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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/399872/2024

From:
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
President,
Muttukadu Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

Revised and Proposed Additional Residential Building - District Town and Country Planning, Chengalpattu District **-** Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk, Thirupour panchayat union, Muttukadu Panchayat, Kazhipatur village, S.F.Nos.167/1, 2; 169/1A, 1B1, 1B2, 1B3, 2; 170/1; 172; 173/3, 4; 174/1, 2; 175/1, 2;176/1A, 1B, 1C, 2; 177/1, 2, 3; 179/1, 2A, 2B, 2C; 183/2; 185/1; 186/2; 188/2A, 2B, 2C;189/2, 3; 190/1, 2, 3; 191/1, 2; 193/1, 2A, 2B, 2C, 2D; 194; 195; 196; 197/1, 2A, 2B1, 2B2,2B3, 2C, 2D, 2E, 2F1, 2F2, 3A, 3B, 3C; 198/1, 2; 199/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D,2E, 2F, 2G; 200/2A, 2B, 2C, 2D, 2E, 2F and 205 - Site area of 75845.60 sq.m. (As per approved) – Block 1 to 7 - HRB (889 Dwelling units) - FSI area of 148894.35 sq.m. has been already approved - Survey No. 186/2 subdivided as 186/2A & 186/2B – 186/2A – 700 sq.m. already acquired for OMR Road widening – Now revised site area: 74250.00Sqm (As per patta) - FSI area of 99805.08 sq.m. (HRB Blocks 2,3,4,5,7- 628 Dwelling units constructed - Block 1 & 6 Not constructed – Now Block 8 to 26 NHRB (consist of 83 units) and Gym & Indoor game buildings are proposed –- proposed Blocks FSI Area is 27229.64 Sq.m. – Already approved constructed and proposed FSI area put together is 127034.72 Sq.m. - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. M/s.TVH Estates Chennai Pvt Ltd, Online Application Reference No. SWP/ BPA/ 399872/2024, Received, Dated: 23.11.2024.
2. Assistant Director / Member Secretary, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No.SWP/ BPA/ 399872/ 2024, Dated:26.11.2024.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/ 0399872/2024, dated:04.02.2025.
4. Director of Town and Country Planning, Proceeding Roc No.6610/ 2012/ Splcell, Dated: 04.04.2012.(Technical Concurrence No.82 /2012)
5. Member Secretary, Mamallapuram LPA Proceedings Roc No.627/2011/MLPA, Dated.26.12.2012.(PP Noc- 46 / 2012)
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017

17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
18. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
19. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).
20. Resolution No.04, of 190 Mamallapuram Local Planning Authority, Dated: 05.03.2025.
21. No objection letter obtained from 2/3rd flat owners, Dated:16.06.2024.
22. Report of the Noc-Legal committee of the OBO Association, Dated: 03.12.2023.
23. Environmental clearance Letter No.SEIAA/TN/EC/8(b)/0012/F-28/2008, Dated: 22.09.2008
24. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges and Balance Scrutiny Fee respectively dated.13.02.2025, 14.02.2025 and 06.02.2025.
25. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board, CC Charges and Security Deposit, Shelter charges and Balance Scrutiny fee received from the applicant respectively on 23.11.2024, 11.03.2025 and 14.03.2025.

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Order:

With reference to the 5th cited letter at Chengalpattu District (Previously Kancheepuram District), Mamallapuram Local Planning Authority, Thiruporur Taluk and Panchayat Union (Previously Chengalpattu Taluk) – Muttukadu Panchayat, Kazhipatur Village – S.No.167/1, 2; 169/1A, 1B1, 1B2, 1B3, 2; 170/1; 172; 173/3, 4; 174/1, 2; 175/1, 2;176/1A, 1B, 1C, 2; 177/1, 2, 3; 179/1, 2A, 2B, 2C; 183/2; 185/1; 186/2; 188/2A, 2B, 2C;189/2, 3; 190/1, 2, 3; 191/1, 2; 193/1, 2A, 2B, 2C, 2D; 194; 195; 196; 197/1, 2A, 2B1, 2B2,2B3, 2C, 2D, 2E, 2F1, 2F2, 3A, 3B, 3C; 198/1, 2; 199/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D,2E, 2F, 2G; 200/2A, 2B, 2C,

2D, 2E, 2F; 205 - Site area of 75845.60 sq.m. (As per approved) – HRB Block 1 to 7 (889 Dwelling units) - FSI area of 148894.35 sq.m. has been already approved.

