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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
verified.realestate

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ED PLUS ARCH LLP
'Kailash', 6/25, Cenotaph Road First Street, Teynampet, Chennai - 600 018. India.
Tel : + 91 - 44 - 2435 7906, 2436 2396, 2436 2397
E-mail : contact@edarch.in Web : www.edarch.in

Carpet Area Statement

Date:14.05.202

Site Address : Extended Double Basement + Ground + 16 Floors Residential Building with 135 Dwelling Units at Poonamallee High Road, Old Survey No. 152 part, 153/3 part, T.S.No.2/1, Ward No.- 001, Block No 35 of Koyambedu Village, Aminjikarai Taluk, Chennai, district, within the limit of Greater Chennai Corporation.

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g) = (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	
													Single Parking	Open
1			Commercial - 1	-	425.359	-	-	13.628	438.987	232.696	671.683	162.351	-	7
2			Commercial - 2	-	185.129	-	-	9.072	194.201	87.293	281.494	68.039	-	2
3		Ground	Commercial - 3	-	174.667	-	-	9.887	184.554	79.753	264.307	63.885	-	2
4			Club House - 1	-	455.994	-	-	25.111	481.105	-	-	-	-	-
5			Club House - 2	-	220.389	-	-	14.559	234.948	-	-	-	-	-
6		1	Club House - 3	-	1321.493	-	-	62.657	1384.150	-	-	-	-	-
7			4 BEDROOM TYPE-1	01.02.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
8			3 BEDROOM TYPE-1	01.02.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
9			3 BEDROOM TYPE-1	01.02.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
10			3 BEDROOM TYPE-1	01.02.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
11		2	3 BEDROOM TYPE-2	01.02.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
12			3 BEDROOM TYPE-3	01.02.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
13			3 BEDROOM TYPE-4	01.02.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
14			3 BEDROOM TYPE-5	01.02.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
15			3 BEDROOM TYPE-6	01.02.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
16			4 BEDROOM TYPE-1	01.03.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
17			3 BEDROOM TYPE-1	01.03.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
18			3 BEDROOM TYPE-1	01.03.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
19			3 BEDROOM TYPE-1	01.03.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
20		3	3 BEDROOM TYPE-2	01.03.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
21			3 BEDROOM TYPE-3	01.03.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
22			3 BEDROOM TYPE-4	01.03.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
23			3 BEDROOM TYPE-5	01.03.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
24			3 BEDROOM TYPE-6	01.03.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
25			4 BEDROOM TYPE-1	01.04.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
26			3 BEDROOM TYPE-1	01.04.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
27			3 BEDROOM TYPE-1	01.04.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
28			3 BEDROOM TYPE-1	01.04.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
29		4	3 BEDROOM TYPE-2	01.04.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
30			3 BEDROOM TYPE-3	01.04.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
31			3 BEDROOM TYPE-4	01.04.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
32			3 BEDROOM TYPE-5	01.04.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
33			3 BEDROOM TYPE-6	01.04.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
34			4 BEDROOM TYPE-1	01.05.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
35			3 BEDROOM TYPE-1	01.05.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
36			3 BEDROOM TYPE-1	01.05.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
37			3 BEDROOM TYPE-1	01.05.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
38		5	3 BEDROOM TYPE-2	01.05.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
39			3 BEDROOM TYPE-3	01.05.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
40			3 BEDROOM TYPE-4	01.05.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
41			3 BEDROOM TYPE-5	01.05.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
42			3 BEDROOM TYPE-6	01.05.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
43			4 BEDROOM TYPE-1	01.06.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
44			3 BEDROOM TYPE-1	01.06.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
45			3 BEDROOM TYPE-1	01.06.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
46			3 BEDROOM TYPE-1	01.06.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
47		6	3 BEDROOM TYPE-2	01.06.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
48			3 BEDROOM TYPE-3	01.06.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
49			3 BEDROOM TYPE-4	01.06.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
50			3 BEDROOM TYPE-5	01.06.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
51			3 BEDROOM TYPE-6	01.06.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
52			4 BEDROOM TYPE-1	01.07.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-

