Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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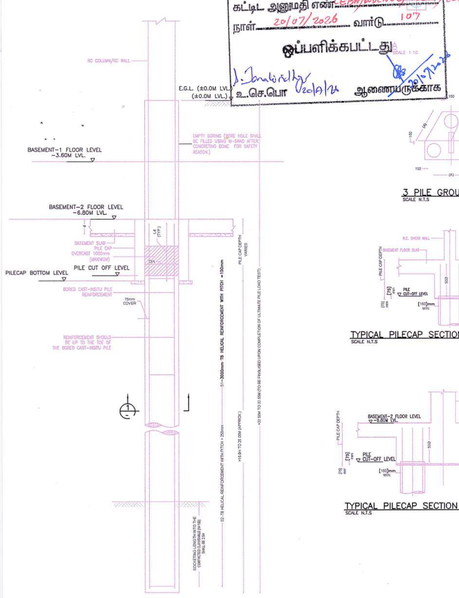
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்.....
நாள்..... வார்டு.....
ஒப்பளிக்கப்பட்டது
உ.செ.பொ
ஆணையருக்காக

P.P.A approved by
C.M.D.A vide
Lr.No.....
Dated.....

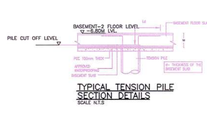
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2019 before the Madurai Bench of Madras High Court



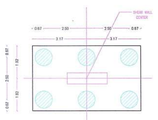
TYPICAL DETAIL OF BORED CAST-INSITU PILE (NON TOWER AREA)
SCALE N.T.S











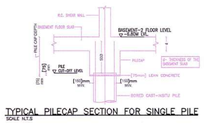


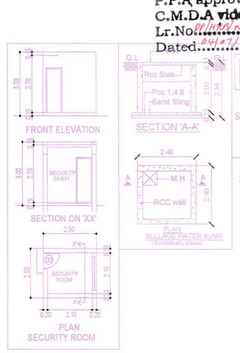
TABLE 1– DRIVEN PILE (CAST–INSITU)

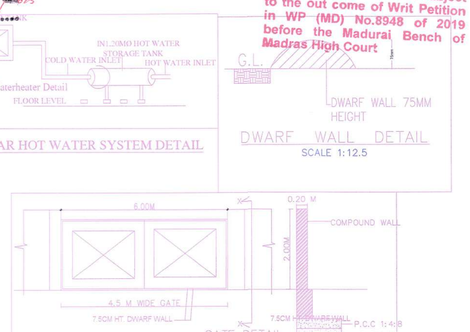
DRIVEN PILE MARK / TYPE	SIZE	WORKING COMPRESSION CAPACITY (TONS)	LONGITUDINAL REINFORCEMENT	LINKS
PROPOSED PILE TYPE A	600Ø	160	6T16	REFER TYPICAL VERTICAL SECTION AND CROSS SECTION FOR MAIN REINFORCEMENT ARRANGEMENT.
PROPOSED PILE TYPE B	1000Ø	375	14T20	REFER TYPICAL VERTICAL SECTION AND CROSS SECTION FOR MAIN REINFORCEMENT ARRANGEMENT.
PROPOSED PILE TYPE C	1200Ø	485	15T25	REFER TYPICAL VERTICAL SECTION AND CROSS SECTION FOR MAIN REINFORCEMENT ARRANGEMENT.

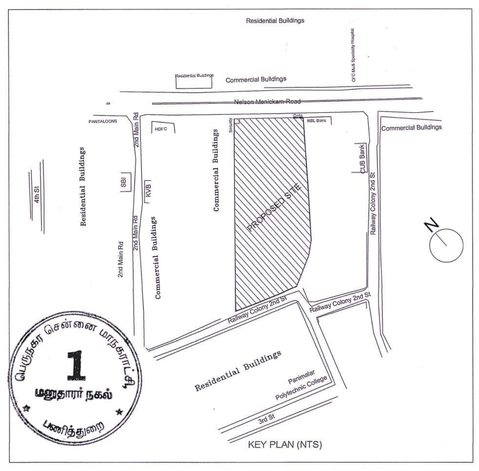
NOTES:–
1. GRADE OF CONCRETE FOR PILE IS TO BE M35.
2. CEMENT IS TO BE OPC/PPC CONFIRMING TO IS1489, IS8112/12269.
3. T = GRADE Fe 5500 REINFORCEMENT
4. TOC = TOP OF CONCRETE

