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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

F block, 4th floor, District Collectorate, Ranipet-632401

ROC No. QXTA6JXP/2026/TCP Date : 13/07/2026

From:

Joint Director / Deputy Director / Assistant Director

F block, 4th floor, District Collectorate, Ranipet-632401

To :

The Panchayat President,
Anandalai Panchayat,
Anandalai Village,
Walajah Taluk,
Ranipet District – 632 501.

Sir/ Madam,

Sub : Residential Layout in Non-Planning Area (Peri Urban Village Panchayat) - District Town and Country Planning Office, Ranipet District - Ranipet District – Walajah Taluk – Walajah Panchayat Union – Anandalai Panchayat/Village - Survey Numbers: 559/1O1A, 559/140 and 559/141 – Site Extent: 1496.00 Sq.m or 0.37 Acres – Planning Permission issued - forwarded for further action – Regarding.

Ref :
1. On 23.06.2026, Applicant Mr. V. Munisamy S/o Vellaikaaran Online Application Form was received through Online Application Number: QXTA6JXP.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern vide Letter No: QXTA6JXP /2026/TCP on 08.07.2026.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/3457/2026 on 01.07.2026.
4. Circular from the Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
11. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
12. Applicant Mr. V. Munisamy S/o Vellaikaaran Scrutiny Fee Receipt, Dated: 23.06.2026.
13. Applicant Mr. V. Munisamy S/o Vellaikaaran OSR Fee and Demand Payment Request Letter from DTCP, dated:09.07.2026.
14. Applicant Mr. V. Munisamy S/o Vellaikaaran OSR Fee, Centage Fee, Development Charge & Display Board Payment Receipt, dated:09.07.2026.
15. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
17. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.

19. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
20. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.

With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Walajah Taluk, Walajah Panchayat Union, Anandalai Panchayat/Village, Survey
Numbers: 559/1O1A, 559/140 and 559/141, Site Extent: 1496.00 Sq.m or 0.37 Acres

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director of District Town and Country Planning Office,
Ranipet on 23.01.2026. Hence, this layout has been approved with below conditions.

1. Asper the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 79/2026 and enclosed with 2 set of original maps and gift deeded documents has
been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.10 (b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information
for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate,
make adequate provision for the preservation or planting of trees, as may be specified. On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in
succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq. ft of the plot area which be monitored by the concern Local Body.
7. As per the G.O. (Ms). No. 18, the applicant has allocated the Open Space Reservation Spacein accordance with Rule 47(6) of the TNCDBR-2019.

Special Conditions:
1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities
like roads, storm water drains and street lights from the applicant. After collecting the necessary fees, the final layout sketch, permit of planning authority along with approval of Local Body shall
be issued to the applicant directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant
directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights
etc., as per the standards specified by the local body.
2. With reference to the 11th cited and 12th cited letter, the concerned local body must issue the final approval after transfer of earmarked road areas survey number, sub-division in favour
concern local body.
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017. have approved the Tamil Nadu Real Estate (Regulation & Development) Act
2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project
or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
4. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by
granting technical clearance and planning permission. Only the applicant entitlement to development is verified in the documents submitted with the applicant application (lease deed, sale
deed, gift deed, etc.,) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it;
they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
5. With reference to the 7th and 8th cited Government orders, “The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by
the local body concerned or to pay the estimate cost to the local Page 3 of 4 body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains,
water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the

owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the
maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later".
6.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And
under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 non-Taxation fees - 09 Collections (DPC: 0217-60-
800-AS 22709).
7. With reference to the 10th and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-
division in revenue records in Favor of concern local body.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 2244.00, Dated: 23.06.2026.
(Receipt Number: 2026062367501, Transaction ID: 3531000368135).
Centage Fee - Rs.3000.00, Dated:09.07.2026.
(Challan Number: 20260709015670, Challan Date: 09-Jul-2026 Payment Date 09-Jul-2026).
Display Board Charges – Rs. 10000.00, Dated:09.07.2026.
(Receipt Number: 2026070967501, Transaction ID: 3152007653315).
SubDivision Charges – Rs.9200.00, Dated: 09.07.2026.
(Receipt Number: 2026070967501, Transaction ID: 3152007653315).
Development Charges – Rs.7788.00, Dated: 07.04.2026.
(Receipt Number: 2026070967501, Transaction ID: 3152007653315).
OSR fee charges - Rs. 56848.00, Dated: 08.07.2026.
(Challan Number 20260708066875 Challan Date 08-Jul-2026 Payment Date 08-Jul-2026).
Conditions:
1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
a) Title or ownership of the site or building,
b) Easement Rights,
c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and Structural aspects,
d) Workmanship, soundness of structure and materials use,
e) Quality of building services and amenities the construction of building and
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department
shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is
requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country
Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The buyer/owner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the Layout, permission for each building must
be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local
body should consider and take a decision.
b) When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the
local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the