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53		3 BEDROOM TYPE-1	01.07.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
54		3 BEDROOM TYPE-1	01.07.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
55		3 BEDROOM TYPE-1	01.07.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
56	7	3 BEDROOM TYPE-2	01.07.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
57		3 BEDROOM TYPE-3	01.07.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
58		3 BEDROOM TYPE-4	01.07.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
59		3 BEDROOM TYPE-5	01.07.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
60		3 BEDROOM TYPE-6	01.07.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
61		4 BEDROOM TYPE-1	01.08.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
62		3 BEDROOM TYPE-1	01.08.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
63		3 BEDROOM TYPE-1	01.08.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
64		3 BEDROOM TYPE-1	01.08.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
65	8	3 BEDROOM TYPE-2	01.08.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
66		3 BEDROOM TYPE-3	01.08.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
67		3 BEDROOM TYPE-4	01.08.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
68		3 BEDROOM TYPE-5	01.08.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
69		3 BEDROOM TYPE-6	01.08.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
70		4 BEDROOM TYPE-1	01.09.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
71		3 BEDROOM TYPE-1	01.09.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
72		3 BEDROOM TYPE-1	01.09.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
73		3 BEDROOM TYPE-1	01.09.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
74	9	3 BEDROOM TYPE-2	01.09.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
75		3 BEDROOM TYPE-3	01.09.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
76		3 BEDROOM TYPE-4	01.09.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
77		3 BEDROOM TYPE-5	01.09.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
78		3 BEDROOM TYPE-6	01.09.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
79		4 BEDROOM TYPE-1	01.10.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
80		3 BEDROOM TYPE-1	01.10.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
81		3 BEDROOM TYPE-1	01.10.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
82		3 BEDROOM TYPE-1	01.10.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
83	10	3 BEDROOM TYPE-2	01.10.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
84		3 BEDROOM TYPE-3	01.10.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
85		3 BEDROOM TYPE-4	01.10.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
86		3 BEDROOM TYPE-5	01.10.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
87		3 BEDROOM TYPE-6	01.10.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
88		4 BEDROOM TYPE-1	01.11.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
89		3 BEDROOM TYPE-1	01.11.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
90		3 BEDROOM TYPE-1	01.11.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
91		3 BEDROOM TYPE-1	01.11.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
92	11	3 BEDROOM TYPE-2	01.11.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
93		3 BEDROOM TYPE-3	01.11.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
94		3 BEDROOM TYPE-4	01.11.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
95		3 BEDROOM TYPE-5	01.11.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
96		3 BEDROOM TYPE-6	01.11.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
97		4 BEDROOM TYPE-1	01.12.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
98		3 BEDROOM TYPE-1	01.12.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
99		3 BEDROOM TYPE-1	01.12.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
100		3 BEDROOM TYPE-1	01.12.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
101	12	3 BEDROOM TYPE-2	01.12.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
102		3 BEDROOM TYPE-3	01.12.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
103		3 BEDROOM TYPE-4	01.12.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
104		3 BEDROOM TYPE-5	01.12.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
105		3 BEDROOM TYPE-6	01.12.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
106		4 BEDROOM TYPE-1	01.13.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
107		3 BEDROOM TYPE-1	01.13.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
108		3 BEDROOM TYPE-1	01.13.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
109		3 BEDROOM TYPE-1	01.13.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
110	13	3 BEDROOM TYPE-2	01.13.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
111		3 BEDROOM TYPE-3	01.13.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
112		3 BEDROOM TYPE-4	01.13.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
113		3 BEDROOM TYPE-5	01.13.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-

ED PLUS ARCH LLP
'Kailash', 6/25, Cenotaph Road First Street, Teynampet, Chennai - 600 018. India.
Tel : + 91 - 44 - 2435 7906, 2436 2396, 2436 2397
E-mail : contact@edarch.in Web : www.edarch.in

