

RE

REGULATORY RECORD

# RERA Document

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**நெ.106 பிஞ்சிவாக்கம் ஊராட்சி மன்றம்**  
கடம்பத்தூர் ஊராட்சி ஒன்றியம், திருவள்ளூர் மாவட்டம் - 631 203.

திருமதி. M. உமா  
ஊராட்சி மன்ற தலைவர்

ந.க.எண்: 01/2024

நாள் : 19.02.2024

அம்மா,

பொருள் :- மனைப்பிரிவு - திருவள்ளூர் மாவட்டம் மற்றும் வட்டம், கடம்பத்தூர் ஊராட்சி ஒன்றியம், பிஞ்சிவாக்கம் கிராமம் (ம) ஊராட்சி, சர்வே எண்கள் : 155/10,12,13,156 - ல் பட்டா எண்கள் : 7328 , 7460- ல் பரப்பு 6.72 ஏக்கர் (அ) 27200.0 ச.மீ பரப்பளவில் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கு , மனைப்பிரிவு வரைபடம் ஒப்புதல் அளித்து உத்தரவு வழங்குதல் - தொடர்பாக.

- பார்வை :-1. நகர் ஊரமைப்பு உதவி இயக்குநர் , திருவள்ளூர் மண்டலம் , அவர்களின் இணையதள எண்: LE79VK5U நாள் : 08.12.2023.  
2. தானப்பத்திர பதிவு ஆவண எண்: 351/2024 நாள் : 07.02.2024.  
3. தீர்மான எண்: 35 நாள் : 19.02.2024.  
4. Approval No: SWP/DTCP/TVLR/LAYOUT No: 31/2024.

உத்தரவு -

மனைப்பிரிவு - திருவள்ளூர் மாவட்டம் மற்றும் வட்டம், கடம்பத்தூர் ஊராட்சி ஒன்றியம், பிஞ்சிவாக்கம் கிராமம் (ம) ஊராட்சி, சர்வேஎண்கள் : 155/10,12,13,156 - ல் பட்டா எண்கள் : 7328 , 7460- ல் பரப்பு 6.72 ஏக்கர் (அ) 27200.0 ச.மீ ஒதுக்கிய மனைகள் 136 (ம) மனுதாரர் உபயோகம் போக ஊராட்சிக்கு ஒப்படைக்கப்பட்ட பொது உபயோகம் 101.0 ச.மீ , தமிழ்நாடு மின்சார வாரியத்திற்கு 100.5 ச.மீ , (ம) உத்தேச சாலைகள் 7841.0 ச.மீ ஆகியவை ஊராட்சிக்கு ஒப்படைக்கப்பட்டுள்ளது (அ) 27,200.0 ச.மீ (அ) 2,92,780.8 ச. அடியில் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கு , மனைப்பிரிவு வரைபடம் ஒப்புதல் வழங்க பார்வை -4 ல் காணும் நகர் ஊரமைப்பு உதவி இயக்குநர் , திருவள்ளூர் மண்டலம் , அவர்களால் ஒப்புதல் பெறப்பட்டுள்ளது (ம) பார்வை -2 மற்றும் 3-ல் ஊராட்சியின் பெயரில் தானப்பத்திர பதிவு மற்றும் தீர்மானம் செய்யப்பட்டுள்ளதை தொடர்ந்து கீழ்க்குறிப்பிட்ட கட்டணங்களை உரிய அரசு தலைப்பு மற்றும் ஊராட்சி கணக்கில் செலுத்தப்பட்டுள்ளது. எனவே சர்வே எண்கள் : 155/10,12,13, 156 - ல் Approval No:SWP/DTCP/TVLR/LAYOUT No: 31/2024 என எண்ணிட்ட ஏக்கர் 6.72 ஏக்கர் (அ) 27200.0 ச.மீ கொண்டு அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கு ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது.

| வ.எண் | கட்டண விவரம் மற்றும் தலைப்பு                                                                                                                                                                                                                                                                         | கட்டணம்<br>(ரூபாய்) |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1.    | கட்டிடம் / மனைப்பிரிவு / Guideline Value as per on Land 3% Acre 6.72 Cent ஒவ்வொரு சர்வே எண்ணிற்கும் உரிய சந்தை மதிப்பீட்டில் 3%(DCP:0217-60-800-AS/22709) அரசு தலைப்பில் செலுத்தப்பட்டுள்ளது. செலுத்திய சலான் எண்: 20240222022790 நாள் : 22.02.24 (வழிகாட்டி மதிப்பு ரூபாய் . 22,50,000 /- Per Acre) | 4,53,600/-          |
| 2.    | கூராய்வு கட்டணம் / ஆய்வு கட்டணம் / கிராம வளர்ச்சிக் கட்டணம் மனை ஒன்றிற்கு 1000/- செலுத்தப்பட வேண்டும் (கட்டணம் செலுத்திய பல்வகை ரசீது எண்: 557860767 நாள் : 23.02.24                                                                                                                                 | 1,36,000/-          |

