Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING (CARPET AREA LESS THAN 90 SQ.M) RESIDENTIAL BUILDING STILT FOOR + 5 FLOORS (HEIGHT - 18.25 M) WITH 113 DWELLING UNITS AT SANGANOOR MAIN ROAD, CHELLAPA ROAD , GANAPATHY VILLAGE , COIMBATORE. COMPRISED IN COMPRISED IN T.S.NO. 2/4 , 1/4, 6/2, 1/5,, 6/3, 8/2, 8/4, 8/5, WARD-T GANAPATHY, BLOCK 27 OF GANAPATHY VILLAGE , COIMBATORTALUK, COIMBATORE DISTRICT. COIMBATORE CORPORATION.
PROJECT NAME: TURIN

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
	WING - A													
1		1	2BHK+2T	101	40 49	0 00	0 00	4 83	45 32	16 74	62 06	21 50	0	
2		1	2BHK+2T	102	38 92	0 00	1 52	5 71	46 15	17 12	63 27	21 92	0	
3		1	2BHK+2T	103	41 72	2 19	0 00	8 06	51 97	18 08	70 05	24 27	0	
4		1	2BHK+2T	104	38 36	0 00	0 00	4 76	43 12	16 80	59 92	20 76	0	
5		1	2BHK+2T	105	41 40	0 00	2 17	5 00	48 57	17 86	66 43	23 02	0	
	WING - B													
6		1	2BHK+2T	101	57 56	0 00	0 00	6 17	63 73	24 06	87 79	30 42	0	0
7		1	2BHK+2T	102	54 43	7 41	0 00	8 41	70 25	26 00	96 25	33 35	0	
8		1	2BHK+2T	103	43 53	2 91	0 00	6 70	53 14	19 70	72 84	25 24	0	0
9		1	3BHK+3T	104	68 67	6 59	0 00	9 31	84 57	30 91	115 48	40 01	1	
10		1	2BHK+2T	105	53 47	7 57	0 00	7 73	68 77	24 97	93 74	32 48	0	
11		1	2BHK+2T	106	60 34	4 57	0 00	9 38	74 29	27 44	101 73	35 25	0	
12		1	3BHK+3T	108	76 22	8 55	0 00	9 78	94 55	34 96	129 51	44 88	1	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
13		1	2BHK+2T	110	53 56	8 72	0 00	7 80	70 08	25 05	95 13	32 96	0	
14		1	1BHK+1T	111	28 45	0 00	0 00	6 63	35 08	10 26	45 34	15 71	0	
15		1	2BHK+2T	112	55 13	9 12	0 00	7 72	71 97	26 60	98 57	34 16	0	
16		1	2BHK+2T	113	54 80	3 87	3 88	6 80	69 35	26 53	95 88	33 22	0	
17		1	2BHK+2T	114	57 98	12 02	0 00	7 93	77 93	28 81	106 74	36 99	1	
18		1	2BHK+2T	115	58 39	3 46	0 00	7 34	69 19	25 57	94 76	32 84	0	
19		1	2BHK+2T	116	53 31	4 78	0 00	7 19	65 28	24 09	89 37	30 97	0	0
20		1	3BHK+3T	117	73 90	5 52	3 00	9 76	92 18	33 98	126 16	43 72	1	
21		1	3BHK+3T	118	72 65	5 70	0 00	8 44	86 79	32 22	119 01	41 24	1	
	WING - A													
22		2	2BHK+2T	201	40 49	0 00	0 00	4 83	45 32	16 74	62 06	21 50	0	
23		2	2BHK+2T	202	38 92	0 00	1 52	5 71	46 15	17 12	63 27	21 92	0	
24		2	2BHK+2T	203	41 72	2 19	0 00	8 06	51 97	18 08	70 05	24 27	0	
25		2	2BHK+2T	204	38 36	0 00	0 00	4 76	43 12	16 80	59 92	20 76	0	
26		2	2BHK+2T	205	41 40	0 00	2 17	5 00	48 57	17 86	66 43	23 02	0	
	WING - B													
27		2	2BHK+2T	201	57 56	0 00	0 00	6 17	63 73	24 06	87 79	30 42	0	0
