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RE REGULATORY RECORD

# RERA Document

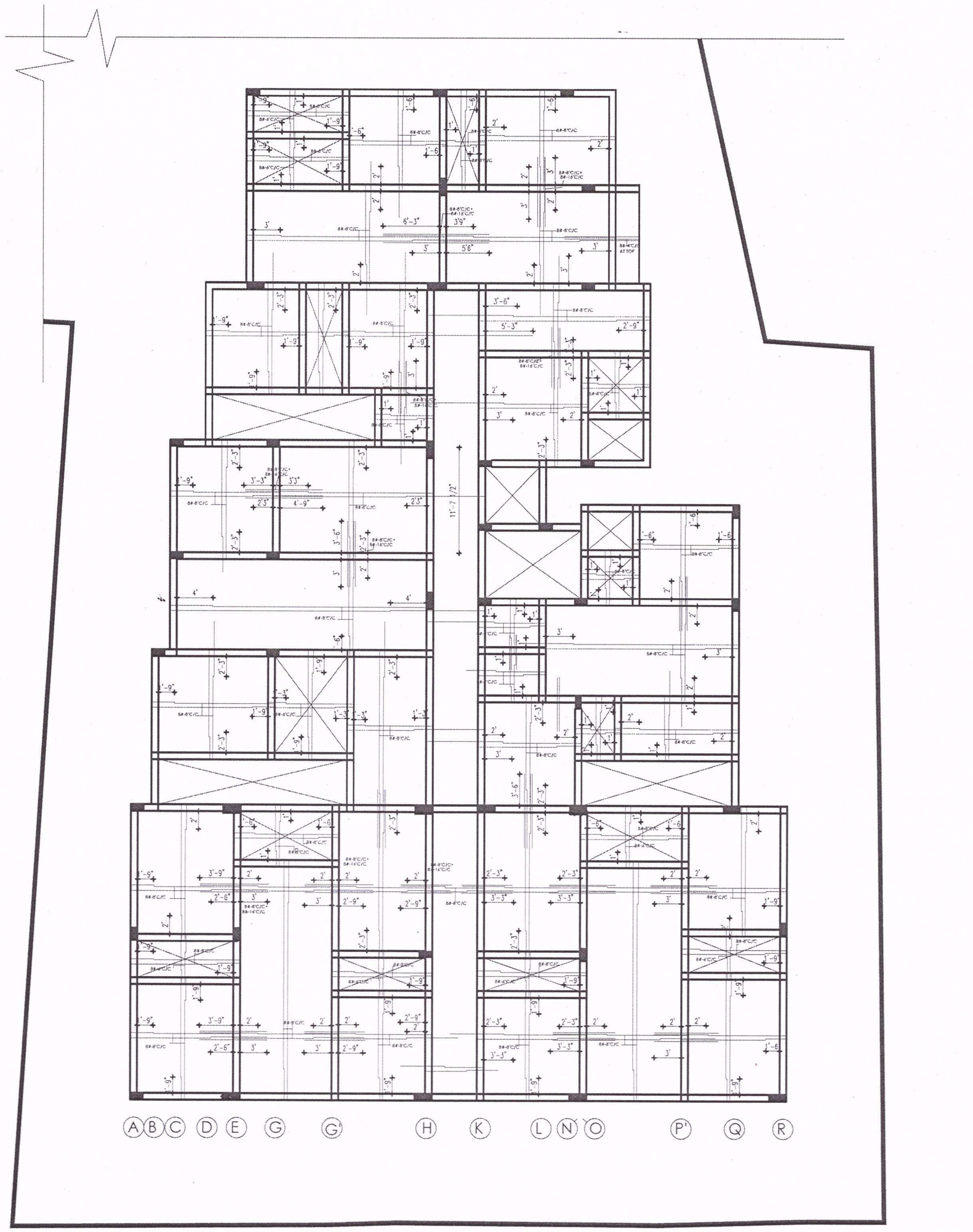
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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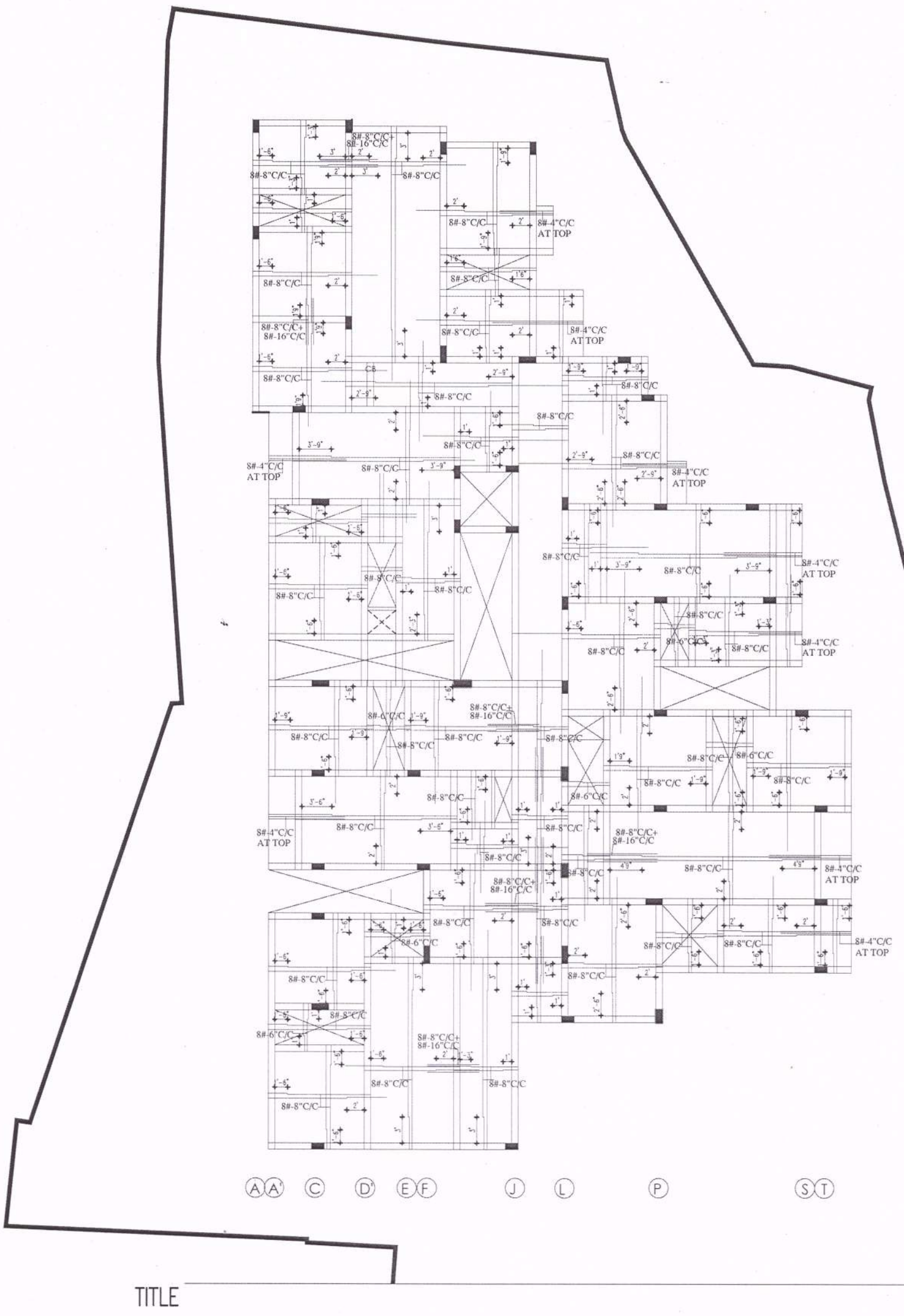
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD




**BLOCK - A**

| | | | | |
|---|---|---|---|---|
| PROJECT<br>**PROPOSED RESIDENTIAL BUILDING OF " MARUTHI FLATS " FOR M/s RAJUS FLAT PROMOTERS PVT. LTD., AT KORATTUR, CHENNAI.** | TITLE ;<br>**COLUMN MARKING LAYOUT** | NORTH POINT :<br>N<br>W E<br>S | DATE : 19.02.2025 | DRAWN : MA |
| | | | Wrk. NO : 01 / JOB NO : 2366 | CHECKED : KP |
| | STRUCTURAL CONSULTANT :<br>Er. P. ANAND RAJU<br>Registered Structural Engineer Grade - I (SE)<br>CMDA No: SE/GR-I/2024/02/004<br>Flat No:2, First Floor, S-133, S-Block<br>6th Main Road, Anna Nagar, Chennai -600 040<br>Ph/Fax. 044 42643214, Cell: 9840488820,<br>E-Mail: [illegible] | | | |



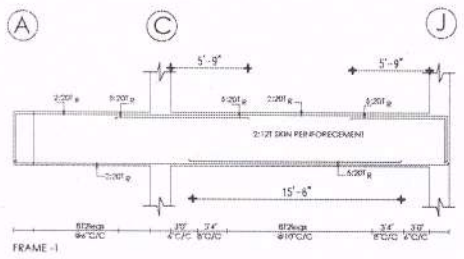

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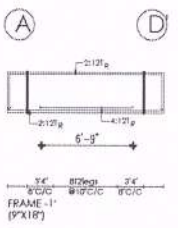
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| PROJECT<br>**PROPOSED RESIDENTIAL BUILDING OF " MARUTHI FLATS " FOR M/s RAJUS FLAT PROMOTERS PVT. LTD., AT KORATTUR, CHENNAI.** | TITLE ;<br>**COLUMN MARKING LAYOUT** | NORTH POINT :<br>N<br>W E<br>S | DATE : 19.02.2025 | | DRAWN : MA |
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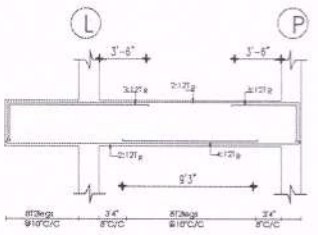
STRUCTURAL CONSULTANT :
Er. P. ANAND RAJU
Registered Structural Engineer Grade - I (SE)
CMDA No: SE/GR-I/2024/02/004
Flat No:2, First Floor, S-133, S-Block
6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488820,
E-Mail: aanandassociate@gamil.com