**அங்கீகரிக்கப்பட்ட மனைப்பிரிவின் ஒதுக்கீடு விவரம்**

|                                                                      |   | பரப்பளவு                        | விழுக்காடு |
|----------------------------------------------------------------------|---|---------------------------------|------------|
| மனைப்பிரிவு இடத்தின் பரப்பளவு                                        | - | 6.72 ஏக்கர் (அ)<br>27200.0 ச.மீ |            |
| கோரிய மனைகள்                                                         | - | 137 மனைகள்                      |            |
| ஒதுக்கிய மனைகள்                                                      | - | 136 மனைகள்                      |            |
| பொது உபயோகம் மற்றும் மனுதாரர் உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டது | - | 101.0 ச.மீ                      | 0.52%      |
| உத்தேச சாலைகள் மற்றும் மூலைமுடக்குகள்                                | - | 7841.0 ச.மீ                     |            |
| தமிழ்நாடு மின் உற்பத்தி (ம) பகிர்மான கழகத்திற்கு ஒப்படைக்கப்பட்டது   | - | 100.5 ச.மீ                      | 0.52%      |

**M. Uma**  
தலைவர்

**பிஞ்சிவாக்கம் ஊராட்சி**  
சுப்பந்தூர் ஒன்றியம்  
ஊராட்சி மன்றத் தலைவர்  
பிஞ்சிவாக்கம் கிராமம்

**பெறுநர்**

K.Subashini (1) Sripoorani (2),  
C/o.R Raghupathy,  
T4 Sreenikethan apartments,  
No. 5/11, Appagarden Street,  
Kilpauk, Chennai - 600 010.

**தீர்மான புத்தகம்**

கூலிபந்தார.....ஊராட்சி ஒன்றியத்தைச் சேர்ந்த.....ஊராட்சியில்  
!9.2.2016 தேதியன்று.....திருவள்ளூர்.....சிறுமலை முற்பகல் / பிற்பகல்.....மணிக்கு  
தனி அலுவலர் / தலைவர் திரு.....தலைமையில் ஊராட்சி மன்ற  
அலுவலகத்தில் நடைபெற இருக்கும் சாதாரண / அவசர / சிறப்புக் கூட்டத்தின் நடவடிக்கைகள்

[illegible]

**Town and Country Planning Department(Planning Permission)**

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. LE79VK5U/2024/TCP

Date : 13/02/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,  
Pinjivakkam Village Panchayat  
Kadambathur Panchayat Union  
Tiruvallur District

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur District, Tiruvallur Taluk, Kadambathur Panchayat Union, Pinjivakkam Panchayat and village, S.F.No: 155/10, 12, 13; 156 - 27200 Sq.m (6.72 Acre) extent - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Tvl.K.Subhashini and Sripoorani, layout proposal received through online vide reference No: LE79VK5U dated:08.12.2023  
2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:18.01.2024  
3. District Collector, Tiruvallur District letter Roc. No. 23410/2023/N2 dated. 13.10.2023. (Wet land NOC).  
4 Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020  
5.Applicants Tvl.K.Subhashini and Sripoorani, Gift deed document no:351/2024, dated: 07.02.2024  
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004  
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.  
8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and  
G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.  
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020  
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020  
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.  
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.  
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022  
14.Demand payment Request Letter, Dated:09.02.2024 (requiring payment of Centage Fee, Display Board Fee).  
15.Applicants Tvl. K.Subhashini and Sripoorani, Dated: 10.02.2024 (Payment of Centage Fee, Display Board Fee)  
16. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai ( Circular).

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur District, Tiruvallur Taluk, Kadambathur Panchayat Union, Pinjivakkam Panchayat and village, S.F.No: 155/10, 12, 13; 156 - 27200 Sq.m (6.72 Acre) extent. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 16th cited above.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 18.01.2024. Further the applicants Tvl. K.Subhashini and

Sripoorani, has gift deed the Road, Road Splay and Public Purpose areas has been handed over to the local body on 07.02.2024. Hence, this residential layout has been approved with below conditions.

