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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Site Address: S.No.51/3C2A, 102/1B, 102/2A of Village No-14. Perumattunallur Village, Vandalur Taluk, Chengalpattu District.

Date:08-08-2026

Sl.No	Block	Floor	Type	Apartment No.	(a) Carpet Area (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+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
1	A	1st Floor	2BHK-2T	A101	55.854	6.186	6.369	7.4	75.809	41.120	116.929	40.474	1	
2	A		2BHK-2T	A102	54.93	2.913	0	6.76	64.603	35.042	99.645	34.491	1	
3	A		2BHK-2T	A103	57.205	6.268	2.915	6.586	70.059	38.001	108.060	37.404	1	
4	A		2BHK-2T	A104	57.205	2.913	0	6.416	66.534	36.089	102.623	35.522	1	
5	A		STUDIO	A105	21.947	2.913	0	3.373	28.233	15.314	43.547	15.073		
6	A		1BHK-1T	A106	36.454	3.421	7.504	6.114	45.989	24.945	70.934	24.553		
7	A		2BHK-1T	A107	42.172	3.282	21.422	4.908	50.362	27.317	77.679	26.888		
8	A		2BHK-1T	A108	43.64	3.076	16.804	6.197	56.359	30.570	86.929	30.090	1	
9	A		1BHK-1T	A109	36.894	2.84	4.244	5.958	45.692	24.784	70.476	24.395		
10	A		2BHK-1T	A110	42.172	3.282	16.24	5.135	50.589	27.441	78.030	27.009		
11	A		2BHK-2T	A111	47.613	3.78	15.831	6.568	57.961	31.439	89.400	30.945	1	
12	A		STUDIO	A112	16.797	3.15	3.898	3.488	23.435	12.712	36.147	12.512		
13	A		2BHK-2T	A113	57.732	3.627	6.175	10.612	71.971	39.039	111.010	38.425	1	
14	A		SHOP	SHOP-1	20.55		0	3.314	23.864	14.833	38.697	13.395		
15	A		SHOP	SHOP-2	19.212		0	2.56	21.772	13.698	35.470	12.278		
16	A		SHOP	SHOP-3	19.615		0	2.715	22.330	14.001	36.331	12.576		
17	A		SHOP	SHOP-4	22.715		0	3.673	26.388	16.202	42.590	14.742		
18	A		SHOP	SHOP-5	18.843		0	2.541	21.384	13.488	34.872	12.071		
19	A		SHOP	SHOP-6	23.07		0	3.187	26.257	16.131	42.388	14.672	1	
20	A		SHOP	SHOP-7	18.754		0	2.868	21.622	13.617	35.239	12.198		
21	A		SHOP	SHOP-8	14.359		0	2.259	16.618	10.903	27.521	9.526		
22	A		SHOP	SHOP-9	32.524		0	3.554	36.078	21.458	57.536	19.915	1	
23	A		SHOP	SHOP-10	26.867		0	3.953	30.820	18.606	49.426	17.108	1	
24	A	2nd Floor	2BHK-2T	A201	55.854	6.186	6.369	7.4	75.809	41.120	116.929	40.474	1	
25	A		2BHK-2T	A202	54.93	2.913	0	6.76	64.603	35.042	99.645	34.491	1	
26	A		2BHK-2T	A203	57.205	6.268	0	6.586	70.059	38.001	108.060	37.404	1	
27	A		2BHK-2T	A204	57.205	2.913	0	6.416	66.534	36.089	102.623	35.522	1	
28	A		2BHK-2T	A205	58.471	6.577	8.192	6.639	74.94	40.649	115.589	40.010	1	
29	A		2BHK-1T	A206	52.1	4.644	2.946	6.914	66.604	36.127	102.731	35.559	1	
30	A		1BHK-1T	A207	36.437	3.62	3.56	5.071	48.688	26.409	75.097	25.994		
31	A		2BHK-2T	A208	52.344	3.9	5.508	5.848	62.092	33.680	95.772	33.150	1	
32	A		STUDIO	A209	22.593	4.32	0	4.198	31.111	16.875	47.986	16.610		
33	A		1BHK-1T	A210	36.454	3.421	0	6.114	45.989	24.945	70.934	24.553		
34	A		2BHK-1T	A211	42.172	3.282	0	4.908	50.362	27.317	77.679	26.888		
35	A		2BHK-1T	A212	43.64	3.076	3.446	6.197	56.359	30.570	86.929	30.090		
36	A		1BHK-1T	A213	36.894	2.84	0	5.958	45.692	24.784	70.476	24.395		
37	A		2BHK-1T	A214	42.172	3.282	0	5.135	50.589	27.441	78.030	27.009		
38	A		2BHK-2T	A215	47.613	3.78	0	6.568	57.961	31.439	89.400	30.945		
39	A		STUDIO	A216	16.797	3.15	0	3.488	23.435	12.712	36.147	12.512		
40	A		2BHK-2T	A217	57.732	3.627	0	10.612	71.971	39.039	111.010	38.425	1	