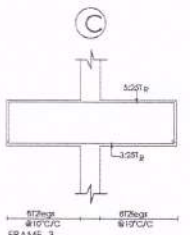
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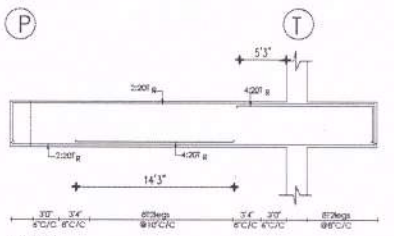
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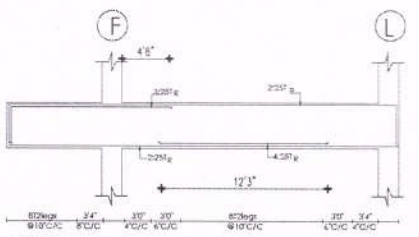
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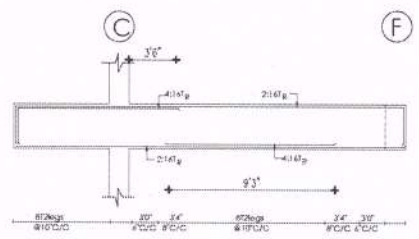
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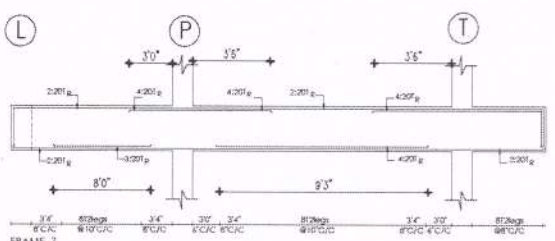
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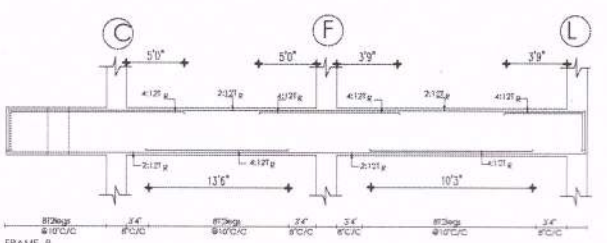
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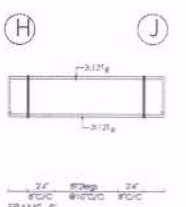
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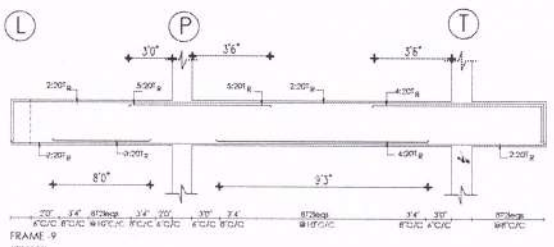
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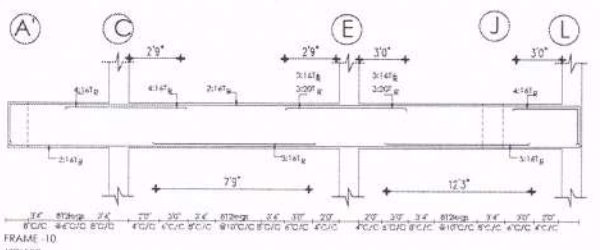
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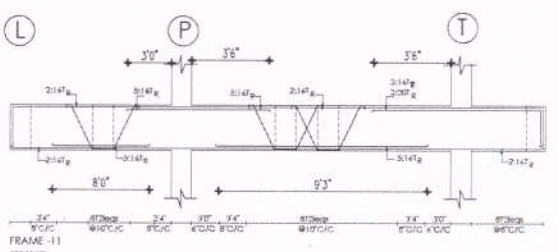
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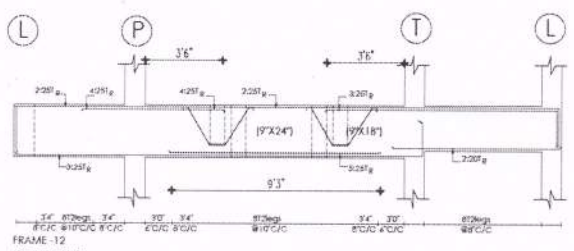
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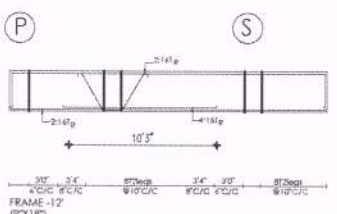
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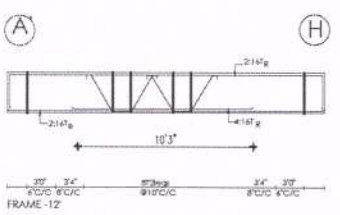
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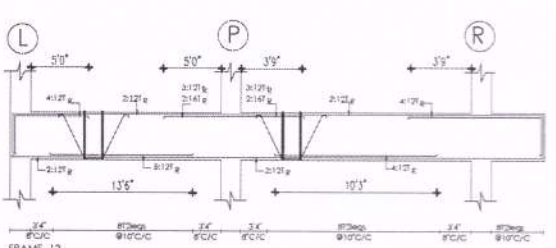
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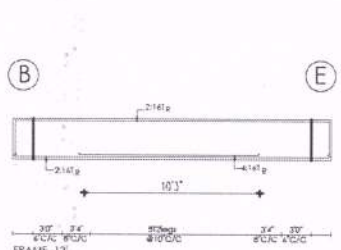
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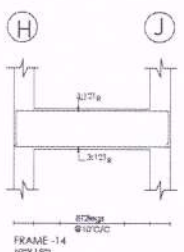
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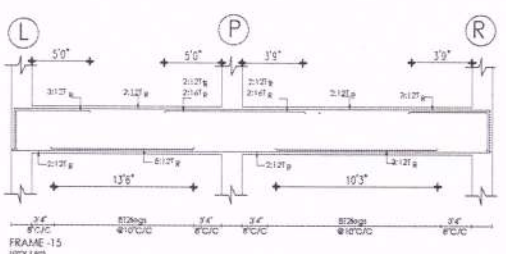
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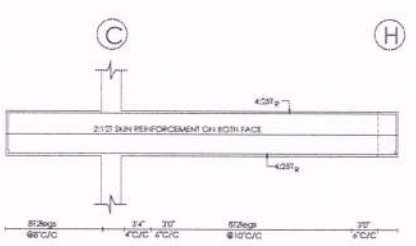
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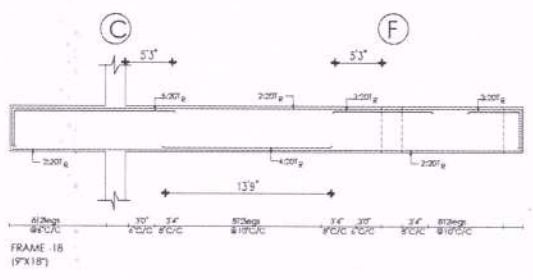
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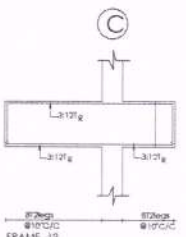
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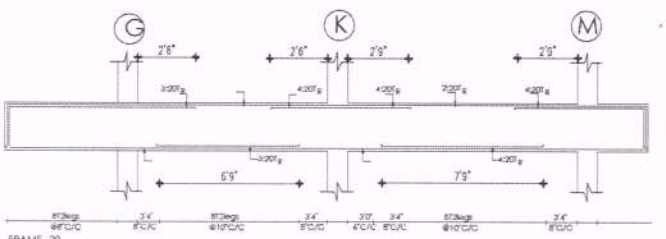
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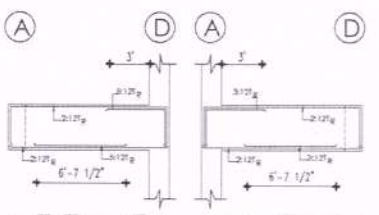
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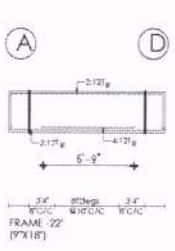
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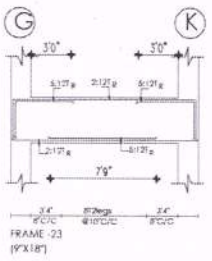
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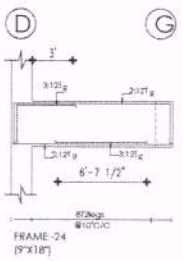
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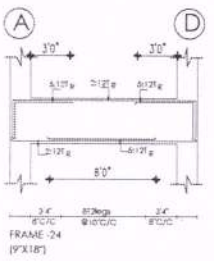
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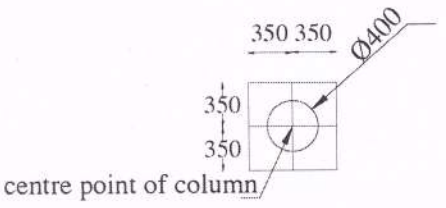
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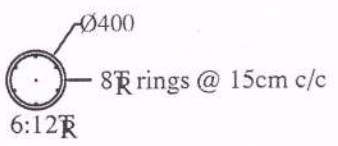


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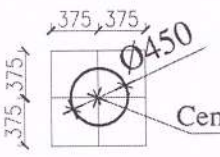
Er. P. ANAND RAJU
Registered Structural Engineer Grade - I (SE)
CMDA No: SE/GR-I/2024/02/004
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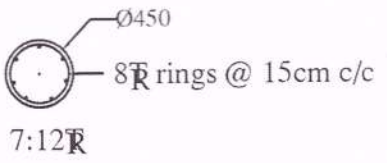
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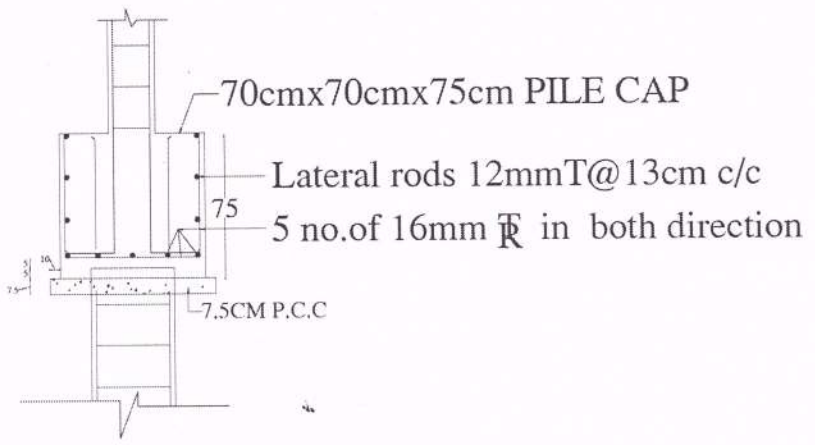