TABLE 2 (PILE SPACING)

BORED PILE MARK / TYPE	SIZE	2 PILE GROUP	3 PILE GROUP			4 PILE GROUP		5 PILE GROUP		6 PILE GROUP	
		(A)	(A)	(B)	(C)	(A)	(B)	(A)	(B)	(A)	(B)
TYPE A	600Ø	1500	1500	–	–	1500	1500	–	–	–	–
TYPE B	1000Ø	1250	2500	–	–	2500	1250	–	–	–	–
TYPE C	1200Ø	3000	3000	–	–	2500	1500	–	–	–	–







KEY PLAN

EARLIER APPROVAL DETAILS:

PLANNING PERMIT NO.C/PP/MSB/14 E-K/96
SBC NO.43/2878/96 Dt. 26/04/96

Plot area As per Document – 5937.38 sq.m
Landscape area for EIA requirements (15%) - 888 Sq.m
Landscape Area Achieved for EIA (15%) - 888 Sq.m

SITE PLAN	SHEET NO. 1 / 5

SITE PLAN

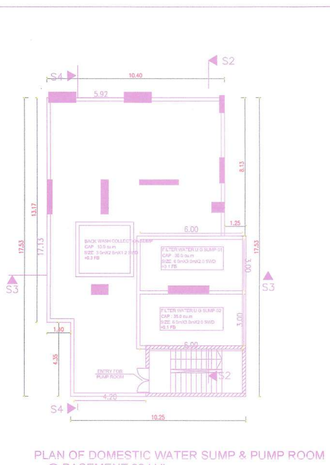
PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF EXTENDED BASEMENT FLOOR (01) + BASEMENT FLOOR (02) FOR STP PUMP ROOM + STILT FLOOR (PT)/GROUND FLOOR PART (WAITING LOBBY, COWORKING SPACE & ASSOCIATION ROOM) + MEZZANINE @ GROUND FLOOR (KIDS PLAY AREA, CRECCHE, MULTIPURPOSE HALL, INDOOR GAMES, HOME THEATRE, GUEST ROOM, ASSOCIATION ROOM) + 1ST FLOOR TO 21ST FLOOR + 22ND FLOOR PART, 101 DWELLING UNITS RESIDENTIAL BUILDING (HEIGHT 78.0M)WITH REFUGE AREA, UNISEX SALOON/SPA & GYM AT 18TH FLOOR AND OPEN SWIMMING POOL/CHANGE ROOMS & PUMP ROOM AT 22ND FLOOR PART AVAILING WITH PREMIUM FSI. AT PLOT NO:1 TO 12, NELSON MANICKAM MUDALIAR ROAD, VADA AGARAM TOWN, AMINJIKARAI TALUK, CHENNAI - 600 029. COMPRISED IN T.S.NO. 11/3, BLOCK NO.11, OF VADA AGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

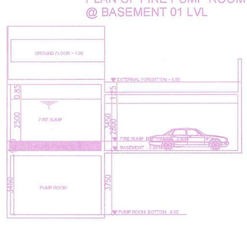
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	5942.00
AREA AS PER DOCUMENT	5937.38
AREA CONSIDERED FOR FSI	5937.38
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	28147.24
FSI FACTOR	4.74
COVERAGE AREA (PERCENTAGE %)	1278.20 (21.52%)

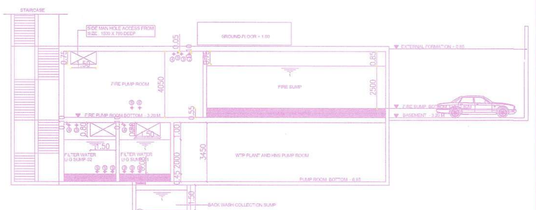
A) PARKING STATEMENT

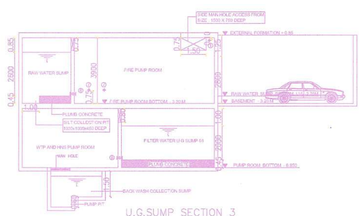
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	243	259
TWO WHEELER	0	0
CYCLE	-	0