For PKR Estates LLP

Designated Partner

Er. MARISELVI M
Registered Engineer Grade - I
Reg No. CGLDIST/RE/Gr-I/2025/10/017 - DTCP
No. 123-A, Thangal ulvai Street, Virugambakkam,
Chennai - 600092.

Sl.No	Block	Floor	Type	Apartment No.	(a) Carpet Area (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+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
41	A	3rd Floor	2BHK-2T	A301	55.854	6.186	6.369	7.4	75.809	41.120	116.929	40.474	1	
42	A		2BHK-2T	A302	54.93	2.913	0	6.76	64.603	35.042	99.645	34.491	1	
43	A		2BHK-2T	A303	57.205	6.268	0	6.586	70.059	38.001	108.060	37.404	1	
44	A		2BHK-2T	A304	57.205	2.913	0	6.416	66.534	36.089	102.623	35.522	1	
45	A		2BHK-2T	A305	58.471	6.577	3.253	6.639	74.94	40.649	115.589	40.010	1	
46	A		2BHK-1T	A306	52.1	4.644	2.946	6.914	66.604	36.127	102.731	35.559	1	
47	A		1BHK-1T	A307	36.437	3.62	3.56	5.071	48.688	26.409	75.097	25.994		
48	A		2BHK-2T	A308	52.344	3.9	0	5.848	62.092	33.680	95.772	33.150	1	
49	A		STUDIO	A309	22.593	4.32	0	4.198	31.111	16.875	47.986	16.610		
50	A		1BHK-1T	A310	36.454	3.421	0	6.114	45.989	24.945	70.934	24.553		
51	A		2BHK-1T	A311	42.172	3.282	0	4.908	50.362	27.317	77.679	26.888		
52	A		2BHK-1T	A312	43.64	3.076	3.446	6.197	56.359	30.570	86.929	30.090		
53	A		1BHK-1T	A313	36.894	2.84	0	5.958	45.692	24.784	70.476	24.395		
54	A		2BHK-1T	A314	42.172	3.282	0	5.135	50.589	27.441	78.030	27.009		
55	A		2BHK-2T	A315	47.613	3.78	0	6.568	57.961	31.439	89.400	30.945		
56	A		STUDIO	A316	16.797	3.15	0	3.488	23.435	12.712	36.147	12.512		
57	A		2BHK-2T	A317	57.732	3.627	0	10.612	71.971	39.039	111.010	38.425	1	
58	A	4th Floor	2BHK-2T	A401	55.854	6.186	6.369	7.4	75.809	41.120	116.929	40.474	1	
59	A		2BHK-2T	A402	54.93	2.913	0	6.76	64.603	35.042	99.645	34.491	1	
60	A		2BHK-2T	A403	57.205	6.268	0	6.586	70.059	38.001	108.060	37.404	1	
61	A		2BHK-2T	A404	57.205	2.913	0	6.416	66.534	36.089	102.623	35.522	1	
62	A		2BHK-2T	A405	58.471	6.577	3.253	6.639	74.94	40.649	115.589	40.010	1	
63	A		2BHK-1T	A406	52.1	4.644	2.946	6.914	66.604	36.127	102.731	35.559	1	
64	A		1BHK-1T	A407	36.437	3.62	3.56	5.071	48.688	26.409	75.097	25.994		
65	A		2BHK-2T	A408	52.344	3.9	0	5.848	62.092	33.680	95.772	33.150	1	
66	A		STUDIO	A409	22.593	4.32	0	4.198	31.111	16.875	47.986	16.610		
67	A		1BHK-1T	A410	36.454	3.421	0	6.114	45.989	24.945	70.934	24.553		
68	A		2BHK-1T	A411	42.172	3.282	0	4.908	50.362	27.317	77.679	26.888		
69	A		2BHK-1T	A412	43.64	3.076	3.446	6.197	56.359	30.570	86.929	30.090		
70	A		1BHK-1T	A413	36.894	2.84	0	5.958	45.692	24.784	70.476	24.395		
71	A		2BHK-1T	A414	42.172	3.282	0	5.135	50.589	27.441	78.030	27.009		
72	A		2BHK-2T	A415	47.613	3.78	0	6.568	57.961	31.439	89.400	30.945		
73	A		STUDIO	A416	16.797	3.15	0	3.488	23.435	12.712	36.147	12.512		
74	A		2BHK-2T	A417	57.732	3.627	0	10.612	71.971	39.039	111.010	38.425	1	