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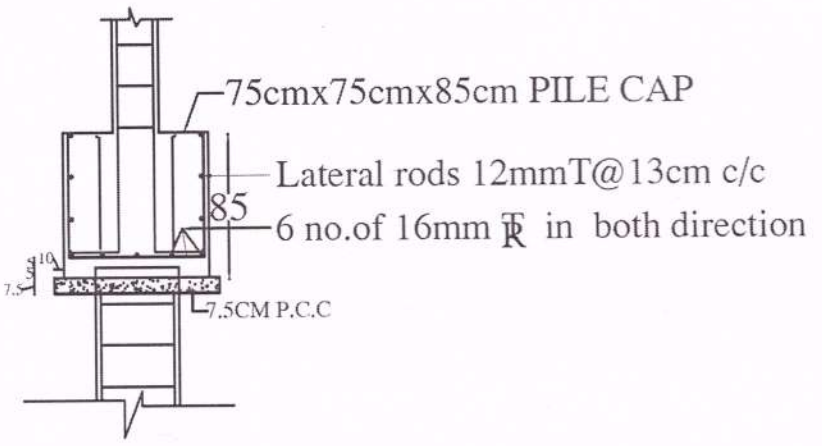


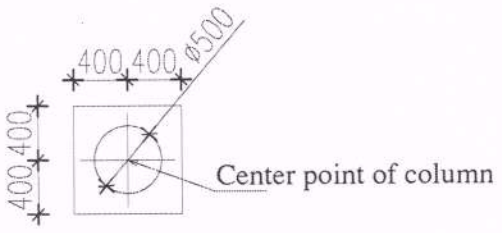

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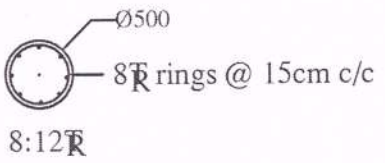



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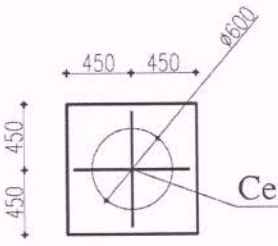


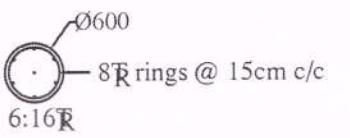

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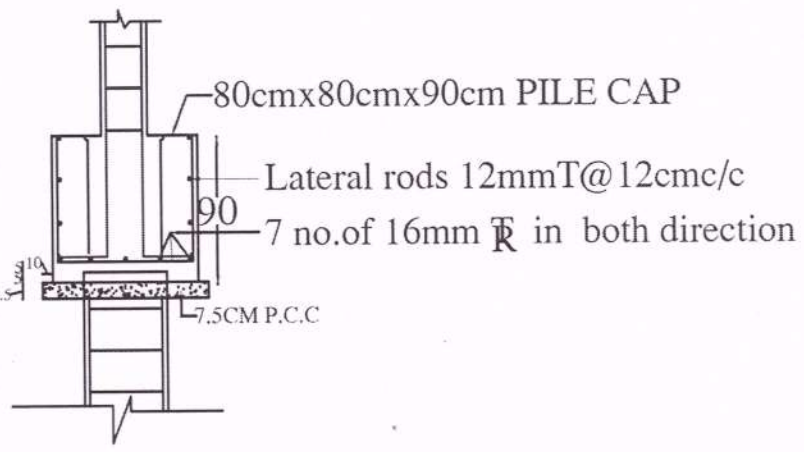




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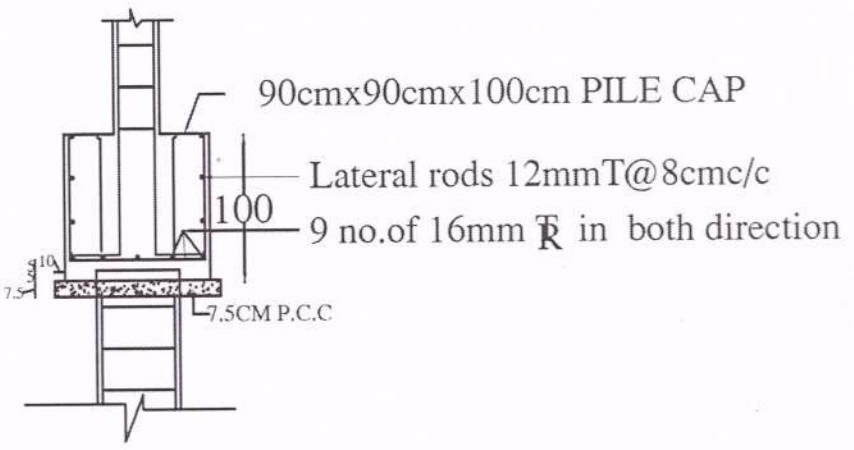



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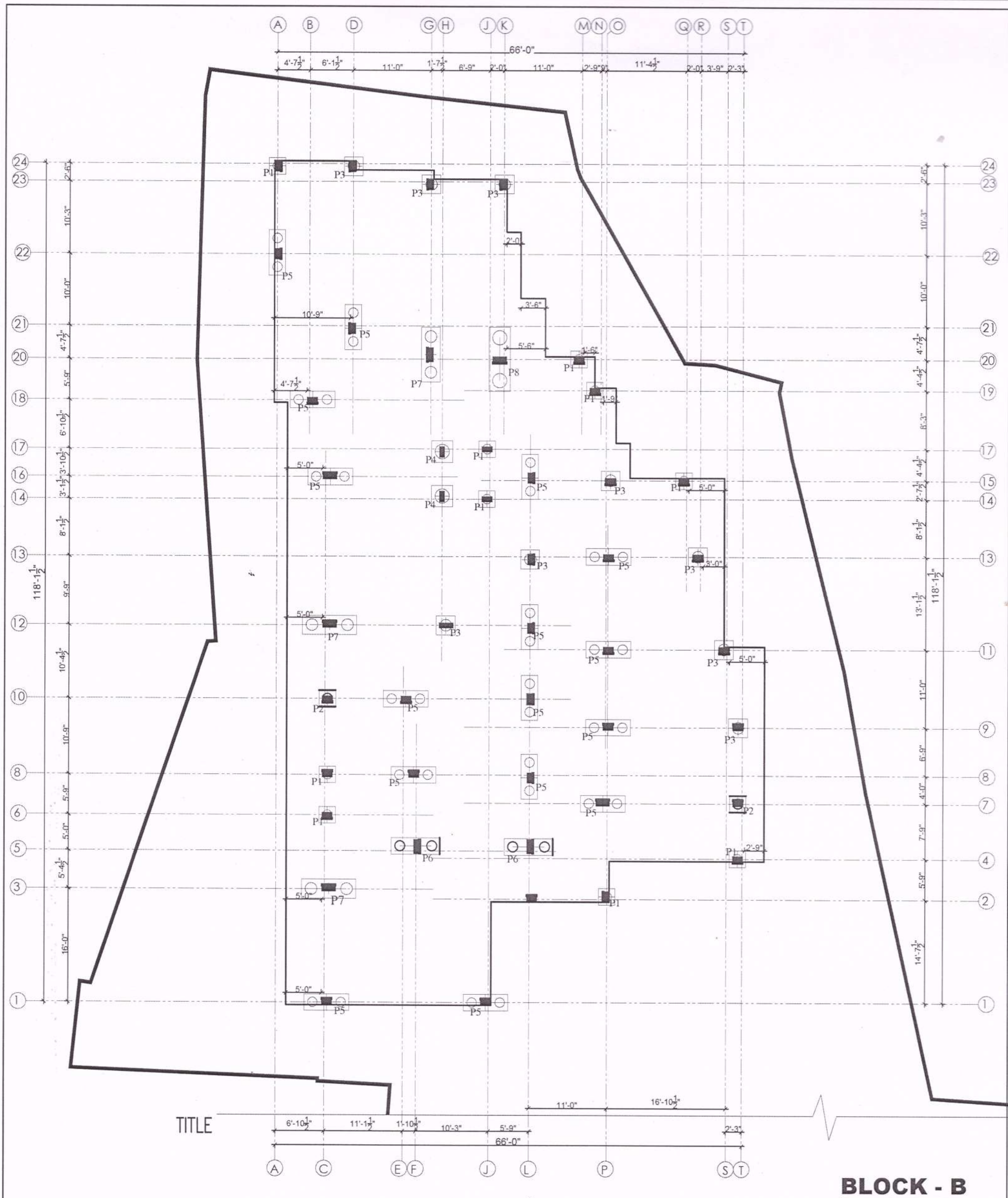
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6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488820,
E-Mail: aanandassociate@gamil .com