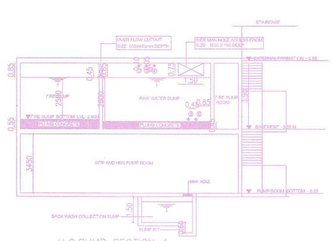




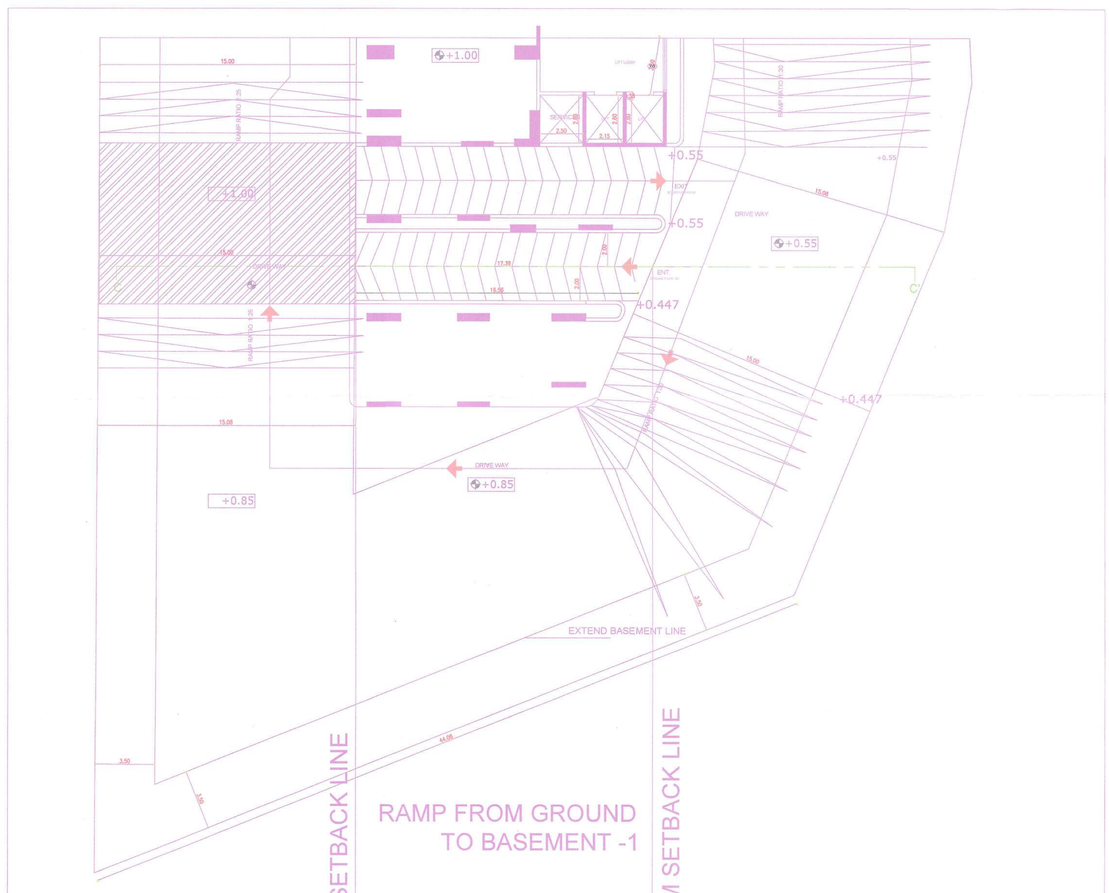












FLOOR WISE FSI STATEMENT: HRB (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT02 FLOOR	0.00	0.00	0.00	0.00	0	0.00
BASEMENT01 PARKING FLOOR	0.00	103.64	0.00	0.00	0	103.64
GROUND PARKING FLOOR	0.00	827.06	0.00	0.00	0	827.06
MEZZANINE @ GROUND FLOOR	0.00	928.43	0.00	0.00	0	928.43
FIRST FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
SECOND FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
THIRD FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
FOURTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
FIFTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
SIXTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
SEVENTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
EIGHTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
NINTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
TENTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
ELEVENTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
TWELFTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
THIRTEENTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
FOURTEENTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
FIFTEENTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
SIXTEENTH FLOOR	0.00	1272.05	0.00	0.00	5	1272.05
SEVENTEENTH FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
EIGHTEENTH FLOOR	0.00	1266.79	0.00	0.00	3	1266.79
NINETEENTH FLOOR	0.00	874.01	0.00	0.00	3	874.01
TWENTIETH FLOOR	0.00	1271.97	0.00	0.00	5	1271.97
TWENTYFIRST FLOOR	0.00	1266.44	0.00	0.00	5	1266.44
TWENTYSECOND FLOOR	0.00	12.54	0.00	0.00	0	12.54
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	28147.24	0.00	0.00	101	28147.24