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													Covered	Open
75	A	5th Floor	2BHK-2T	A501	55.854	6.186	6.369	7.4	75.809	41.120	116.929	40.474	1	
76	A		2BHK-2T	A502	54.93	2.913	0	6.76	64.603	35.042	99.645	34.491	1	
77	A		2BHK-2T	A503	57.205	6.268	0	6.586	70.059	38.001	108.060	37.404	1	
78	A		2BHK-2T	A504	57.205	2.913	0	6.416	66.534	36.089	102.623	35.522	1	
79	A		2BHK-2T	A505	58.471	6.577	3.253	6.639	74.94	40.649	115.589	40.010	1	
80	A		2BHK-1T	A506	52.1	4.644	2.946	6.914	66.604	36.127	102.731	35.559	1	
81	A		1BHK-1T	A507	36.437	3.62	3.56	5.071	48.688	26.409	75.097	25.994		
82	A		2BHK-2T	A508	52.344	3.9	0	5.848	62.092	33.680	95.772	33.150	1	
83	A		STUDIO	A509	22.593	4.32	0	4.198	31.111	16.875	47.986	16.610		
84	A		1BHK-1T	A510	36.454	3.421	0	6.114	45.989	24.945	70.934	24.553		
85	A		2BHK-1T	A511	42.172	3.282	0	4.908	50.362	27.317	77.679	26.888		
86	A		2BHK-1T	A512	43.64	3.076	3.446	6.197	56.359	30.570	86.929	30.090		
87	A		1BHK-1T	A513	36.894	2.84	0	5.958	45.692	24.784	70.476	24.395		
88	A		2BHK-1T	A514	42.172	3.282	0	5.135	50.589	27.441	78.030	27.009		
89	A		2BHK-2T	A515	47.613	3.78	0	6.568	57.961	31.439	89.400	30.945		
90	A		STUDIO	A516	16.797	3.15	0	3.488	23.435	12.712	36.147	12.512		
91	A		2BHK-2T	A517	57.732	3.627	0	10.612	71.971	39.039	111.010	38.425	1	
92	B	1st Floor	2BHK-2T	B101	58.755	4.932	10.727	7.402	77.122	41.833	118.955	41.175	1	
93	B		2BHK-1T	B102	49.571	3.423	5.893	6.292	59.286	32.158	91.444	31.652		
94	B		2BHK-1T	B103	48.208	3.423	2.691	5.692	57.323	31.093	88.416	30.604		
95	B		3BHK-2T	B104	61.971	3.54	0	6.77	72.281	39.207	111.488	38.590	1	
96	B		2BHK-2T	B105	46.426	3.54	0	6.195	56.161	30.463	86.624	29.984		
97	B		1BHK-1T	B106	31.493	3.525	0	5.316	40.334	21.878	62.212	21.534		
98	B		2BHK-1T	B107	51.317	5.651	0	6.204	63.172	34.266	97.438	33.727	1	
99	B		1BHK-1T	B108	35.667	3.66	7.842	5.041	44.368	24.066	68.434	23.688		
100	B		1BHK-1T	B109	34.778	3.866	0	4.796	43.44	23.563	67.003	23.192		
101	B		1BHK-1T	B110	32.111		24.372	4.922	43.761	23.737	67.498	23.364		
102	B		1BHK-1T	B111	29.926		12.608	4.632	37.127	20.138	57.265	19.822		
103	B		1BHK-1T	B112	31.233	3.151	8.511	5.836	40.22	21.816	62.036	21.473		
104	B		2BHK-2T	B113	43.774	3.526	11.849	5.622	52.922	28.706	81.628	28.255		
105	B		1BHK-1T	B114	31.267		35.77	5.436	47.66	25.852	73.512	25.445		
106	B		1BHK-1T	B115	30.861		14.422	4.809	37.682	20.439	58.121	20.118		
107	B		1BHK-1T	B116	29.575		5.17	4.939	34.514	18.721	53.235	18.427		
108	B		2BHK-2T	B117	48.539	3.906	14.077	6.363	58.808	31.899	90.707	31.397	1	
109	B		2BHK-2T	B118	48.539	3.906	16.93	6.356	58.801	31.895	90.696	31.393	1	
110	B		2BHK-2T	B119	50.823	3.907	11.11	6.165	60.895	33.031	93.926	32.511	1	
111	B		2BHK-2T	B201	58.755	4.932	6.033	7.402	77.122	41.833	118.955	41.175	1	
112	B		2BHK-1T	B202	49.571	3.423	0	6.292	59.286	32.158	91.444	31.652		
113	B		2BHK-1T	B203	48.208	3.423	0	5.692	57.323	31.093	88.416	30.604		