layout plan from the local authority, the approved layout plan shall be
permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public
viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has
been approved for a place where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence
approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.
16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning
department without prior intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning
department without prior intimation.
18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to
the applicant.
19. Before giving final Planning Permission by local body, Concerned Local body should ensure the site is levelled to the Road Level.
20. Technical Concurrence given only on the basis of the documents produced by the applicant; any interest of ownership could not be done basis of the issue of technical concurrence. If any
false or malpractices in the certificate produced by the applicant are found leads to cancellation of Layout approval without prior intimation to the applicant.
21. Conditions and Special conditions given in the Layout Plan must be followed by the applicant.
22. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and Condition patta land, the technical approval given by the
Department shall be cancelled by the Department without any prior notice.
23. ALLOTMENT DETAILS OF APPROVED SUBDIVISION PLAN
Site Area :1496.00 Sq.m (0.37 Acre).
No.of Plots :08

Remarks:
a) Local Bodies: Issue Planning Permission for 1) Building plan for residential use of total built-up area upto 10,000 Sq. ft and upto 8 dwelling units not exceeding 12 meters in height upto Stilt
+3 Floors or Ground + 2 Floors and 2) For Commercial Buildings upto 2,000 Sq.ft.
b) Directorate of Town and Country Planning - Issue Planning Permission for 1) Residential Buildings above 10,000 Sq. ft and 2. Commercial Buildings above 2,000 Sq.ft.

Copy To:
Mr. V. Munisamy S/o Vellaikaaran,
No.3/80, Bajanai Kovil Street,
Velam Village,
Ranipet District - 632501.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2244	23/06/2026
2	OSR Fee		
3	Centage Charges	3000.00	09/07/2026
4	Development Charges	2992.00	09/07/2026
5	Display Board Charges	10000.00	09/07/2026
6	Satellite town charge		
7	Sub Division Charge	4000.00	09/07/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

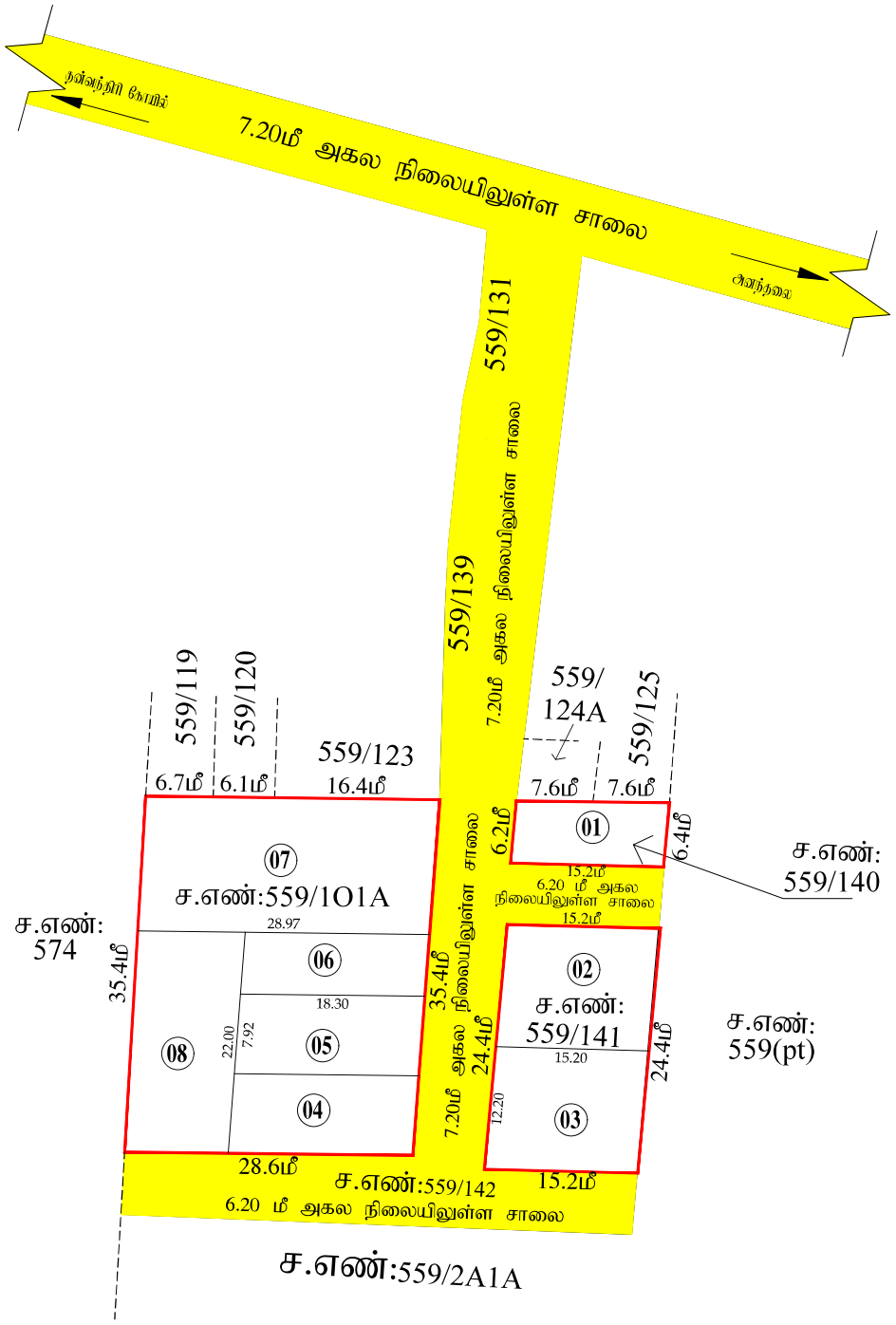
Ranipet District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Ranipet
Date:2026.07.13 10:03:26