Now, in the already approved site Survey No. 186/2 subdivided as 186/2A & 186/2B. Survey No. 186/2A – 700 sq.m. already acquired for OMR Road widening and in the earlier approval in the drawing survey no.170/1 was mentioned wrongly instead of mentioning it as survey number 170/2 and is currently corrected. Now total revised site area 74250.00 Sq.m.(Considered for FSI Calculation)

Already approved Blocks 1 and 6 consist of 261 dwelling units have not been constructed. Now Applicant. M/s.TVH Estates Chennai Pvt Ltd, has requested for the proposed additional construction of Block 8 to Block 26 (consist of 83 units) and Gym & Indoor game buildings. Already constructed FSI Area 99805.08sqm and proposed additional FSI area of 27229.64 Sq.m.Total already constructed and proposed additional FSI area put together is 127034.72 Sq.m. Further, No objection letter received from 2/3rd flat owners for proposed additional construction approval.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 3rd cited above for **Revised and Proposed additional Residential Building** at Chengalpattu District – Thiruporur taluk, Thirupour panchayat union, Muttukadu Panchayat, Kazhipatur village, S.F.Nos. .167/1, 2; 169/1A, 1B1, 1B2, 1B3, 2; 170/1; 172; 173/3, 4; 174/1, 2; 175/1, 2;176/1A, 1B, 1C, 2; 177/1, 2, 3; 179/1, 2A, 2B, 2C; 183/2; 185/1; 186/2; 188/2A, 2B, 2C;189/2, 3; 190/1, 2, 3; 191/1, 2; 193/1, 2A, 2B, 2C, 2D; 194; 195; 196; 197/1, 2A, 2B1, 2B2,2B3, 2C, 2D, 2E, 2F1, 2F2, 3A, 3B, 3C; 198/1, 2; 199/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D,2E, 2F, 2G; 200/2A, 2B, 2C, 2D, 2E, 2F and 205 - Site area of 75845.60 sq.m. (As per approved)– Block 1 to 7 - HRB (889 Dwelling units) - FSI area of 148894.35 sq.m. has been already approved - Survey No. 186/2 subdivided as 186/2A & 186/2B – 186/2A – 700 sq.m. already acquired for OMR Road widening – Now revised site area: 74250.00Sqm (As per patta) - FSI area of 99805.08sqm (HRB Blocks 2,3,4,5,7- 628 Dwelling units constructed - Block 1 & 6 Not constructed – Now Block 8 to 26 NHRB (consist of 83 units) and Gym & Indoor game buildings are proposed –- proposed Blocks FSI Area is 27229.64 Sq.m. – Already approved constructed

and proposed FSI area put together is 127034.72 Sq.m.– Technical Clearance number is assigned as **B.P/DTCP No.65/2025.**

As per 190th of Mamallapuram Local Planning Authority Meeting Resolution No.04, vide 20 cited above, planning permission is granted for this proposal.

The area statement for the Proposed Residential building is as below.

Area of Site : 74950 sq.m (As per patta)

Already acquired Road widening area (S.F.No.186/2A) : (-)700 sq.m.

OSR land already gifted to local body: 7584 sqm

To be gifted Road widening area (S.F.No.170/2): 450 sqm

Site area : 74250 (For FSI calculation)

Proposed Residential Building Area Statement in Sq.m.

Proposed Villa area statement							
Block No.	**Type**	**Floor**	**FSI Area per Unit**	**Total No. of units**	**Total FSI Area**	**Non FSI**	**Total Non FSI Area**
Block-8	A	Ground Floor	138.74	5	693.70	1.71	8.55
		First Floor	113.98		569.90	17.36	86.80
		Second Floor	87.96		439.80	3.92	19.60
		Terrace Floor	-		-	18.40	92.00
Block-9	A	Ground Floor	138.74	3	416.22	1.71	5.13
		First Floor	113.98		341.94	17.36	52.08
		Second Floor	87.96		263.88	3.92	11.76
		Terrace Floor	-		-	18.4	55.2
Block-10	Commercial	Ground Floor	247.18	1	247.18	-	-
		First Floor	247.18		247.18	-	-
		Terrace Floor	0		-	12.29	12.29
Block-11	A	Ground Floor	138.74	6	832.44	1.71	10.26
		First Floor	113.98		683.88	17.36	104.16
		Second Floor	87.96		527.76	3.92	23.52