28		2	2BHK+2T	202	54 43	5 95	0 00	8 21	68 59	25 43	94 02	32 58	0	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
29		2	2BHK+2T	203	43 53	2 91	0 00	6 70	53 14	19 79	72 93	25 27	0	0
30		2	3BHK+3T	204	68 67	5 76	0 00	9 25	83 68	30 59	114 27	39 60	1	
31		2	2BHK+2T	205	53 47	7 57	0 00	7 85	68 89	24 94	93 83	32 51	0	
32		2	2BHK+2T	206	60 34	4 57	0 00	9 38	74 29	27 44	101 73	35 25	0	
33		2	3BHK+3T	207	79 46	5 52	0 00	9 13	94 11	31 40	125 51	43 49	1	
34		2	3BHK+3T	208	76 22	7 26	0 00	9 66	93 14	34 51	127 65	44 23	1	
35		2	3BHK+3T	209	77 24	5 18	0 00	9 21	91 63	33 60	125 23	43 39	1	
36		2	2BHK+2T	210	53 56	6 87	0 00	7 75	68 18	24 16	92 34	32 00	0	
37		2	1BHK+1T	211	28 45	0 00	0 00	4 60	33 05	12 29	45 34	15 71	0	
38		2	2BHK+2T	212	55 13	7 08	0 00	7 70	69 91	25 87	95 78	33 19	0	
39		2	2BHK+2T	213	54 80	3 87	3 88	7 21	69 76	26 67	96 43	33 42	0	
40		2	2BHK+2T	214	57 98	8 83	0 00	7 39	74 20	27 81	102 01	35 35	0	
41		2	2BHK+2T	215	58 39	3 46	0 00	7 34	69 19	25 57	94 76	32 84	0	
42		2	2BHK+2T	216	53 31	4 78	0 00	7 19	65 28	24 09	89 37	30 97	0	
43		2	3BHK+3T	217	73 90	5 52	3 00	9 76	92 18	33 98	126 16	43 72	1	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
44		2	3BHK+3T	218	72 65	5 70	0 00	8 44	86 79	32 22	119 01	41 24	1	
	WING - A													
45		3	2BHK+2T	301	40 49	0 00	0 00	4 83	45 32	16 74	62 06	21 50	0	
46		3	2BHK+2T	302	38 92	0 00	1 52	5 71	46 15	17 12	63 27	21 92	0	
47		3	2BHK+2T	303	41 72	2 19	0 00	8 06	51 97	18 08	70 05	24 27	0	
48		3	2BHK+2T	304	38 36	0 00	0 00	4 76	43 12	16 80	59 92	20 76	0	
49		3	2BHK+2T	305	41 40	0 00	2 17	5 00	48 57	17 86	66 43	23 02	0	
	WING - B													
50		3	2BHK+2T	301	57 56	0 00	0 00	6 17	63 73	24 06	87 79	30 42	0	
51		3	2BHK+2T	302	54 43	5 95	0 00	8 21	68 59	25 43	94 02	32 58	0	
52		3	2BHK+2T	303	43 53	2 91	0 00	6 70	53 14	19 79	72 93	25 27	0	
53		3	3BHK+3T	304	68 67	5 76	0 00	9 25	83 68	30 59	114 27	39 60	1	
54		3	2BHK+2T	305	53 47	7 57	0 00	7 85	68 89	24 94	93 83	32 51	0	
55		3	2BHK+2T	306	60 34	4 57	0 00	9 38	74 29	27 44	101 73	35 25	0	
56		3	3BHK+3T	307	79 46	5 52	0 00	9 13	94 11	31 40	125 51	43 49	1	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410668
: 98401 09197, : anbu.faiza@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
57		3	3BHK+3T	308	76 22	7 26	0 00	9 66	93 14	34 51	127 65	44 23	1	
58		3	3BHK+3T	309	77 24	5 18	0 00	9 21	91 63	33 60	125 23	43 39	1	
59		3	2BHK+2T	310	53 56	6 87	0 00	7 75	68 18	24 16	92 34	32 00	0	