நகர் ஊரமைப்பு இயக்ககம்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்–இராணிப்பேட்டை மாவட்டம்

அவந்தவை ஊராட்சி

இராணிப்பேட்டை மாவட்டம், வாலாஜா வட்டம், வாலாஜா ஊராட்சி ஒன்றியம், அவந்தவை கிராமம், சர்வே எண்: 559/1O1A, 140, 141 -ல் அமையும் உத்தேச குடியிருப்பு மனைஉட்பிரிவிற்கான தொழில் நுட்ப ஒப்புதல் வரைபடம்

கோப்பு எண்	: RPT/QXTA6JXP/67501 (விண்ணை பதிவு)
இணையதள விண்ணப்ப எண்	: QXTA6JXP
அளவு	: 1:400 (1மீல்லிமீட்டர் = 0.04மீட்டர்)

1.குறிப்புகள்:

(I) மனைப்பிரிவின் மொத்தப் பரப்பு : 0.37 ஏக்கர் (அ) 1496.00 ச.மீ (விரை ஆணம், பட்டா படி பரப்பு)

(II) மனைப்பிரிவு எல்லை .....

(III) நிலையில் உள்ள சாலை .....

(IV) கோரிய மனைகள் : 08 எண்ணம்

(VIII) ஒதுக்கிய மனைகள் : 08 மனைகள்

அரசாணை எண்:18,ந.நி.(ம)கு.வ(ந.ப.1)துறை நாள்:04.02.2019, விதி-47(6)-ன் படியும் மற்றும் நகரமைப்பு இயக்குநர், சென்னை அவர்களது கற்றறிக்கை நகலெண்: 4367/2019-பிஎ2, நாள்: 05.02.2020-யிடி பூங்கா ஒதுக்கீட்டுக்கு பதிலாக அரசு வழிகாட்டி மதிப்பிட்டின்படி கட்டணமாக ரூ. **56848.00**, நாள். **08.07.2026** அன்று செலுத்தியுள்ளார்.

II.நிபந்தனைகள்:

1. அம்மனை உட்பிரிவுக்கு உள்ளாட்சியால் அறுதி ஒப்புதல் வழங்கும் முன் அடுத்தில் எல்லை நில ஆற்று நடவடிக்கையும் இல்லை எனிலையும் எந்த நோக்கத்திலும் நில ஆற்று பட்டியல் மாவட்ட வரிவாய் அலுவலரால் பெறப்படவில்லை எனிலையும் உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்.
2. நிலஉரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் மறிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவை என அறியப்பட்டால் அல்லது மனை உட்பிரிவுக்கு தொழிற்நுட்ப ஒப்புதல் வழங்கியதால் மாநில ஏற்படக்கூடிய குற்றிலை ஏற்படும் மனை உட்பிரிவிற்கு வழங்கப்பட்ட தொழிற்நுட்ப ஒப்புதல் எல்லை முன்னறிவிப்பின்றி நகர் ஊரமைப்பு துறையால் ரத்து செய்யப்படும்.
3. விற்பனைக்குண்டான மனைகளை விற்பனை செய்யும்போது இவ்வனையின் நகலொரு நகர் ஊரமைப்புத்துறை ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களையும் மனை வாங்குபவர்களுக்கு காட்சிக் வழங்கப்பட வேண்டும்.
4. நகர் ஊரமைப்புத்துறை சட்டப்பூர்வமாக தொழிற்நுட்ப அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பெயரில் உள்ள நிலஉரிமையை உறுதிப்படுத்தவில்லை தொழிற்நுட்ப அனுமதிஅட்ட அனுமதி அளிப்பதற்கு மூன்று விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் விதிக்கத்தின், சுத்தகை பத்திரம், பட்டா, தாயிபத்திரம், வாரு அதிகார பத்திரம் மேலும் பல விண்ணப்பதார் வரிசீரி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது. சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாருக்கு சொத்தின்மீது உள்ள உரிமை குறித்து தனியாக உறுதிப்படுத்திக் கொள்ள வேண்டும். மேலும் ஆசி மெட் வேறு எதிலும் தவி நபர் உரிமை கோரினால் அவர்கள் அதனை போர்த்தமான நீதிமன்றத்தில் மூன் நிர்த்துக்கொள்ளலாம். இதனை மீறி செய்ய நகர் அரமைப்புத்துறை பொறுப்பாக அமைப்பு அல்ல.
5. நிர்மாண வழக்குகள் ஏதேனும் நிலுவையில் இருப்பின் அத்துறையின் மனைப்பிரிவு அனுமதி செல்லத்தக்கதல்ல.
6. ஒப்புதல் அளிக்கப்பட்ட மனைஉட்பிரிவு வரைபடத்தினை எல்லை மற்றும் விற்கவிற்கு மனைப்பிரிவு நிலையாயில் 6x4 அளவிலான நிரந்தர நகல்பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரதர்க்கப்பட வேண்டும்.
7. உத்தேச மனைபிடம் நிலத்தகைகளின் அடிப்படையில் வழங்கப்பட்ட பட்டா அல்லது பத்திர நகல் ஆய்வு செலவாய்டில் ஒதுக்கப்பட்டுள்ளபின் தங்களுக்கு வழங்கப்பட்ட அனுமதியினை எல்லை முன்னறிவிப்பின்றி அத்துறையால் ரத்து செய்யப்படும்.
8. மனை உட்பிரிவுக்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதலில் நீர்நிலைகளை (வாய்க்கால், ஆறு, ஏரி, etc.) பாதிக்கும் அச்சங்கள் ஏதும் அமையாயின் வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எல்லை முன்னறிவிப்பின்றி அத்துறையால் ரத்து செய்யப்படும்.
9. The Tamilnadu Government in G.O.Ms.No.112, Housing and Urban Development Dept Dated: 22.06.2017 have approved the Tamilnadu Real Estate (Regulation & Development) Act 2016. The Promoter has to advertise, Market, Book, Sell or Offer for Sale , or Invite persons to purchase in any manner, any plot, any apartment or Building, as the case may be in Real estate project or part of it only after registering the real estate project with the Real estate Regulatory Authority.
10. The Necessary Charges to be collected as per G. O. (Ms). No. 79, Housing & Urban Development Department (UD4(3)), dt. 04.05.2017.

சிறப்பு நிபந்தனைகள்:

1. மனை உட்பிரிவு ஒப்புதல் வரைபடத்தில் உத்தேசிக்கப்பட்டுள்ள மனையை எவ்வித உட்பிரிவும் ஏற்படுத்துதல் கூடாது.
2. மனை உட்பிரிவு தொழில்நுட்ப ஒப்புதல் வரைபடத்தில் உத்தேசிக்கப்பட்டுள்ள மனையிடத்திற்கு மட்டுமே தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது. இம்மனையில் கட்டிடம் கட்டப்படுமாயின் உரிய விதிகளின்படி உரிய துறையிடம் கட்டிட அனுமதி தனியாக பெறப்படவேண்டும்.

ம.வ(உட்பிரிவு)/மா.ந.ஊ.அ.(ரா.மா.)எண்:79/2026

U.ARIFA
அளவர்/உதவி வரைவாளர்

Signature valid
Signed by: Assistant Director
Location: Ranipet
Date: 2026.07.13 [illegible]

V.KRISHNA PANDIAN
வரைவாளர் நிலை-3

S.SHANTHI
மேற்பார்வையாளர்/
வரைவாளர் நிலை-2

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
இராணிப்பேட்டை மாவட்டம்

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.