilnadu Housing Board and / or other competent authorities for the necessary Approvals / Sanctions / Regularizations and Permits in respect of plan/s for construction of any building/s whether storied or otherwise on the schedule mentioned properties.
5. To submit the aforesaid plans to the Municipal Corporation , Directorate of Town and Country Planning or any other Government Organization, Municipal Authorities, or any other competent authorities and to make alterations, additions, rectifications in the plan.
6. To apply to the competent authorities such as TNEB, Water and Sewage Board, etc., for permission to obtain Electricity, Service connections Water Drainage and other connections available to any building/s situated or constructed on the schedule mentioned properties and to enter into contracts with various manufacturers and suppliers for the supply of the necessary materials, articles and equipments required therefore.
7. To apply for renewal of sanctions/s, approval/s or permit/s issued for construction of any building/s on the Schedule mentioned properties.
8. To correspond with and receive any correspondence or other intimations from the Coimbatore Municipal Corporation, Directorate of Town and Country Planning or any other Government Organizations, Tamilnadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the said properties or for the provision of any amenities or facilities thereto.
9. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the Municipal Corporation of Coimbatore, Directorate of Town and Country

PRINCIPALS

1) A. Vijay
2)
3) A Shankumar

AGENT
For SREE LAKSHMI VENKATESWARA & Co

A. Vijay
PARTNER

Document No. 0171 of 2022 of Book 1
contains 12 Sheets 3 Sheet
Registering officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

Planning or any other Government and / or any other Government Department or Authority for any demolition / construction activity to be carried out on the Schedule mentioned properties or for the provision of any amenities or facilities thereto

10. To receive the sanctioned / approval plans and permits for the said Schedule properties from the Municipal Corporation of Coimbatore, Directorate of Town and Country Planning or other Government Organizations or any other competent authority

11. To pay such fees, taxes, Charges, levies and other dues in respect of anything done pursuant to these presents.

12. To pay taxes or fees for the properties to any Municipality, Corporation and State or Central authorities in respect of the schedule mentioned properties.

13. To deal with and negotiate for transfer, either by way of sale or otherwise of the Schedule mentioned property alone with such Person/s and on such terms and conditions as the Attorney herein named may deem fit in whatever manner and to enter into and sign any sale deed/s agreement/s for such sale or transfer for the Schedule Properties.

14. To present the said Sale Deed or Deeds with all formalities in Registrar before the competent Sub Registrar of only in respect of Schedule property and to admit the execution and to receive the document or documents after registration.

15. To receive the sale consideration amount under the aforementioned Sale Deeds or other Agreements, Deeds or other documents of transfer in the name of the Agent and to issue valid receipts for the same pertaining to schedule property alone.

16. To hand over the possession along with rights in pathway if any with regard to the schedule mentioned property to any purchaser or transferee or any other person.

17. To apply to the authorities concerned for refund of Stamp Duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent us before such authorities.

18. To receive the aforesaid or other refund/s and to sign any receipt or acknowledgement thereof.

19. To apply to authorities concerned for obtaining Completion Certificates, Occupancy Certificates or refund of deposits made on behalf of the Principals and to receive such certificates, deposits etc.

PRINCIPALS

1) A. Vijay

2)

3) A. Sridharkumar

AGENT
For SREE LAKSHMI VENKATESWARA & Co

A. Vijay
PARTNER

THONDAMUTHUR SUB REGISTRAR
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

Document No. 2971 of 2021 of Book 1
contains 12 Sheets 1 Sheet
Examining officer

20. To appear and act on behalf of the Principals in connection with the Schedule mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal whether original or appellate, in the Registration Offices and Income Tax Offices and in any other office of the Central or State Government or District Board or Municipal corporation or notified area or any other local authority with respect to the schedule Property.

21. To institute suits or other proceedings and to compound, compromise or terminate the same, to sign and verify plaints, written statements applications indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect the right, title and interest of the Principals of the schedule mentioned property and to file the same in any Such Court or office with the respect to schedule property.

22. To appoint and to sign in vakalath (or) any other statements related in appointing any Advocates, Pleader, Accountant, Auditor or any other Agent or Legal practitioner for the aforesaid purpose and to remit expenses with due receipts with respect of schedule property

23. To file and receive documents, to adduce oral and documentary evidence, to deposit and withdraw money, and to grant receipts thereof in the aforementioned legal or other proceedings with the respect to Schedule property.

24. To apply for and obtain refund of Stamp Duty or repayment of court fees with respect to the schedule property.

25. To apply to Courts and all Government / Municipal Corporation offices or local authorities, Tahsildar, VAO and etc., for copies of documents and mutation of records, papers relating to or affecting the schedule mentioned properties.

26. To apply for inspection of and to respect judicial and other public records Pertaining to or involving the schedule mentioned properties.

27. To accept service of any summons, notice or write, issued by any Court or office to or against us, as the in-charges of the Schedule mentioned properties and to conduct the proceedings as advised by the competent officers.