NOTES:
1.DRAWING NOT SCALE,FOLLOW DIMENSION.
2.FORMED GROUND LEVEL 0'0" ,0'0" LVL IS 1'0"ABOVE ROAD LEVEL.
3.STEEL USED : RIBBED TOR STEEL. T 42.
4.LAPS & AHCHORAGE- 50xØ OF THE BAR.
5.MIX USED : M20 (1:1.5:3)
6.CLEAR COVER FOR RODS IN FOOTING -2" IN COLUMN -1.5"
IN BEAMS -1"
7.COLUMN TIES 8 TOR 8" c/c.
8.DEPTH OF PILE 30 meters.

PROPOSED RESIDENTIAL BUILDING OF " MARUTHI FLATS "
FOR M/s RAJUS FLAT PROMOTERS PVT. LTD..
AT KORATTUR, CHENNAI.

DATE :01:04:2025 | DRN : R.Poornima | Sheet no:

STRUCTURAL CONSULTANTS

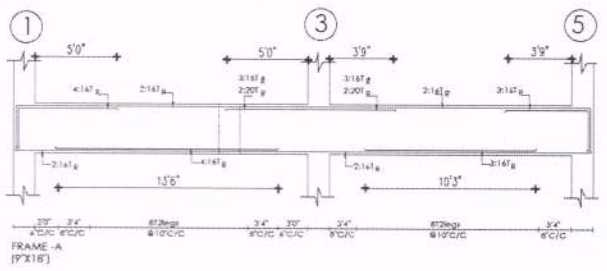



## BLOCK - B

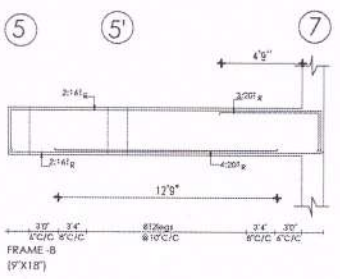
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|---|---|---|---|---|
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| | | | Wrk. NO : 01 / JOB NO : 2366 | CHECKED : KP |