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													Covered	Open
114	B	2nd Floor	3BHK-2T	B204	61.971	3.54	0	6.77	72.281	39.207	111.488	38.590	1	
115	B		2BHK-2T	B205	46.426	3.54	0	6.195	56.161	30.463	86.624	29.984		
116	B		1BHK-1T	B206	31.493	3.525	0	5.316	40.334	21.878	62.212	21.534		
117	B		2BHK-1T	B207	51.317	5.651	0	6.204	63.172	34.266	97.438	33.727	1	
118	B		1BHK-1T	B208	35.667	3.66	0	5.041	44.368	24.066	68.434	23.688		
119	B		1BHK-1T	B209	34.778	3.866	0	4.796	43.44	23.563	67.003	23.192		
120	B		1BHK-1T	B210	32.111		6.728	4.922	43.761	23.737	67.498	23.364		
121	B		1BHK-1T	B211	29.926		2.569	4.632	37.127	20.138	57.265	19.822		
122	B		1BHK-1T	B212	31.233	3.151	0	5.836	40.22	21.816	62.036	21.473		
123	B		2BHK-2T	B213	43.774	3.526	0	5.622	52.922	28.706	81.628	28.255		
124	B		1BHK-1T	B214	31.267		10.957	5.436	47.66	25.852	73.512	25.445		
125	B		1BHK-1T	B215	30.861		2.012	4.809	37.682	20.439	58.121	20.118		
126	B		1BHK-1T	B216	28.704	3.592	0	4.939	37.235	20.197	57.432	19.879		
127	B		2BHK-2T	B217	48.539	3.906	0	6.363	58.808	31.899	90.707	31.397		
128	B		2BHK-2T	B218	48.539	3.906	0	6.356	58.801	31.895	90.696	31.393		
129	B		2BHK-2T	B219	50.823	3.907	0	6.165	60.895	33.031	93.926	32.511	1	
130	B	3rd Floor	2BHK-2T	B301	58.755	4.932	6.033	7.402	77.122	41.833	118.955	41.175	1	
131	B		2BHK-1T	B302	49.571	3.423	0	6.292	59.286	32.158	91.444	31.652		
132	B		2BHK-1T	B303	48.208	3.423	0	5.692	57.323	31.093	88.416	30.604		
133	B		3BHK-2T	B304	61.971	3.54	0	6.77	72.281	39.207	111.488	38.590	1	
134	B		2BHK-2T	B305	46.426	3.54	0	6.195	56.161	30.463	86.624	29.984		
135	B		1BHK-1T	B306	31.493	3.525	0	5.316	40.334	21.878	62.212	21.534		
136	B		2BHK-1T	B307	51.317	5.651	0	6.204	63.172	34.266	97.438	33.727	1	
137	B		1BHK-1T	B308	35.667	3.66	0	5.041	44.368	24.066	68.434	23.688		