PRINCIPALS

1)
2)
3)

AGENT
For SREE LAKSHMI VENKATESWARA & Co

PARTNER

Document No. 1071 of 2022 of Book 1
1 contains 12 Sheets 5 Sheet

Registering officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR SEAL
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

28. To execute and sign in all forms, applications and declarations and documents and papers whatsoever necessary inconnection with all or any of the above mentioned Purpose.

And the Principals agree to ratify and confirm all and whatsoever acts the Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

No consideration is received for the Powers hereby granted.

SCHEDULE OF PROPERTY

Item No.1

In Coimbatore Registration District, Thondamuthur Sub Registration District, Coimbatore Taluk, No.26, Veerakeralam Village, S.F.No.333, Dry Land 4.84 acres in this Acre 2.00 in this Acres 1.44 Cents of land bounded on :

North by	:	S.F.No.334
South by	:	S.F.No.393
East by	:	Land belongs to Mrs.S.V.Murugambal and Sundaravadivelu
West by	:	North South Pathway

in this middle,

East to West on the North	:	512 Feet
East to West on the South	:	504.50 Feet
North to South on the East	:	180 Feet
North to South on the West	:	167 Feet

Totally having an extent of Acres 1.44 of land.

The property now sub divided as S.F.No.333/1D.

PRINCIPALS

1)
2)
3)

AGENT
For SREE LAKSHMI VENKATESWARA & Co

PARTNER

THONDAMUTHUR SUB REGISTRAR
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

Document No. 1017 of 2022 of Book 1
contains 12 Sheets 6 Sheet

Item No.2

In Coimbatore Registration District, Thondamuthur Sub Registration District, Coimbatore Taluk, Veerakeralam Village, as per Patta No.86 in S.F.No.333, P.Hec.1.96.0 Punjai Acre 4.84 in this P.Hec.0.81.0, P.Acre 2.00 in this Punjai Acre 1.33 Cents of land situated within following boundaries :

North by : S.F.No.334

South by : Already sold land

East by : North South Pathway

West by : S.F.No.332

within the above the property of an extent of Punjai Acre 1.33 Cents of agricultural land together with all appurtenances access and easementary rights thereon.

The property now sub divided as S.F.No.333/1A.

Item No.3 (Pathway)

In Coimbatore Registration District, Thondamuthur Sub Registration District, Coimbatore Taluk, Veerakeralam Village, S.F.No.333 pathwway situated within following boundaries :

North by : S.F.No.334

South by : S.F.No.393

East by : Item No.2

West by : Item No.1 and already sold land

PRINCIPALS

1)
2)
3)

AGENT
For SREE LAKSHMI VENKATESWARA & Co

PARTNER

THONDAMUTHUR SUB REGISTRAR SEAL

THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

Document No. 617 of 2022 of Book 1
contains 12 Sheets 7 Sheet

Registering officer

Measuring,

East to West on both sides : 45 Links or 29 Feet 7 Inches

North to South on both sides : 521 Links or 344 Feet 7 Inches

Totally having an extent of 23445 Links or Punjai Hectare 0.09.5 or Punjai Acre 0.23.5 Cents of North South Pathway in this 3/4th share i.e. 18 Cents of pathway etc.

The Pathway now sub dividied as S.F.No.333/1C.

In the above said three items totally having an extent of Punjai Acre 2.95 Cents of agricultural land together with all appurtenances access and easementary rights thereon.

IN WITNESS WHERE OF we have signed this Power of Attorney on this 3rd day of October 2022.

PRINCIPALS

1)
2)
3)

AGENT
For SREE LAKSHMI VENKATESWARA & Co

PARTNER

WITNESSES : ----------

1)

V.GANESH, S/o.K.Vaidyalingam,
22, Gandhi Nagar, Selvavinayagar Kovil Street,
Edayarpalayam, Coimbatore-641025.
(Aadhaar Card No.847264828591)

2)

R.BALAN, S/o.Ramasamy
8/19, Anbu Nagar 4th Street, Vadavalli Road
Edayarpalayam, Coimbatore-641025
(Aadhaar Card No.899508277185)

THONDAMUTHUR SUB REGISTRAR SEAL
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR



Prepared by :

A.Thiyagarajan
Document Writer,
L.No. A/955/CBE/91.
Cell : 94430 - 44825.

Document No. 017 of 2022 of Book 1
contains 2 Sheets 8 Sheet

இந்திய அரசாங்கம்
Government of India

விஜயகுமார் சந்தரன்னா
Vijayakumar Chandranna
தந்தை : சந்தரன்னா
Father : Chandranna



பிறந்த நாள்/DOB: 16/04/1976
ஆண்பால் / Male

6443 7722 0430

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி: S/O சந்தரன்னா, 15/9
ஸ்ரீராம் லே அவுட், சாய்பாபாகாலனி
கோயம்புத்தூர் வடக்கு, சாய்பாபா மிஷன்
கோயம்புத்தூர், தமிழ் நாடு, 641011

Address: S/O: Chandranna, 15/9, SRIRAM LAYOUT, SAIBABACOLONY, Coimbatore North, Saibaba Mission, Coimbatore, Tamil Nadu, 641011