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB-1 (RES)		0.00	28147.24	0.00	0.00	101	28147.24
Total		0.00	28147.24	0.00	0.00	101	28147.24

SITE/STILT FLOOR PART/GROUND FLOOR PART PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIOVED IN THIS OFFICE

This Planning Permission issued under the Rule 36 of TNCDBR 2019 in the outcome of the W.P. (MD) No.8948 of 2019 and PAP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Secretary
Sign Date: 03/2[illegible]

Signature valid
Digitally Signed by
Architect
Sign Date: 03/2[illegible]

For (Chief/s Planner / Chief Planner / Member Secretary)
High Rise Building / Non High Rise Building

This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

User Defined Imperial (90.00 x 60.00inches)

PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF EXTENDED BASEMENT FLOOR (01) + BASEMENT FLOOR (02) FOR STP PUMP ROOM + STILT FLOOR (PT)+GROUND FLOOR PART (MATTING LOBBY, CRECHE, MULTIPURPOSE HALL, INDOOR GAMES, MEZZANINE @ GROUND FLOOR (KIDS PLAY AREA, COWORKING SPACE & ASSOCIATION ROOM) + 1ST FLOOR TO 21ST FLOOR + 22ND FLOOR PART (01 DWELLING UNITS RESIDENTIAL BUILDING (HEIGHT 78.00MTR REFUGE AREA, UNISEX SALOON/SPA & GYM AT 18TH FLOOR AND OPEN SWIMMING POOL/CHANGE ROOMS & PUMP ROOM AT RAJAD VADA AGRAHARAM TOWN PLOT NO.1 TO 12, NELSON MANICKAM MUDALIAR ROAD, VANAGARAM TALUK, CHENNAI - 600 029. COMPRISED IN T.S.NO. 113, BLOCK NO. 11, OF VADA AGRAHAR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

FLOOR NAME	SHEET NO. 28

FLOOR NAME

APPROVAL CONDITION

SCALE 1:500	

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

BUILDING TO BE CONSTRUCTED ABOVE/UNDER THE WAY OF HIGH TENSION LINE

KEY NO.

QR CODE

This Drawing Prepared by Architect/Structural Engineer/Site Surveyor for the Proposed Construction of Residential Building Consisting Ground + 22 Floors

TYPICAL - 2, 4, 6, 8, 10, 12, 14, 16 FLOOR PLAN

FIRST FLOOR PLAN

MEZZANINE @ GROUND FLOOR PLAN

BASEMENT02 FLOOR PLAN

BASEMENT01 PARKING FLOOR PLAN

STP - 90 KLD

P.P.A approved by CMDA vide Lr.No. dated

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition (MD) No.9348 of 2019 before the Madurai Bench of Madras High Court