- 1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/TVLR/LAYOUT No:31/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
- 2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
- 3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
- 4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
- 5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

#### Special Conditions

1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3.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 advertise, 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

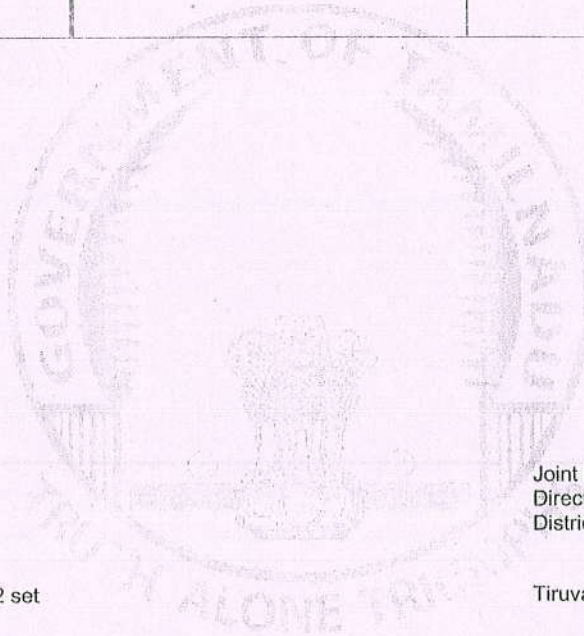
#### Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 40800    | 08/12/2023          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 40800.00 | 09/02/2024          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  | 1500.00  | 09/02/2024          |
| 6    | Satellite town charge  |          |                     |



Joint Director/Deputy Director/Assistant  
Director(i/c)  
District Town and Country Planning,

Enclosure

1.Layout original map and Condition – 2 set

Tiruvallur District.

Signature valid

Signed by: Assistant Director  
Location: Tiruvallur  
Date: 2024.02.13 11:47:31



# Government of Tamil Nadu

E-Challan

Payable at - DTO TIRUVALLUR

Remitter Copy



**Challan Number** 20240222022790 **Challan Date** 22-Feb-2024 **Payment Date**

**Remitter Type** Public **Remitter Code** 30 **Remitter Name** K SUBHASHINI +1 OTHER

**Mobile No.** 9840025250 **Aadhaar No.** **Remitter Address** PINJIVAKKAM

**Department** 02602-Directorate of Town and Country Planning **District** THIRUVALLUR **DDO Code** 18010005

**DDO / Office Name** ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING TIRUVALLUR **Department Transaction ID** **Office Name**

| Receipt Type | Sub Type    | Acct Code        | Amount | Reference No.                          | Remark      |
|--------------|-------------|------------------|--------|----------------------------------------|-------------|
| Others       | Collections | 021760800AS22709 | 453600 | RESIDENTIAL LAYOUT SF NO 155/10,12 etc | LUC CHARGES |

| Payment Type | Instrument No. | Instrument Date. | Drawn Bank     |
|--------------|----------------|------------------|----------------|
| Cheque       | 000211         | 22-02-24         | BANK OF BARODA |

**Payment Mode** Offline **Payment Type** Cheque **Payment Status** Pending

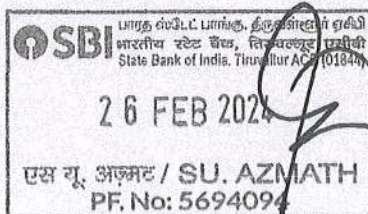
**Challan Amount (Rs.)** 4,53,600

**Bank Name** SBI

**Amount (in words)** Four Lakh Fifty Three Thousand Six Hundred Rupees only.

**Bank ref no.** CPADNYRJV8

**Remitter Signature**



**For Bank Use**

**Bank Branch Stamp and Signature of Cashier**

**Manager/Accountant**

Please Note\*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

# Government of Tamil Nadu

E-Challan

Payable at - DTO TIRUVALLUR

Remitter Copy



**Challan Number** 20240222022790 **Challan Date** 22-Feb-2024 **Payment Date**

**Remitter Type** Public **Remitter Code** 30 **Remitter Name** K SUBHASHINI +1  
OTHER

**Mobile No.** 9840025250 **Aadhaar No.** **Remitter Address** PINJIVAKKAM

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**DDO / Office Name** ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING TIRUVALLUR **Department Transaction ID** **Office Name**

| Receipt Type | Sub Type    | Acct Code        | Amount | Reference No.                          | Remark      |
|--------------|-------------|------------------|--------|----------------------------------------|-------------|
| Others       | Collections | 021760800AS22709 | 453600 | RESIDENTIAL LAYOUT SF NO 155/10,12 etc | LUC CHARGES |

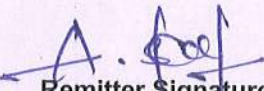
| Payment Type | Instrument No. | Instrument Date. | Drawn Bank     |
|--------------|----------------|------------------|----------------|
| Cheque       | 000211         | 22-02-24         | BANK OF BARODA |

**Payment Mode** Offline **Payment Type** Cheque **Payment Status** Pending

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**Remitter Signature**



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**Bank Branch Stamp and Signature of Cashier**

**Manager/Accountant**

Please Note\*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.