		Terrace Floor	-		-	18.4	110.4
Block-12	A	Ground Floor	138.74	2	277.48	1.71	3.42
		First Floor	113.98		227.96	17.36	34.72
		Second Floor	87.96		175.92	3.92	7.84
		Terrace Floor	-		-	18.4	36.8
	C	Ground Floor	99.14	1	99.14	3.29	3.29
		First Floor	95.79		95.79	1.00	1.00
		Second Floor	48.91		48.91	-	-
		Terrace Floor	-		-	18.18	18.18
Block-13	A	Ground Floor	138.74	3	416.22	1.71	5.13
		First Floor	113.98		341.94	17.36	52.08
		Second Floor	87.96		263.88	3.92	11.76
		Terrace Floor	-		-	18.4	55.2
Block-14	A	Ground Floor	138.74	5	693.7	1.71	8.55
		First Floor	113.98		569.9	17.36	86.8
		Second Floor	87.96		439.8	3.92	19.6
		Terrace Floor	-		-	18.4	92
Block-15	A	Ground Floor	138.74	5	693.7	1.71	8.55
		First Floor	113.98		569.9	17.36	86.8
		Second Floor	87.96		439.8	3.92	19.6
		Terrace Floor	-		-	18.4	92
Block-16	A	Ground Floor	138.74	4	554.96	1.71	6.84
		First Floor	113.98		455.92	17.36	69.44
		Second Floor	87.96		351.84	3.92	15.68
		Terrace Floor	-		-	18.4	73.6
	C	Ground Floor	99.14	1	99.14	3.29	3.29
		First Floor	95.79		95.79	1.00	1.00
		Second Floor	48.91		48.91	0	0
		Terrace Floor	-		-	18.18	18.18
Block-17	A	Ground Floor	138.74	9	1248.66	1.71	15.39
		First Floor	113.98		1025.82	17.36	156.24
		Second Floor	87.96		791.64	3.92	35.28

		Terrace Floor	-		-	18.4	165.6
Block-18	A	Ground Floor	138.74	12	1664.88	1.71	20.52
		First Floor	113.98		1367.76	17.36	208.32
		Second Floor	87.96		1055.52	3.92	47.04
		Terrace Floor	-		-	18.4	220.8
Block-19	A	Ground Floor	138.74	2	277.48	1.71	3.42
		First Floor	113.98		227.96	17.36	34.72
		Second Floor	87.96		175.92	3.92	7.84
		Terrace Floor	-		-	18.4	36.8
	B	Ground Floor	130.12	1	130.12	7.61	7.61
		First Floor	105.43		105.43	17.28	17.28
		Second Floor	62.67		62.67	3.84	3.84
		Terrace Floor	-		-	18.4	18.4
	C	Ground Floor	99.14	1	99.14	3.29	3.29
		First Floor	95.79		95.79	1.00	1.00
		Second Floor	48.91		48.91	-	-
		Terrace Floor	-		-	18.18	18.18
Block-20	A	Ground Floor	138.74	2	277.48	1.71	3.42
		First Floor	113.98		227.96	17.36	34.72
		Second Floor	87.96		175.92	3.92	7.84
		Terrace Floor	-		-	18.4	36.8
	B	Ground Floor	130.12	1	130.12	7.61	7.61
		First Floor	105.43		105.43	17.28	17.28
		Second Floor	62.67		62.67	3.84	3.84
		Terrace Floor	-		-	18.4	18.4
Block-21	A	Ground Floor	138.74	4	554.96	1.71	6.84
		First Floor	113.98		455.92	17.36	69.44
		Second Floor	87.96		351.84	3.92	15.68
		Terrace Floor	-		-	18.4	73.6
Block-22	B	Ground Floor	130.12	3	390.36	7.61	22.83
		First Floor	105.43		316.29	17.28	51.84
		Second Floor	62.67		188.01	3.84	11.52

		Terrace Floor	-		-	18.4	55.2
Block-23	B	Ground Floor	130.12	3	390.36	7.61	22.83
		First Floor	105.43		316.29	17.28	51.84
		Second Floor	62.67		188.01	3.84	11.52
		Terrace Floor	-		-	18.4	55.2
Block-24	B	Ground Floor	130.12	3	390.36	7.61	22.83
		First Floor	105.43		316.29	17.28	51.84
		Second Floor	62.67		188.01	3.84	11.52
		Terrace Floor	-		-	18.4	55.2
Block-25	A	Ground Floor	138.74	2	277.48	1.71	3.42
		First Floor	113.98		227.96	17.36	34.72
		Second Floor	87.96		175.92	3.92	7.84
		Terrace Floor	-		-	18.4	36.8
	B	Ground Floor	130.12	1	130.12	7.61	7.61
		First Floor	105.43		105.43	17.28	17.28
		Second Floor	62.67		62.67	3.84	3.84
		Terrace Floor	-		-	18.4	18.4
	C	Ground Floor	99.14	2	198.28	3.29	6.58
		First Floor	95.79		191.58	1.00	2.00
		Second Floor	48.91		97.82	-	-
		Terrace Floor	-		-	18.18	36.36
Block-26	Commercial	Ground Floor	39.96	1	39.96	-	-
		First Floor	39.96		39.96	-	-
		Terrace Floor	0		-	12.00	12.00
Gym & Indoor game		Ground Floor	18		18.00	-	-
		First Floor	18		18.00	-	-
		Second Floor	18		18.00	-	-
		Terrace Floor	-		-	9.00	9.00
	Total			**83**	**27229.64**		**3360.16**