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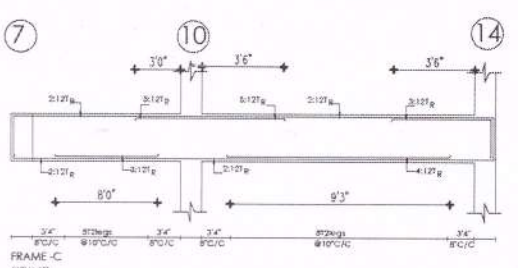
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Flat No:2, First Floor, S-133, S-Block
6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488820,
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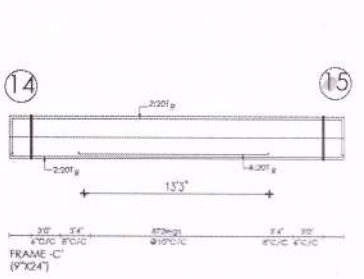
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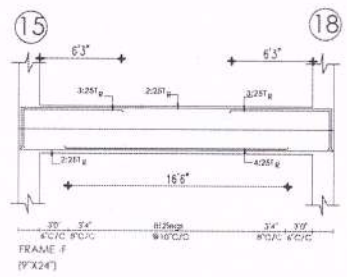
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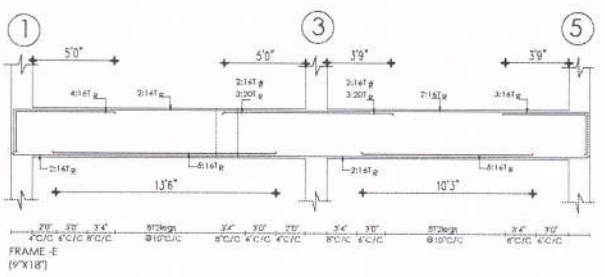
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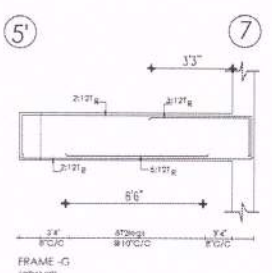
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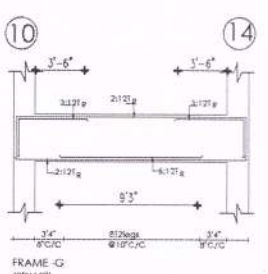
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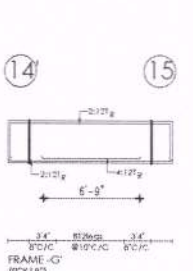
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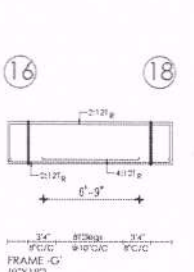
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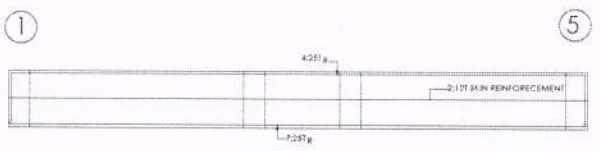
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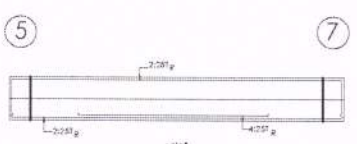
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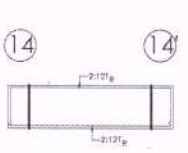
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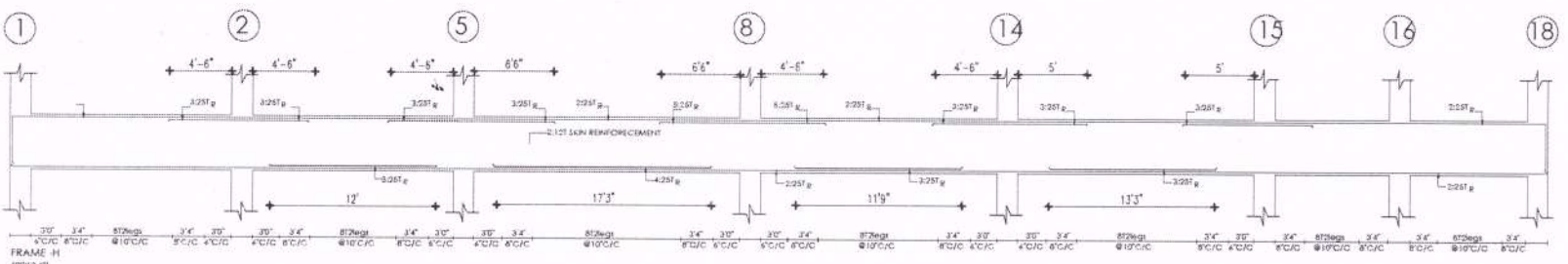
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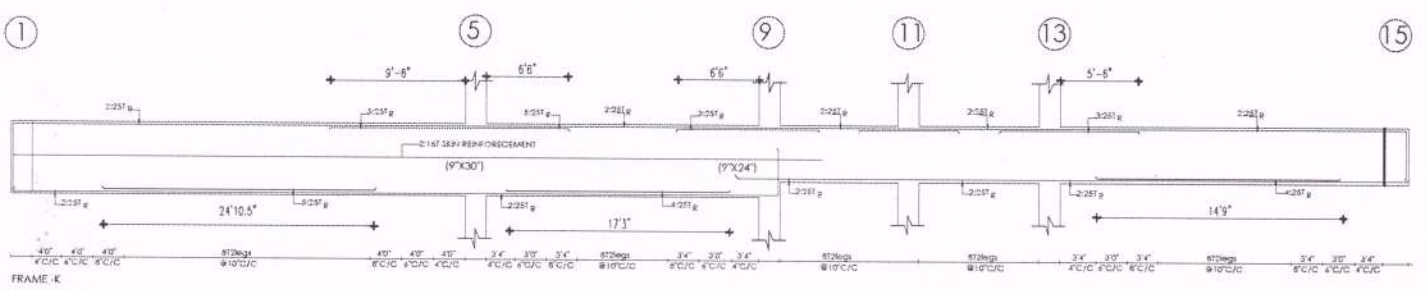
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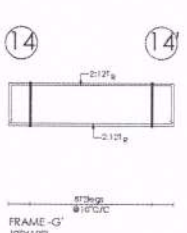
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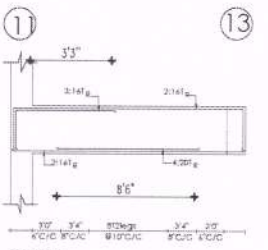
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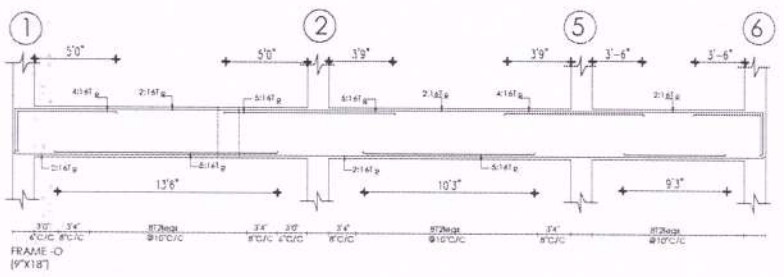
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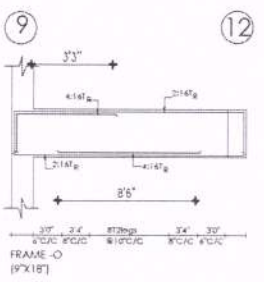
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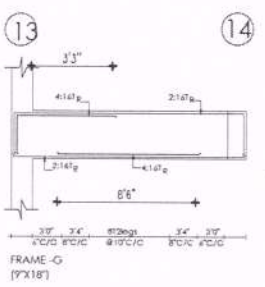
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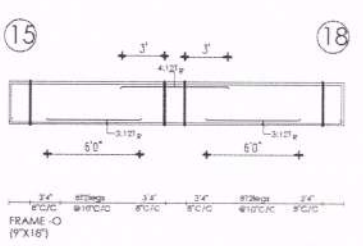
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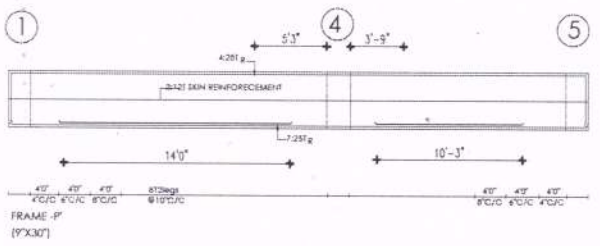
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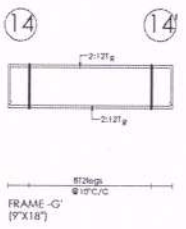
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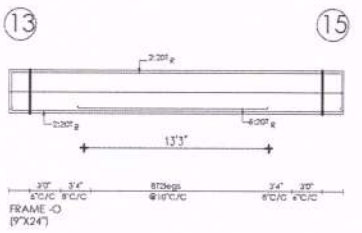
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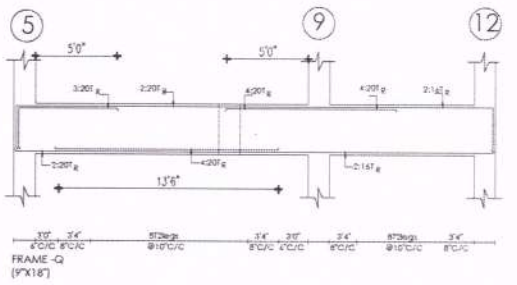
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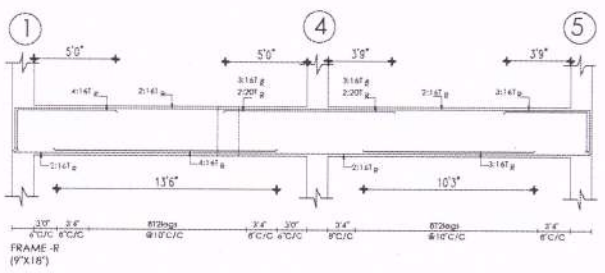
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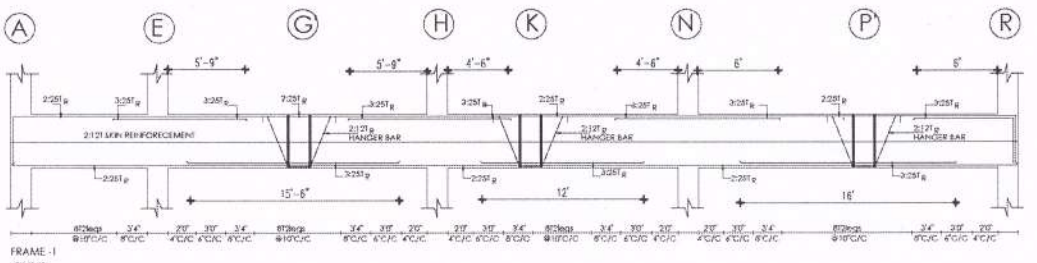


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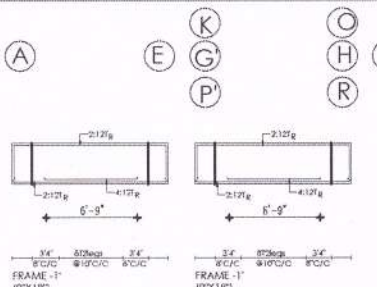