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114			3 BEDROOM TYPE-6	01.13.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
115		14	4 BEDROOM TYPE-1	01.14.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
116			3 BEDROOM TYPE-1	01.14.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
117			3 BEDROOM TYPE-1	01.14.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
118			3 BEDROOM TYPE-1	01.14.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
119			3 BEDROOM TYPE-2	01.14.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
120			3 BEDROOM TYPE-3	01.14.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
121			3 BEDROOM TYPE-4	01.14.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
122			3 BEDROOM TYPE-5	01.14.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
123			3 BEDROOM TYPE-6	01.14.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
124		15	4 BEDROOM TYPE-1	01.15.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
125			3 BEDROOM TYPE-1	01.15.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
126			3 BEDROOM TYPE-1	01.15.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
127			3 BEDROOM TYPE-1	01.15.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
128			3 BEDROOM TYPE-2	01.15.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
129			3 BEDROOM TYPE-3	01.15.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
130			3 BEDROOM TYPE-4	01.15.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
131			3 BEDROOM TYPE-5	01.15.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
132			3 BEDROOM TYPE-6	01.15.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
133		16	4 BEDROOM TYPE-1	01.16.01	173.673	13.143	-	10.935	197.751	65.627	263.378	63.660	2	-
134			3 BEDROOM TYPE-1	01.16.02	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
135			3 BEDROOM TYPE-1	01.16.03	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
136			3 BEDROOM TYPE-1	01.16.04	119.307	6.655	-	8.440	134.402	44.435	178.837	43.226	1	-
137			3 BEDROOM TYPE-2	01.16.05	102.302	4.826	-	7.620	114.748	37.612	152.360	36.826	1	-
138			3 BEDROOM TYPE-3	01.16.06	91.805	3.905	-	6.967	102.677	33.425	136.102	32.897	1	-
139			3 BEDROOM TYPE-4	01.16.07	95.954	7.009	-	7.494	110.457	36.329	146.786	35.479	1	-
140			3 BEDROOM TYPE-5	01.16.08	127.559	7.719	-	9.186	144.464	47.379	191.843	46.370	1	-
141			3 BEDROOM TYPE-6	01.16.09	126.512	11.727	-	9.393	147.632	48.392	196.024	47.380	1	-
Total Area					**18918.921**	**1024.410**	**0**	**1288.639**	**21231.97**	**6430.756**	**25562.523**	**6178.65**	**150**	**11**
													161	
											Visitor's Car Parking		**15**	
											Total Car Parking		**176**	

Note 1 as defined by Shriram Properties Ltd.: The location of the car parking shall be allocated on first cum first service basis from the date of booking.

Note 2 as defined by TNRERA as a standard procudure:

- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
- If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
- Promoter to clearly mention cover, open and visitor carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

PURVA BHENDE
Architect
CA/2017/85954

ED PLUS ARCH LLP
'Kailash', 6/25, Cenotaph Road First Street, Teynampet, Chennai - 600 018. India.
Tel : + 91 - 44 - 2435 7906, 2436 2396, 2436 2397
E-mail : contact@edarch.in Web : www.edarch.in

ED+ Architecture

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Tel : + 91 - 44 - 2435 7906, 2436 2396, 2436 2397
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UDS ABSTRACT

Site Address : Extended Double Basement + Ground + 16 Floors Residential Building with 135 Dwelling Units at Poonamallee High Road, Old Survey No. 152 part, 153/3 part, T.S.No.2/1, Ward No.-001, Block No 35 of Koyambedu Village, Aminjikarai Taluk, Chennai, district, within the limit of Greater Chennai Corporation.

Decription	UDS area in sqft	UDS area in sqm	Car Parking nos.
Block UDS	**66507.03**	**6178.65**	
Land Extent	84949.70	7892.02	
Deduct 10% OSR Gifted to local body	-5774.78	-536.49	
(A) Total Net UDS area	**79174.92**	**7355.53**	
Deducting Future Provision for upper floors (in terms of TDR)	-12667.89	-1176.88	37
Deducting Block UDS	-66507.03	-6178.65	176
Balance	**0.00**	**0.00**	**213**

PURVA BHENDE
Architect
CA/2017/85954

ED+ Architecture

THE LANDLENS SUITE

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

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

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

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

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

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

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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