138	B		1BHK-1T	B309	34.778	3.866	0	4.796	43.44	23.563	67.003	23.192		
139	B		1BHK-1T	B310	32.111		6.728	4.922	43.761	23.737	67.498	23.364		
140	B		1BHK-1T	B311	29.926		2.569	4.632	37.127	20.138	57.265	19.822		
141	B		1BHK-1T	B312	31.233	3.151	0	5.836	40.22	21.816	62.036	21.473		
142	B		2BHK-2T	B313	43.774	3.526	0	5.622	52.922	28.706	81.628	28.255		
143	B		1BHK-1T	B314	31.267		10.957	5.436	47.66	25.852	73.512	25.445		
144	B		1BHK-1T	B315	30.861		2.012	4.809	37.682	20.439	58.121	20.118		
145	B		1BHK-1T	B316	28.704	3.592	0	4.939	37.235	20.197	57.432	19.879		
146	B		2BHK-2T	B317	48.539	3.906	0	6.363	58.808	31.899	90.707	31.397		
147	B		2BHK-2T	B318	48.539	3.906	0	6.356	58.801	31.895	90.696	31.393		
148	B		2BHK-2T	B319	50.823	3.907	0	6.165	60.895	33.031	93.926	32.511	1	
149	B	4th Floor	2BHK-2T	B401	58.755	4.932	6.033	7.402	77.122	41.833	118.955	41.175	1	
150	B		2BHK-1T	B402	49.571	3.423	0	6.292	59.286	32.158	91.444	31.652		
151	B		2BHK-1T	B403	48.208	3.423	0	5.692	57.323	31.093	88.416	30.604		
152	B		3BHK-2T	B404	61.971	3.54	0	6.77	72.281	39.207	111.488	38.590	1	
153	B		2BHK-2T	B405	46.426	3.54	0	6.195	56.161	30.463	86.624	29.984		
154	B		1BHK-1T	B406	31.493	3.525	0	5.316	40.334	21.878	62.212	21.534		
155	B		2BHK-1T	B407	51.317	5.651	0	6.204	63.172	34.266	97.438	33.727	1	
156	B		1BHK-1T	B408	35.667	3.66	0	5.041	44.368	24.066	68.434	23.688		
157	B		1BHK-1T	B409	34.778	3.866	0	4.796	43.44	23.563	67.003	23.192		
158	B		1BHK-1T	B410	32.111		6.728	4.922	43.761	23.737	67.498	23.364		
159	B		1BHK-1T	B411	29.926		2.569	4.632	37.127	20.138	57.265	19.822		
160	B		1BHK-1T	B412	31.233	3.151	0	5.836	40.22	21.816	62.036	21.473		
161	B		2BHK-2T	B413	43.774	3.526	0	5.622	52.922	28.706	81.628	28.255		
162	B		1BHK-1T	B414	31.267		10.957	5.436	47.66	25.852	73.512	25.445		
163	B		1BHK-1T	B415	30.861		2.012	4.809	37.682	20.439	58.121	20.118		