FRAME -R
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Er. P. ANAND RAJU
Registered Structural Engineer Grade - I (SE)
CMDA No: SE/GR-I/2024/02/004
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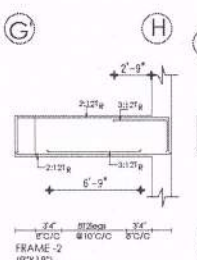

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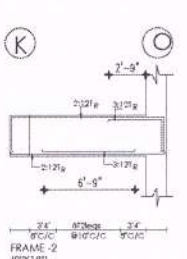

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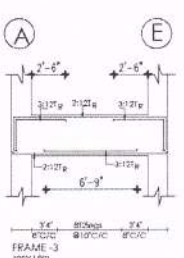

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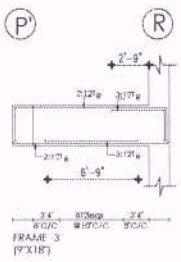

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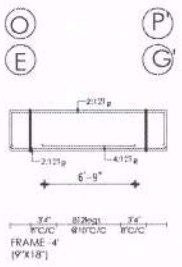

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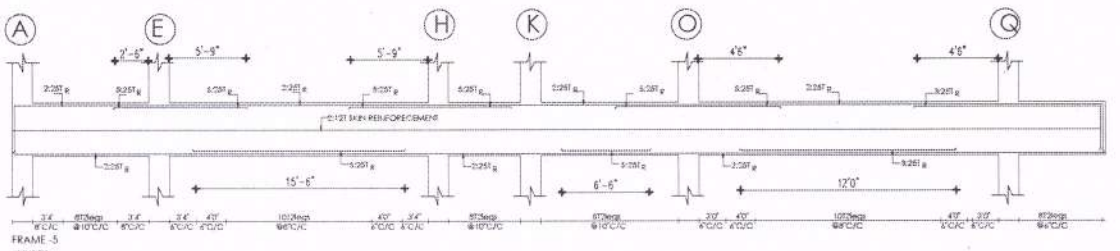

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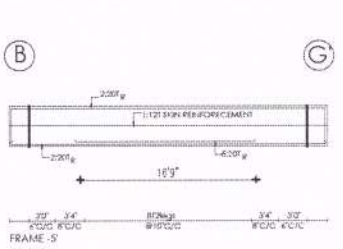

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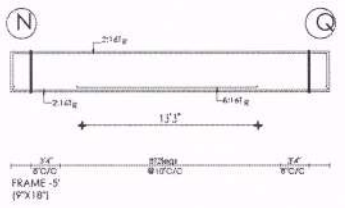

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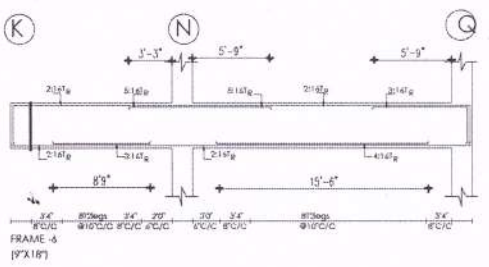

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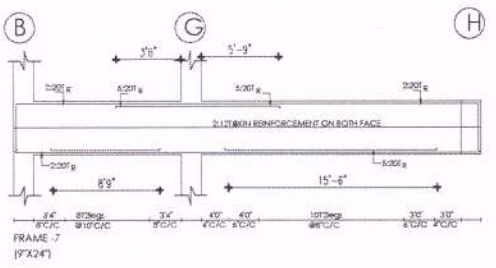

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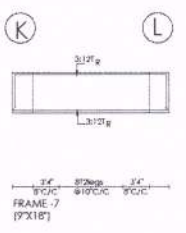

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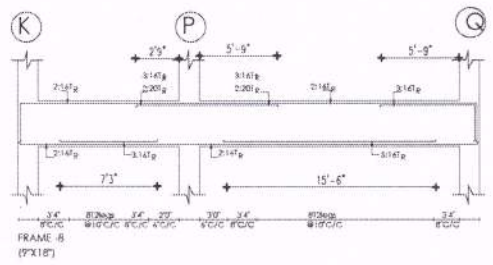

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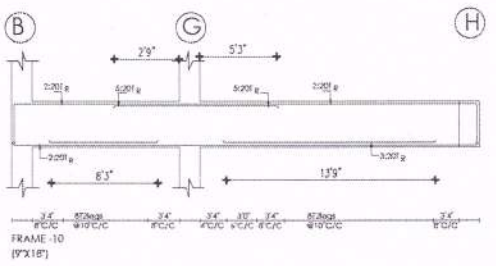

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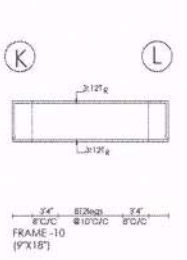

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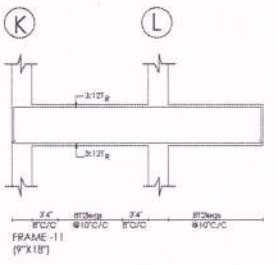

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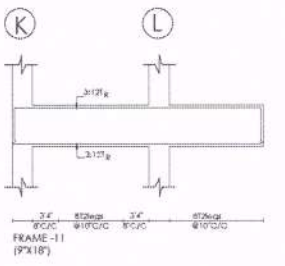

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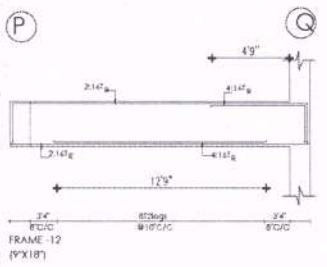

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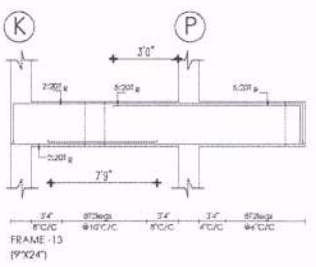

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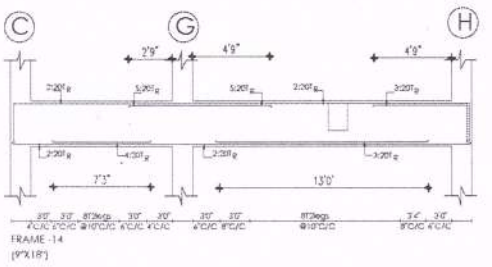

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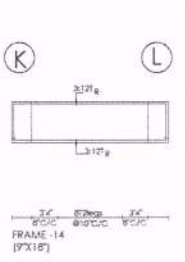

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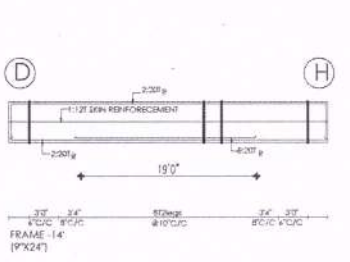

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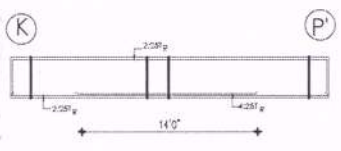

