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PROJECT :	**CARPET AREA STATEMENT FOR THE PROPOSED CONSTRUCTION OF EXTENDED BASEMENT FLOOR (PARKING USE) + STILT FLOOR PART (PARKING USE) + GROUND FLOOR PART (CLUBHOUSE) + 1st FLOOR WITH CLUBHOUSE & 10 DWELLING UNITS + 2nd FLOOR TO 14 FLOORS WITH 143 DWELLING UNITS + 15th FLOOR WITH 6 DWELLING UNITS & CLUBHOUSE (TOTALLY 159 DU'S), AND SWIMMING POOL @ TERRACE FLOOR AT No. 83, GNT ROAD, MADHAVARAM, CHENNAI - 60, COMPRISED IN OLD S.Nos. 1271/1, 1271/3, 1272/2, 1272/2A8, 1273/1B, 1273/2B, 1274/1B, 1274/3 AND T.S. No. 13/1, BLOCK No. 55 OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.**
DOCUMENT :	**CARPET AREA STATEMENT / 1741-AT-AS-A-03**
DATED :	**09.07.2026**

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 + 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	Open
1	1	1	3 BHK + 3 TOI.	101	116.33	12.79	9.03	10.87	139.99	52.69	192.68	43.55	1	
2	1	1	3 BHK + 3 TOI.	102	109.53	7.49	-	10.12	127.14	47.85	174.99	39.54	1	
3	1	1	3 BHK + 3 TOI.	104	114.71	7.49	-	10.31	132.51	49.88	182.39	41.21	1	
4	1	1	2 BHK + 2 TOI.	105	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
5	1	1	2 BHK + 2 TOI.	106	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
6	1	1	2.5 BHK + 2 TOI.	107	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
7	1	1	2.5 BHK + 2 TOI.	108	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
8	1	1	2.5 BHK + 2 TOI.	109	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
9	1	1	2.5 BHK + 2 TOI.	110	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
10	1	1	2.5 BHK + 2 TOI.	111	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
11	1	2	3 BHK + 3 TOI.	201	116.33	12.79	-	10.87	139.99	52.69	192.68	43.55	1	
12	1	2	3 BHK + 3 TOI.	202	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
13	1	2	3 BHK + 3 TOI.	203	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
14	1	2	3 BHK + 3 TOI.	204	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
15	1	2	2 BHK + 2 TOI.	205	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
16	1	2	2 BHK + 2 TOI.	206	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
17	1	2	2.5 BHK + 2 TOI.	207	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
18	1	2	2.5 BHK + 2 TOI.	208	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
19	1	2	2.5 BHK + 2 TOI.	209	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
20	1	2	2.5 BHK + 2 TOI.	210	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
21	1	2	2.5 BHK + 2 TOI.	211	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
22	1	3	3 BHK + 3 TOI.	301	116.33	14.62	-	10.87	141.82	53.38	195.20	44.12	1	
23	1	3	3 BHK + 3 TOI.	302	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
24	1	3	3 BHK + 3 TOI.	303	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
25	1	3	3 BHK + 3 TOI.	304	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
26	1	3	2 BHK + 2 TOI.	305	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
27	1	3	2 BHK + 2 TOI.	306	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
28	1	3	2.5 BHK + 2 TOI.	307	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
29	1	3	2.5 BHK + 2 TOI.	308	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
30	1	3	2.5 BHK + 2 TOI.	309	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
31	1	3	2.5 BHK + 2 TOI.	310	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
32	1	3	2.5 BHK + 2 TOI.	311	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
33	1	4	3 BHK + 3 TOI.	401	116.33	16.44	-	10.87	143.64	54.07	197.71	44.67	1	
34	1	4	3 BHK + 3 TOI.	402	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
35	1	4	3 BHK + 3 TOI.	403	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
36	1	4	3 BHK + 3 TOI.	404	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
37	1	4	2 BHK + 2 TOI.	405	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
38	1	4	2 BHK + 2 TOI.	406	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
39	1	4	2.5 BHK + 2 TOI.	407	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
40	1	4	2.5 BHK + 2 TOI.	408	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
41	1	4	2.5 BHK + 2 TOI.	409	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
42	1	4	2.5 BHK + 2 TOI.	410	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
43	1	4	2.5 BHK + 2 TOI.	411	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75	1	
44	1	5	3 BHK + 3 TOI.	501	116.33	18.27	-	10.87	145.47	54.75	200.22	45.25	1	
45	1	5	3 BHK + 3 TOI.	502	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
46	1	5	3 BHK + 3 TOI.	503	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
47	1	5	3 BHK + 3 TOI.	504	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
48	1	5	2 BHK + 2 TOI.	505	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
49	1	5	2 BHK + 2 TOI.	506	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
50	1	5	2.5 BHK + 2 TOI.	507	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
51	1	5	2.5 BHK + 2 TOI.	508	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
52	1	5	2.5 BHK + 2 TOI.	509	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
53	1	5	2.5 BHK + 2 TOI.	510	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
54	1	5	2.5 BHK + 2 TOI.	511	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1

For AVANTARA PROJECTS LLP

Designated Partner

T.S. SARAVANAN, B.Arch., FIIA,
REGISTERED ARCHITECT,
Council Regn. No.CA/91/14340,
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No.6, Venus Colony 2nd Street,
Alwarpet, Chennai-600 018.