60		3	1BHK+1T	311	28 45	0 00	0 00	4 60	33 05	12 29	45 34	15 71	0	
61		3	2BHK+2T	312	55 13	7 08	0 00	7 70	69 91	25 87	95 78	33 19	0	
62		3	2BHK+2T	313	54 80	3 87	3 88	7 21	69 76	26 67	96 43	33 42	0	
63		3	2BHK+2T	314	57 98	8 83	0 00	7 39	74 20	27 81	102 01	35 35	0	
64		3	2BHK+2T	315	58 39	3 46	0 00	7 34	69 19	25 57	94 76	32 84	0	
65		3	2BHK+2T	316	53 31	4 78	0 00	7 19	65 28	24 09	89 37	30 97	0	
66		3	3BHK+3T	317	73 90	5 52	3 00	9 76	92 18	33 98	126 16	43 72	1	
67		3	3BHK+3T	318	72 65	5 70	0 00	8 44	86 79	32 22	119 01	41 24	1	
	WING - A													
68		4	2BHK+2T	401	40 49	0 00	0 00	4 83	45 32	16 74	62 06	21 50	0	
69		4	2BHK+2T	402	38 92	0 00	1 52	5 71	46 15	17 12	63 27	21 92	0	
70		4	2BHK+2T	403	41 72	2 19	0 00	8 06	51 97	18 08	70 05	24 27	0	
71		4	2BHK+2T	404	38 36	0 00	0 00	4 76	43 12	16 80	59 92	20 76	0	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U S A , England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
72		4	2BHK+2T	405	41.40	0.00	2.17	5.00	48.57	17.86	66.43	23.02	0	
	WING - B													
73		4	2BHK+2T	401	57.56	0.00	0.00	6.17	63.73	24.06	87.79	30.42	0	
74		4	2BHK+2T	402	54.43	5.95	0.00	8.21	68.59	25.43	94.02	32.58	0	
75		4	2BHK+2T	403	43.53	2.91	0.00	6.70	53.14	19.79	72.93	25.27	0	
76		4	3BHK+3T	404	68.67	5.76	0.00	9.25	83.68	30.59	114.27	39.60	1	
77		4	2BHK+2T	405	53.47	7.57	0.00	7.85	68.89	24.94	93.83	32.51	0	
78		4	2BHK+2T	406	60.34	4.57	0.00	9.38	74.29	27.44	101.73	35.25	0	
79		4	3BHK+3T	407	79.46	5.52	0.00	9.13	94.11	31.40	125.51	43.49	1	
80		4	3BHK+3T	408	76.22	7.26	0.00	9.66	93.14	34.51	127.65	44.23	1	
81		4	3BHK+3T	409	77.24	5.18	0.00	9.21	91.63	33.60	125.23	43.39	1	
82		4	2BHK+2T	410	53.56	6.87	0.00	7.75	68.18	24.16	92.34	32.00	0	
83		4	1BHK+1T	411	28.45	0.00	0.00	4.60	33.05	12.29	45.34	15.71	0	
84		4	2BHK+2T	412	55.13	7.08	0.00	7.70	69.91	25.87	95.78	33.19	0	
85		4	2BHK+2T	413	54.80	3.87	3.88	7.21	69.76	26.67	96.43	33.42	0	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No	Block No	Floor No	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	(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	Open
86		4	2BHK+2T	414	57.98	8.83	0.00	7.39	74.20	27.81	102.01	35.35	0	
87		4	2BHK+2T	415	58.39	3.46	0.00	7.34	69.19	25.57	94.76	32.84	0	
88		4	2BHK+2T	416	53.31	4.78	0.00	7.19	65.28	24.09	89.37	30.97	0	
89		4	3BHK+3T	417	73.90	5.52	3.00	9.76	92.18	33.98	126.16	43.72	1	
90		4	3BHK+3T	418	72.65	5.70	0.00	8.44	86.79	32.22	119.01	41.24	1	
	WING - A													