For PKR Estates LLP

Designated Partner

Er. MARISELVI M
Registered Engineer Grade - I
Reg No. CGLDIST/RE/Gr-I/2025/10/017 - DTCP
No. 123-A, Thangal ulvai Street, Virugambakkam,
Chennai - 600092.

Sl.No	Block	Floor	Type	Apartment No.	(a) Carpet Area (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+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
164	B		1BHK-1T	B416	28.704	3.592	0	4.939	37.235	20.197	57.432	19.879		
165	B		2BHK-2T	B417	48.539	3.906	0	6.363	58.808	31.899	90.707	31.397		
166	B		2BHK-2T	B418	48.539	3.906	0	6.356	58.801	31.895	90.696	31.393		
167	B		2BHK-2T	B419	50.823	3.907	0	6.165	60.895	33.031	93.926	32.511	1	
168	B	5th Floor	2BHK-2T	B501	58.755	4.932	6.033	7.402	77.122	41.833	118.955	41.175	1	
169	B		2BHK-1T	B502	49.571	3.423	0	6.292	59.286	32.158	91.444	31.652		
170	B		2BHK-1T	B503	48.208	3.423	0	5.692	57.323	31.093	88.416	30.604		
171	B		3BHK-2T	B504	61.971	3.54	0	6.77	72.281	39.207	111.488	38.590	1	
172	B		2BHK-2T	B505	46.426	3.54	0	6.195	56.161	30.463	86.624	29.984		
173	B		1BHK-1T	B506	31.493	3.525	0	5.316	40.334	21.878	62.212	21.534		
174	B		2BHK-1T	B507	51.317	5.651	0	6.204	63.172	34.266	97.438	33.727	1	
175	B		1BHK-1T	B508	35.667	3.66	0	5.041	44.368	24.066	68.434	23.688		
176	B		1BHK-1T	B509	34.778	3.866	0	4.796	43.44	23.563	67.003	23.192		
177	B		1BHK-1T	B510	32.111		6.728	4.922	43.761	23.737	67.498	23.364		
178	B		1BHK-1T	B511	29.926		2.569	4.632	37.127	20.138	57.265	19.822		
179	B		1BHK-1T	B512	31.233	3.151	0	5.836	40.22	21.816	62.036	21.473		
180	B		2BHK-2T	B513	43.774	3.526	0	5.622	52.922	28.706	81.628	28.255		
181	B		1BHK-1T	B514	31.267		10.957	5.436	47.66	25.852	73.512	25.445		
182	B		1BHK-1T	B515	30.861		2.012	4.809	37.682	20.439	58.121	20.118		
183	B		1BHK-1T	B516	28.704	3.592	0	4.939	37.235	20.197	57.432	19.879		
184	B		2BHK-2T	B517	48.539	3.906	0	6.363	58.808	31.899	90.707	31.397		1
185	B		2BHK-2T	B518	48.539	3.906	0	6.356	58.801	31.895	90.696	31.393		1
186	B		2BHK-2T	B519	50.823	3.907	0	6.165	60.895	33.031	93.926	32.511	1	
TOTAL					**7840.262**	**602.995**	**485.313**	**1073.327**	**9746.190**	**5305.420**	**15051.610**	**5209.934**	**64**	**2**
										VISITORS CAR PARKING			**1**	
										TOTAL			**65**	**2**

UDS DETAILS

PARTICULARS	SQM
TOTAL LAND AREA (Least as per PATTA)	5800
OSR (Gifted)	590.066
NET UDS	5209.934

For PKR Estates LLP

Designated Partner

Er. MARISELVI M
Registered Engineer Grade - I
Reg No. CGLDIST/RE/Gr-I/2025/10/017 - DTCP
No. 123-A, Thangal ulvai Street, Virugambakkam,
Chennai - 600092.

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.