55	1	6	3 BHK + 3 TOI.	601	116.33	12.79	-	10.87	139.99	52.69	192.68	43.55	1	
56	1	6	3 BHK + 3 TOI.	602	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
57	1	6	3 BHK + 3 TOI.	603	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
58	1	6	3 BHK + 3 TOI.	604	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
59	1	6	2 BHK + 2 TOI.	605	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
60	1	6	2 BHK + 2 TOI.	606	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
61	1	6	2.5 BHK + 2 TOI.	607	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
62	1	6	2.5 BHK + 2 TOI.	608	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
63	1	6	2.5 BHK + 2 TOI.	609	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
64	1	6	2.5 BHK + 2 TOI.	610	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
65	1	6	2.5 BHK + 2 TOI.	611	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75	1	
66	1	7	3 BHK + 3 TOI.	701	116.33	14.62	-	10.87	141.82	53.38	195.20	44.12	1	
67	1	7	3 BHK + 3 TOI.	702	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
68	1	7	3 BHK + 3 TOI.	703	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
69	1	7	3 BHK + 3 TOI.	704	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
70	1	7	2 BHK + 2 TOI.	705	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
71	1	7	2 BHK + 2 TOI.	706	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
72	1	7	2.5 BHK + 2 TOI.	707	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
73	1	7	2.5 BHK + 2 TOI.	708	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
74	1	7	2.5 BHK + 2 TOI.	709	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
75	1	7	2.5 BHK + 2 TOI.	710	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
76	1	7	2.5 BHK + 2 TOI.	711	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
77	1	8	3 BHK + 3 TOI.	801	116.33	16.44	-	10.87	143.64	54.07	197.71	44.67	1	
78	1	8	3 BHK + 3 TOI.	802	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
79	1	8	3 BHK + 3 TOI.	803	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
80	1	8	3 BHK + 3 TOI.	804	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
81	1	8	2 BHK + 2 TOI.	805	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
82	1	8	2 BHK + 2 TOI.	806	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
83	1	8	2.5 BHK + 2 TOI.	807	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
84	1	8	2.5 BHK + 2 TOI.	808	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
85	1	8	2.5 BHK + 2 TOI.	809	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
86	1	8	2.5 BHK + 2 TOI.	810	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
87	1	8	2.5 BHK + 2 TOI.	811	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
88	1	9	3 BHK + 3 TOI.	901	116.33	18.27	-	10.87	145.47	54.75	200.22	45.25	1	
89	1	9	3 BHK + 3 TOI.	902	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
90	1	9	3 BHK + 3 TOI.	903	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
91	1	9	3 BHK + 3 TOI.	904	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
92	1	9	2 BHK + 2 TOI.	905	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
93	1	9	2 BHK + 2 TOI.	906	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
94	1	9	2.5 BHK + 2 TOI.	907	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
95	1	9	2.5 BHK + 2 TOI.	908	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
96	1	9	2.5 BHK + 2 TOI.	909	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
97	1	9	2.5 BHK + 2 TOI.	910	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
98	1	9	2.5 BHK + 2 TOI.	911	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
99	1	10	3 BHK + 3 TOI.	1001	116.33	21.93	-	10.87	149.13	56.13	205.26	46.39	1	
100	1	10	3 BHK + 3 TOI.	1002	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
101	1	10	3 BHK + 3 TOI.	1003	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
102	1	10	3 BHK + 3 TOI.	1004	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
103	1	10	2 BHK + 2 TOI.	1005	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
104	1	10	2 BHK + 2 TOI.	1006	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
105	1	10	2.5 BHK + 2 TOI.	1007	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
106	1	10	2.5 BHK + 2 TOI.	1008	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
107	1	10	2.5 BHK + 2 TOI.	1009	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
108	1	10	2.5 BHK + 2 TOI.	1010	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77	1	
109	1	10	2.5 BHK + 2 TOI.	1011	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75	1	