91		5	2BHK+2T	501	40.49	0.00	0.00	4.83	45.32	16.74	62.06	21.50	0	
92		5	2BHK+2T	502	38.92	0.00	1.52	5.71	46.15	17.12	63.27	21.92	0	
93		5	2BHK+2T	503	41.72	2.19	0.00	8.06	51.97	18.08	70.05	24.27	0	
94		5	2BHK+2T	504	38.36	0.00	0.00	4.76	43.12	16.80	59.92	20.76	0	
95		5	2BHK+2T	505	41.40	0.00	2.17	5.00	48.57	17.86	66.43	23.02	0	
	WING - B													
96		5	2BHK+2T	501	57.56	0.00	0.00	6.17	63.73	24.06	87.79	30.42	0	
97		5	2BHK+2T	502	54.43	5.95	0.00	8.21	68.59	25.43	94.02	32.58	0	
98		5	2BHK+2T	503	43.53	2.91	0.00	6.70	53.14	19.79	72.93	25.27	0	
99		5	3BHK+3T	504	68.67	5.76	0.00	9.25	83.68	30.59	114.27	39.60	1	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
100		5	2BHK+2T	505	53.47	7.57	0.00	7.85	68.89	24.94	93.83	32.51	0	
101		5	2BHK+2T	506	60.34	4.57	0.00	9.38	74.29	27.44	101.73	35.25	0	
102		5	3BHK+3T	507	79.46	5.52	0.00	9.13	94.11	31.40	125.51	43.49	1	
103		5	3BHK+3T	508	76.22	7.26	0.00	9.66	93.14	34.51	127.65	44.23	1	
104		5	3BHK+3T	509	77.24	5.18	0.00	9.21	91.63	33.60	125.23	43.39	1	
105		5	2BHK+2T	510	53.56	6.87	0.00	7.75	68.18	24.16	92.34	32.00	0	
106		5	1BHK+1T	511	28.45	0.00	0.00	4.60	33.05	12.29	45.34	15.71	0	
107		5	2BHK+2T	512	55.13	7.08	0.00	7.70	69.91	25.87	95.78	33.19	0	
108		5	2BHK+2T	513	54.80	3.87	3.88	7.21	69.76	26.67	96.43	33.42	0	
109		5	2BHK+2T	514	57.98	8.83	0.00	7.39	74.20	27.81	102.01	35.35	0	
110		5	2BHK+2T	515	58.39	3.46	0.00	7.34	69.19	25.57	94.76	32.84	0	
111		5	2BHK+2T	516	53.31	4.78	0.00	7.19	65.28	24.09	89.37	30.97	0	

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

CARPET AREA STATEMENT

DATE : 23.02.2026

S.No.	Block No	Floor No	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	(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	Open
112		5	3BHK+3T	517	73.90	5.52	3.00	9.76	92.18	33.98	126.16	43.72	1	
113		5	3BHK+3T	518	72.65	5.70	0.00	8.44	86.79	32.22	119.01	41.24	1	
			VISITORS PARKING											6
			Remaining Parking										*41	*5
	GRAND TOTAL				6243.20	465.06	52.85	840.65	7601.76	2791.77	10393.53	3601.50	70	11
													81	

Note 1: *Remaining car parking spaces will be allocated on a first-come first-serve basis since the dwelling unit area is less than 75 sq m

UDS	LAND AREA	3,601.50	=	34.65%
	TOTAL SALE AREA	10,393.53		

For AceStar Properties Private Limited

Authorised Signatory

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/Gr-I/2019/08/003
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

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.