6443 7722 0430

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

A. விஜய்

भारत सरकार
GOVERNMENT OF INDIA

கணேஷ் வி
Ganesh V
பிறந்தவருடம் / Year of Birth : 1970
ஆண்பால் / Male



8472 6482 8591

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணையம்
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O வைத்தியலிங்கம் கே, எண் 22, காந்தி நகர், செல்வ விநாயகர் கோவில் ஸ்ட்ரீட், இடையர்பாளையம், கோயம்புத்தூர் நார்த், வேலாண்டிபாளையம், கோயம்புத்தூர், தமிழ் நாடு, 641025

Address:
S/O Vaidyalingam K, No 22, Gandhi Nagar, Selva Vinayagar Kovil Street, Edayarpalayam, Coimbatore North, Velandipalayam, Coimbatore, Tamil Nadu, 641025

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1800 180 1947
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P.O. Box No.1947, Bengaluru-560 001

V. கணேஷ்

भारत सरकार
GOVERNMENT OF INDIA

பாலன் ஆர்
Balan R
பிறந்தவருடம் / Year of Birth : 1952
ஆண்பால் / Male



8995 0827 7185

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணையம்
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O ராமசாமி, எண் 8/19, அன்பு நகர் வீதி 4, வடவள்ளி மெயின் ரோடு, இடையர்பாளையம், கோயம்புத்தூர் வடக்கு, இடையர்பாளையம், கோயம்புத்தூர், தமிழ் நாடு, 641025

Address:
S/O Ramasamy, 8/19, anbu nagar street 4, vadavlli road, edyarpalayam, Coimbatore North, Edayarpalayam, Coimbatore, Tamil Nadu, 641025

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No:1947, Bengaluru-560 001

R. பாலன்

Document No. 1077 of 2022 of Book 1
contains 12 Sheets 9 Sheet

Registering office
Thondamuthur

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

Government of India

ನೋಂದಾವಣಿ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 2017/60528/00185

To
Sudhakar
ಸುಧಾಕರ
S/O: A Chandranna
15/9
Sri Ram Layout
Sai Baba Colony
Coimbatore North
Saibaba Mission,Coimbatore
Tamil Nadu - 641011
9442643002

23/12/2013

KL645617103FT

64561710

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

9801 9152 9343

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಸುಧಾಕರ
Sudhakar

ಜನ್ಮ ದಿನಾಂಕ/DOB: 10/09/1977
ಪುರುಷ / Male

9801 9152 9343

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

Government of India

ನೋಂದಾವಣಿ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 2017/60528/00184

To
Anand Kumar
ಆನಂದ್ ಕುಮಾರ್
S/O: A Chandranna
15/9
Sai Baba Colony
Sri Ram Layout
R S Puram
Coimbatore North
Saibaba Mission,Coimbatore
Tamil Nadu - 641011
9740160498

23/12/2013

KL645617117FT

64561711

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3542 8015 9989

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಆನಂದ್ ಕುಮಾರ್
Anand Kumar

ಜನ್ಮ ದಿನಾಂಕ/DOB: 25/05/1979
ಪುರುಷ / Male

3542 8015 9989

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

Document No. 1017 of 2022 of Book 1
contains 12 Sheets 10 Sheet
Registering Officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

Presented in the office of the Sub Registrar of Thondamuthur and fee of ₹ 10,300/- paid at 01:43 PM on the 03/10/2022 by

Left Thumb  	A.Vijay Additions as per recitals of document	
Execution admitted by Left Thumb  	A.Vijay Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:086849b992588dcbbb4527890363b7f148d0d7 (Details from UIDAI : Vijayakumar Chandranna S/O: Chandranna, 16-04-1976, xxxxxxxx0430)	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:72856368f8fd9041f84c3db269a5ed1e6d90c3 (Details from UIDAI : Sudhakar S/O: A Chandranna, 10-09-1977, xxxxxxxx9343)	
Execution admitted by Left Thumb  	A. Anand kumar. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:71154371158411f1dc46628f136693573052f8 (Details from UIDAI : Anand Kumar S/O A Chandranna, 25-05-1979, xxxxxxxx9989)	

Document No. 1017 of 2022 of Book 1 contains 2 Sheets 1 Sheet
1 / 2
Registering officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR SEAL
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

R/Thondamuthur/Book-1/10171/2022

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:749973b78df1866f0248658aea8e6b36440eda (**Details from UIDAI : Vijayakumar Chandranna S/O: Chandranna, 16-04-1976, xxxxxxxx0430**)



3rd day of October 2022

SENTHILKUMAR P S
Sub Registrar
Thondamuthur

Registered as Number **R/Thondamuthur/Book-1/10171/2022**.

Date: 03/10/2022
Thondamuthur

SENTHILKUMAR P S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No. 10171 of 2022 of Book 1 contains 12 Sheets 12 Sheet
Registering officer
Thondamuthur

THONDAMUTHUR SUB REGISTRAR SEAL
THE SEAL OF THE SUB REGISTRAR OF THONDAMUTHUR

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
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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.