Licensed Surveyor

Licensed Engineer

Licensed Architect

45.20 M AS PER PATTA

130.21 M AS PER SITE

130.60 M AS PER PATTA

45.40 M AS PER PATTA

38.96 M AS PER SITE

45.01 M AS PER SITE

45.20 M AS PER PATTA

BASEMENT LINE

OPEN TERRACE

OPEN TO BELOW

SEWAGE TREATMENT PLANT

S.T.P. SECTION 1

S.T.P. SECTION 2

S.T.P. SECTION 3

S.T.P. SECTION 4

FLOOR NAME	SHEET NO. 3/5
FLOOR NAME	

PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF EXTENDED BASEMENT FLOOR (01) + BASEMENT FLOOR (02) FOR STP PUMP ROOM + STILT FLOOR (PT)/GROUND FLOOR PART (WAITING LOBBY, COWORKING SPACE & ASSOCIATION ROOM) + MEZZANINE @ GROUND FLOOR (KIDS PLAY AREA, CRECCHE, MULTIPURPOSE HALL, INDOOR GAMES, HOME THEATRE, GUEST ROOM, ASSOCIATION ROOM) + 1ST FLOOR TO 21ST FLOOR + 22ND FLOOR PART, 101 DWELLING UNITS RESIDENTIAL BUILDING (HEIGHT 78.0M)WITH REFUGE AREA, UNISEX SALOONSPA & GYM AT 18TH FLOOR AND OPEN SWIMMING POOL/CHANGE ROOMS & PUMP ROOM AT 22ND FLOOR PART AVAILING WITH PREMIUM FSI. AT PLOT NO:1 TO 12, NELSON MANICKAM MUDALIAR ROAD, VADA AGARAM TOWN, AMINJIKARAI TALUK, CHENNAI - 600 029. COMPRISED IN T.S.NO. 11/3, BLOCK NO.11, OF VADA AGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர சென்னை மாநகராட்சி பணிமற்றும்
வட்டம் அனுமதி எண்:288/பஙக/2018/எ2/2021/1924
நாள்: 22/07/2021 வரை 197
ஒப்பிவிக்கப்பட்டது
உதவி இயக்குநர்
அனுமதிக்காக

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

The approval issued under Now Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court.

TYPICAL - 3, 5, 7, 9, 11, 13, 15, 17, 21 FLOOR PLAN

EIGHTEENTH FLOOR PLAN

NINETEENTH FLOOR PLAN

TWENTIETH FLOOR PLAN

TWENTYSECOND FLOOR PLAN

TERRACE FLOOR PLAN

NORTH /FRONT ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

DP CODE

KEY NO.

FLOOR NAME	SHEET NO. 4/5
FLOOR NAME	

PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF EXTENDED BASEMENT FLOOR (01) + BASEMENT FLOOR (02) FOR STP PUMP ROOM + STILT FLOOR (PT)/GROUND FLOOR PART (WAITING LOBBY, COWORKING SPACE & ASSOCIATION ROOM) + MEZZANINE @ GROUND FLOOR (KIDS PLAY AREA, CRECCHE, MULTIPURPOSE HALL, INDOOR GAMES, HOME THEATRE, GUEST ROOM, ASSOCIATION ROOM) + 1ST FLOOR TO 21ST FLOOR + 22ND FLOOR PART, 101 DWELLING UNITS RESIDENTIAL BUILDING (HEIGHT 78.0M)WITH REFUGE AREA, UNISEX SALOON/SPA & GYM AT 18TH FLOOR AND OPEN SWIMMING POOL/CHANGE ROOMS & PUMP ROOM AT 22ND FLOOR PART AVAILING WITH PREMIUM FSI. AT PLOT NO:1 TO 12, NELSON MANICKAM MUDALIAR ROAD, VADA AGARAM TOWN, AMINJIKARAI TALUK, CHENNAI - 600 029. COMPRISED IN T.S.NO. 11/3, BLOCK NO.11, OF VADA AGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர சென்னை மாநகராட்சி பணிந்துரை
எப்.எஸ்.ஐ அனுமதி எண்:
நாள்: 24/07/2019 வரை 10
ஒப்பளிக்கப்பட்டது
உ.செ.தொ அலுவலர்/பொறியாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

The approval issued under New Rule-TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

82.150 - LIGHTNING ARRESTOR
81.150 - CHT
79.150 - BOTTOM OF STAIRCASE ROOM SLAB
FFL 78.850 - POOL DECK
FFL 77.650 - POOL BOTTOM SLAB
75.850 - LOWER TERRACE
72.650 - 21ST FLOOR
69.450 - 20TH FLOOR
66.250 - 19TH FLOOR
63.050 - 18TH FLOOR
59.850 - 17TH FLOOR
56.650 - 16TH FLOOR
53.450 - 15TH FLOOR
50.250 - 14TH FLOOR
47.050 - 13TH FLOOR
43.850 - TWELVETH FLOOR
40.650 - ELEVENTH FLOOR
37.450 - TENTH FLOOR
34.250 - NINTH FLOOR
31.050 - EIGHT FLOOR
27.850 - SEVENTH FLOOR
24.650 - SIXTH FLOOR
21.450 - FIFTH FLOOR
18.250 - FOURTH FLOOR
15.050 - THIRD FLOOR
11.850 - SECOND FLOOR
8.650 - FIRST FLOOR
4.100 - MEZZANINE LEVEL
0.650 - GROUND FLOOR
0.00 FGL
0.00 - ESL
DRIVE WAY
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
3.20
4.45
3.20
82.15
78.00
4.10
0.65
0.00

EAST ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non-High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

This Planning Permission issued under New Rule-TNCD & BR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and W.M.P. (MD) Nos. 6812 & 6813 of 2019.