बैंक ऑफ बरोडा  
Bank of Baroda

सहायक कॉलेज शाखा चेन्नई 600018  
S/ET COLLEGE BRANCH CHENNAI 600018  
RTGS/NEFT IFSC CODE BARB0COLMAD

वारी की गई तिथि से तीन माह के लिए वैध / VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

CHS

22022024  
D D M M Y Y Y Y

बैंक खाता / CURRENT ACCOUNT

पिनजिवक्कम पंचायत

Or Bearer

या धारक को

एक लाख तिरुवनमि

only

अदा करें

₹ 1,36,000/-

खा. सं  
Ac. No

05310200000737

73700000201350

FOR BRICK AND MORTAR REALTY

CA/2023/MT

भारत की सभी शाखाओं पर सममूल्य पर देय  
Payable at par at all branches in India

COLMAD

R. Subrahmaniam P. Deepa Ram

AUTHORIZED SIGNATORY

Please sign above

000212 6000120141 200737 29



PINCHIVAKKAM

Survey Number:\*

155

Search

Reset

## Search Criteria :

Zone: CHENNAI Sub Registrar Office: PERAMBAKKAM  
 Guideline Village: PINCHIVAKKAM  
 Revenue District: TIRUVALLUR Revenue Village: PINCHIVAKKAM  
 Revenue Village: TIRUVALLUR

Below Search results are as on 22-Feb-2024 12:49 PM

19 items found, displaying 1 to 10.

[First/Prev] 1, 2 [Next/Last]

| Sr.No. | Survey/Subdivision No.  | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification                       | Effective Start Date | G.O.Download                                                                          |
|--------|-------------------------|-------------------------------------|------------------------------------|-------------------------------------------|----------------------|---------------------------------------------------------------------------------------|
| 1      | <a href="#">155/10</a>  | 2250000/<br>Acre                    | 5560000/<br>Hectare                | Wet Well Irrigation Single Crop Type - II | 01-Apr-2023          | -                                                                                     |
| 2      | <a href="#">155/11</a>  | 2250000/<br>Acre                    | 5560000/<br>Hectare                | Wet Well Irrigation Single Crop Type - II | 01-Apr-2023          | -                                                                                     |
| 3      | <a href="#">155/12</a>  | 2250000/<br>Acre                    | 5560000/<br>Hectare                | Wet Well Irrigation Single Crop Type - II | 01-Apr-2023          | -                                                                                     |
| 4      | <a href="#">155/13</a>  | 2250000/<br>Acre                    | 5560000/<br>Hectare                | Wet Well Irrigation Single Crop Type - II | 01-Apr-2023          | -                                                                                     |
| 5      | <a href="#">155/14A</a> | 2100000/<br>Acre                    | 5189500/<br>Hectare                | Wet Lake Irrigation Single Crop Type - II | 01-Apr-2023          | -                                                                                     |
| 6      | <a href="#">155/14B</a> | 2250000/<br>Acre                    | 5560000/<br>Hectare                | Wet Well Irrigation Single Crop Type - II | 01-Apr-2023          |  |
| 7      | <a href="#">155/1A</a>  | 2100000/<br>Acre                    | 5189500/<br>Hectare                | Dry Maanavari Lands Type - I              | 01-Apr-2023          | -                                                                                     |
| 8      | <a href="#">155/1B</a>  | 1900000/<br>Acre                    | 4695000/<br>Hectare                | Dry Maanavari Lands Type -                | 01-Apr-2023          | -                                                                                     |

PINCHIVAKKAM

Survey Number:\*

156

Search

Reset

Search Criteria :

Zone: CHENNAI Sub Registrar Office: PERAMBAKKAM  
Guideline Village: PINCHIVAKKAM  
Revenue District: TIRUVALLUR Revenue Village: PINCHIVAKKAM  
Revenue Taluk: TIRUVALLUR

Below Search results are as on 22-Feb-2024 12:52 PM

One item found.

1

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification                       | Effective Start Date | G.O.Download |
|--------|------------------------|-------------------------------------|------------------------------------|-------------------------------------------|----------------------|--------------|
| 1      | 156                    | 2250000/ Acre                       | 5560000/ Hectare                   | Wet Well Irrigation Single Crop Type - II | 01-Apr-2023          | -            |

Go Back To Main Menu

Online Services

Encumbrance Certificate

Search

Stamp Vendor

Search/View EC

Society

Chit Funds

Marriage

Birth and Death

Pin

Govt and Panchayat



# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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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.