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110	1	11	3 BHK + 3 TOI.	1101	116.33	12.79	-	10.87	139.99	52.69	192.68	43.54	1	
111	1	11	3 BHK + 3 TOI.	1102	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
112	1	11	3 BHK + 3 TOI.	1103	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
113	1	11	3 BHK + 3 TOI.	1104	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
114	1	11	2 BHK + 2 TOI.	1105	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
115	1	11	2 BHK + 2 TOI.	1106	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
116	1	11	2.5 BHK + 2 TOI.	1107	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83		1
117	1	11	2.5 BHK + 2 TOI.	1108	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
118	1	11	2.5 BHK + 2 TOI.	1109	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
119	1	11	2.5 BHK + 2 TOI.	1110	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77		1
120	1	11	2.5 BHK + 2 TOI.	1111	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
121	1	12	3 BHK + 3 TOI.	1201	116.33	14.62	-	10.87	141.82	53.38	195.20	44.12	1	
122	1	12	3 BHK + 3 TOI.	1202	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
123	1	12	3 BHK + 3 TOI.	1203	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
124	1	12	3 BHK + 3 TOI.	1204	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
125	1	12	2 BHK + 2 TOI.	1205	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
126	1	12	2 BHK + 2 TOI.	1206	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
127	1	12	2.5 BHK + 2 TOI.	1207	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
128	1	12	2.5 BHK + 2 TOI.	1208	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
129	1	12	2.5 BHK + 2 TOI.	1209	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
130	1	12	2.5 BHK + 2 TOI.	1210	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77		1
131	1	12	2.5 BHK + 2 TOI.	1211	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
132	1	13	3 BHK + 3 TOI.	1301	116.33	16.44	-	10.87	143.64	54.07	197.71	44.68	1	
133	1	13	3 BHK + 3 TOI.	1302	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
134	1	13	3 BHK + 3 TOI.	1303	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
135	1	13	3 BHK + 3 TOI.	1304	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
136	1	13	2 BHK + 2 TOI.	1305	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
137	1	13	2 BHK + 2 TOI.	1306	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
138	1	13	2.5 BHK + 2 TOI.	1307	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83		1
139	1	13	2.5 BHK + 2 TOI.	1308	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
140	1	13	2.5 BHK + 2 TOI.	1309	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
141	1	13	2.5 BHK + 2 TOI.	1310	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77		1
142	1	13	2.5 BHK + 2 TOI.	1311	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
143	1	14	3 BHK + 3 TOI.	1401	116.33	18.27	-	10.87	145.47	54.75	200.22	45.25	1	
144	1	14	3 BHK + 3 TOI.	1402	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
145	1	14	3 BHK + 3 TOI.	1403	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
146	1	14	3 BHK + 3 TOI.	1404	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
147	1	14	2 BHK + 2 TOI.	1405	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
148	1	14	2 BHK + 2 TOI.	1406	74.94	4.77	-	9.06	88.77	33.41	122.18	27.61		1
149	1	14	2.5 BHK + 2 TOI.	1407	85.64	4.13	-	9.36	99.13	37.31	136.44	30.83	1	
150	1	14	2.5 BHK + 2 TOI.	1408	85.40	6.46	-	9.25	101.11	38.06	139.17	31.45	1	
151	1	14	2.5 BHK + 2 TOI.	1409	93.19	5.18	-	9.75	108.12	40.70	148.82	33.63	1	
152	1	14	2.5 BHK + 2 TOI.	1410	84.53	4.42	-	9.99	98.94	37.24	136.18	30.77		1
153	1	14	2.5 BHK + 2 TOI.	1411	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
154	1	15	3 BHK + 3 TOI.	1501	116.33	21.93	-	10.87	149.13	56.13	205.26	46.38	1	
155	1	15	3 BHK + 3 TOI.	1502	109.53	7.49	5.25	10.12	127.14	47.85	174.99	39.54	1	
156	1	15	3 BHK + 3 TOI.	1503	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
157	1	15	3 BHK + 3 TOI.	1504	114.71	7.49	5.68	10.31	132.51	49.88	182.39	41.21	1	
158	1	15	2 BHK + 2 TOI.	1505	79.96	4.21	-	8.61	92.78	34.92	127.70	28.85		1
159	1	15	2.5 BHK + 2 TOI.	1511	78.94	4.64	-	8.85	92.43	34.79	127.22	28.75		1
TOTAL					**15029.79**	**1054.76**	**241.57**	**1539.48**	**17624.03**	**6633.58**	**24257.61**	**5481.18**	**112**	**47**
												VISITORS CAR PARKING		**16**
												TOTAL CAR PARKING		**175**

TOTAL LAND EXTENT AS PER DOCUMENT	5563.00	SQ.M
LESS LAND GIVEN FOR OSR / ROAD WIDENING	81.82	SQ.M
BALANCE LAND AREA	5481.18	SQ.M

COVERED CAR PARKING	112	Nos
OPEN CAR PARKING	47	Nos
VISITORS OPEN CAR PARKING	16	Nos
TOTAL	175	Nos

For AVANTARA PROJECTS LLP

Designated Partner

T.S. SARAVANAN, B.Arch., FIIA,
REGISTERED ARCHITECT,
Council Regn. No.CA/91/14340,
Greater Chennai Corporation
Regn. No.RA100772024
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Alwarpet, Chennai-600 018.

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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