User:Unlinedimperial (60.00 x 40.00inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 5/5
FLOOR NAME	

PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF EXTENDED BASEMENT FLOOR (01) + BASEMENT FLOOR (02) FOR STP PUMP ROOM + STILT FLOOR (PT)/GROUND FLOOR PART (WAITING LOBBY, COWORKING SPACE & ASSOCIATION ROOM) + MEZZANINE @ GROUND FLOOR (KIDS PLAY AREA, CRECCHE, MULTIPURPOSE HALL, INDOOR GAMES, HOME THEATRE, GUEST ROOM, ASSOCIATION ROOM) + 1ST FLOOR TO 21ST FLOOR + 22ND FLOOR PART, 101 DWELLING UNITS RESIDENTIAL BUILDING (HEIGHT 78.0M)WITH REFUGE AREA, UNISEX SALOON/SPA & GYM AT 18TH FLOOR AND OPEN SWIMMING POOL/CHANGE ROOMS & PUMP ROOM AT 22ND FLOOR PART AVAILING WITH PREMIUM FSI AT PLOT NO:1 TO 12, NELSON MANICKAM MUDALIAR ROAD, VADA AGARAM TOWN, AMINJIKARAI TALUK, CHENNAI - 600 029. COMPRISED IN T.S.NO. 11/3, BLOCK NO.11, OF VADA AGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர சென்னை மாநகராட்சி பணித்தளை வ.எ.ப. அனுமதி எண்:2019/000177/Work நாள்: 28/07/2020 வார்டு 127
ஒப்பளிக்கப்பட்டது
உதவிப் பொறியாளர்
உதவி செயற்பொறியாளர்
மண்டல அலுவலர்

P.P.A approved by-
C.M.D.A vide
Lr.No.....
Dated.....

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

1 மதுரை நகர் Madurai

87.150 - LIGHTNING ARRESTOR
81.150 - OHT
79.150 - BOTTOM OF STAIRCASE ROOM SLAB
FFL 78.850 - POOL DECK
FFL 77.850 - POOL BOTTOM SLAB
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66.250 - 19TH FLOOR
63.050 - 18TH FLOOR
59.850 - 17TH FLOOR
56.650 -16TH FLOOR
53.450- 15TH FLOOR
50.250- 14TH FLOOR
47.050 -13TH FLOOR
43.850 -TWELVETH FLOOR
40.650- ELEVENTH FLOOR
37.450 -TENTH FLOOR
34.250- NINTH FLOOR
31.050 -EIGHT FLOOR
27.850 SEVENTH FLOOR
24.650 - SIXTH FLOOR
21.450 - FIFTH FLOOR
18.250 -FOURTH FLOOR
15.050 - THIRDFLOOR
11.850 -SECOND FLOOR
8.650 - FIRST FLOOR
4.100 -MEZZANINE LEVEL
0.900 -GROUND FLOOR
-0.85 FGL
-3.00 EGL
-6.15 U.G.SUMP
-7.00 BASEMENT -1

LIGHTWEIGHT TILLING
PUMP SPACE
FIRE ESCAPE STAIRCASE
BED ROOM 02
BEDROOM 01
M. BEDROOM
KITCHEN
DINING
LIVING
W.BED ROOM
W.BEDROOM
TOILET
CUTOUT
FIRE LIFT LOBBY
FIRE ESCAPE STAIRCASE
MULTI-PURPOSE HALL
HVAC SERVICE BALCONY
SERVICES
PARTY HALL
WOMENS LOUNGE
CRECHE+ TODDLER
BUSINESS LOUNGE
AMINITY-1
STILT PARKING
+0.85M
+1.00 M
ELECTRICAL PANNEL ROOM
DRIVE WAY
RAMP
BASEMENT -1
U.G SUMP, PUMP ROOM AND STP

SECTION A-A'

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non-High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8948 of 2019 before MMP (MD) Nos. 8913 & 8915 of 2019.

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedImperial (60.00 x 40.00inches)

RESPONSIBILITY OF THE BUILDER / DEVELOPER:
1. For high Rise Building's Structural design has to be vetted by IIT / Anna University. For Non-high Rise Building's design has to be vetted by registered Structural Engineer.
2. It is the responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / Footpath thereby obstructing the usage of it.

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.