Already approved FSI Area: 148894.35 sq.m.

Already approved Constructed FSI Area 99805.08 sq.m.

Proposed FSI Area: 27229.64 Sq.m.
Total FSI Area: 127034.72 Sq.m.
OSR land 7584.56 sq.m. already handed over to local body vide gift deed document No.3064/2008, Dated: 24.04.2008.

1. With the above area, the Planning Permission is given to the proposed Revised and Proposed Additional Residential building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. Residential building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.22/2025.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **15.03.2025** to **14.03.2033** vide reference Government order 19th cited above.

3. The Proposed Residential Building placed in 190th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th cited above.

4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

SPECIAL CONDITIONS: -

1) Environmental clearance is to be obtained before commencement of proposed additional construction.

2) The area of the open space reservation land is correctly mentioned in the gift deed document, but the shape of the Open space reservation land is incorrectly mentioned in the gift deed document. Hence, the Open space reservation land have been handed over to the local body as mentioned shape (earmarked as A1 to A8) in the site plan Gift deed Document No: 3296/2025, Dated: 13.02.2025 and Deed of Rectification No:3295/2025, Dated:13.02.2025.

3) In the earlier approval drawing mentioned as survey no.170/1 instead of referring to as a survey number 170/2 and is currently a mended. Hence survey number 170/2 road widening portion 450sqm (earmarked as A to C) is to have be handed over to local body in Gift deed Document No: 3296/2025, Dated: 13.02.2025 and Deed of Rectification No: 3295/2025, Dated: 13.02.2025.

4) Land which has been notified as water body, water lines in revenue records it shall be ensured by the local body protecting from encroachment.

5) Applicant should be allowed access driveway for existing pond survey no: 168, 178 and 192.

6) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

7) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

8) 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 Permissions is issued subject to the condition that 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.

9) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

10) The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance 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.

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.

11) 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.

12) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed additional Residential building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.

10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 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.
11. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
12. Wiring should be done by a government approved electrical contractor when the building is constructed.

THE FEES COLLECTED FROM THE APPLICANT ARE AS FOLLOWS:-

1. Scrutiny Fee Charge: **Rs.1,64,863/-** Payment Receipt 20241123399872, Transaction ID 3383861364755, Date.23.11.2024 and Balance Scrutiny Fees Charges: **Rs.6,000/-,** SB Collect Reference No: DUN8571948, Date:11.03.2025 and **RS.10,500/-** SB Collect Reference No:DUN8705266, Dated:14.03.2025.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
3. Centage Charge for Building: **Rs.10,000**/- Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
4. Infrastructure and Amenities Charges: **Rs.1,02,37,500**/- Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
5. Security Deposit: **Rs.51,18,750**/- Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
6. Completion Certificate: **Rs. 3,62,757**/- Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
7. Display Board Charges: **Rs.1500/-** Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
8. Development Charges for Land: **Rs.3,03,400/-** Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.

9. Development Charges for Building: **Rs.4,04,448/-** Payment Receipt 20250311399872, Transaction ID 1298768552945, Date.11.03.2025.
10. Shelter Fund Charges: **Rs.95,16,000/-** E-challan Number: 20250311013201, Account Code:021602800AB24303, Dated:14.03.2025.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Encl:
1. Drawing no of sheets.1 to 3.
2. Original Gift deed no: 3296/2025, Dated:13.02.2025 and Deed of Rectification No: 3295/2025, Dated: 13.02.2025.

Copy: -

1. M/s. TVH ESTATES CHENNAI PVT LTD,
TVH Novella No. 16/17, 3rd Cross Street,
R A Puram, Mylapore, Chennai - 600028
Ph : 9962585042
Email. gokulm@tvh.in

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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