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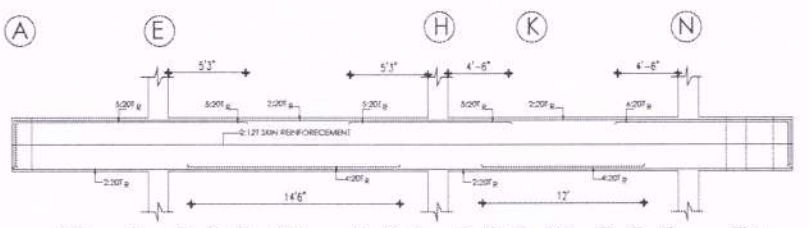

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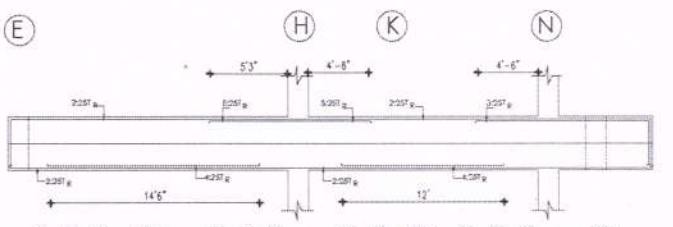

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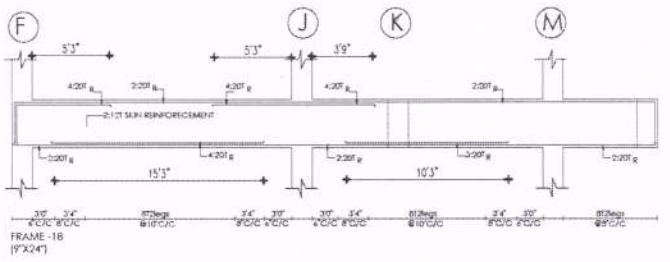

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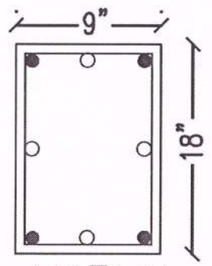
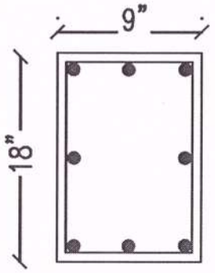
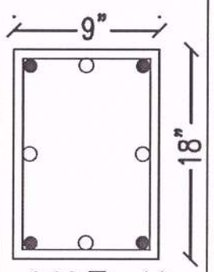
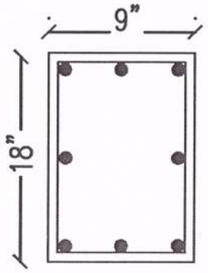
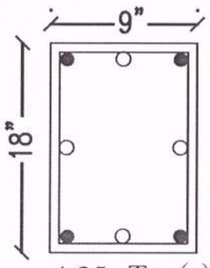
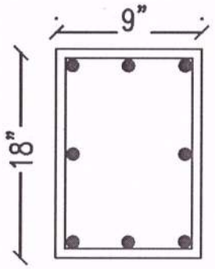
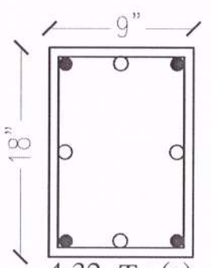
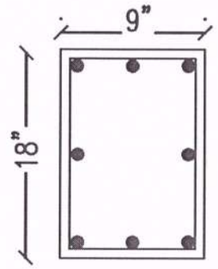

FRAME -16
(9"X24")



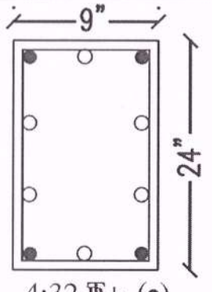
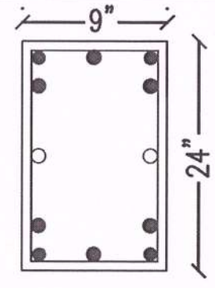
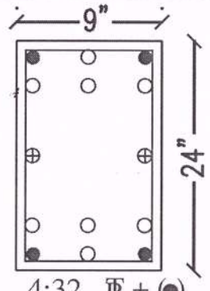

FRAME -18
(9"X24")

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# SCHEDULE OF COLUMN (BLOCK-B)

| NAME / LEVEL | L2,C8,Q15,N19,M20 A24 | P2,C6,C10,J14,J17 | T4 | T7,S11,L13,R13, O15 | P9,L12 | T9,E10,P13,H14, H17,A22 | C1,F8,L15,B18,G23, K23,D24 | J1,L8,L10,P11,D21 |
|---|---|---|---|---|---|---|---|---|
| FOUNDATION TO FIRSTFLOOR |  4:16 T+ (•) 4:12 T (○) |  8:16 T |  4:20 T+ (•) 4:16 T (○) |  8:20 T |  4:25 T+ (•) 4:20 T (○) |  8:25 T |  4:32 T+ (•) 4:25 T (○) |  8:32 T |
| F.F - S.F | | | | | | | | |

# SCHEDULE OF COLUMN

| NAME / LEVEL | F5,L5,P7,H12,C16, G20,K20 | C3 | C12 |
|---|---|---|---|
| FOUNDATION TO FIRSTFLOOR |  4:32 T+ (•) 6:25 T (○) |  10:32 T + (•) 2:20 T (◎) |  4:32 T + (•) 8:25 T + (◎) 2:20 T (◎) |
| F.F - S.F | | | |

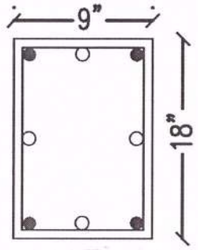
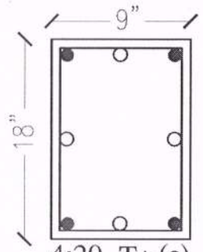
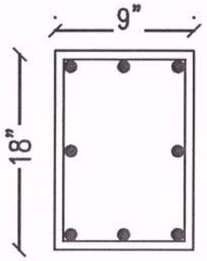
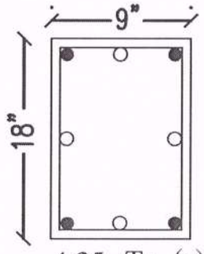
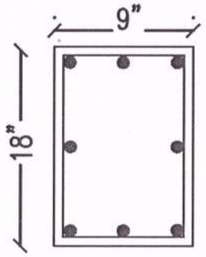
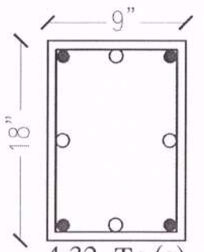
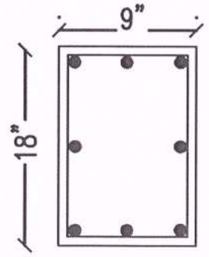
PROPOSED RESIDENTIAL BUILDING OF " MARUTHI FLATS "
FOR M/s RAJUS FLAT PROMOTERS PVT. LTD.,
AT KORATTUR, CHENNAI.

| DATE :01:04:2025 | DRN : R.Poornima | Sheet no: |
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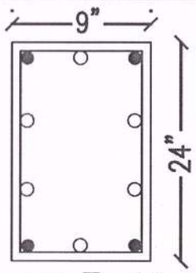
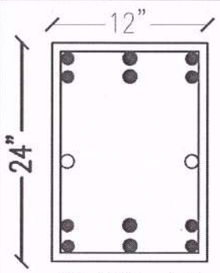
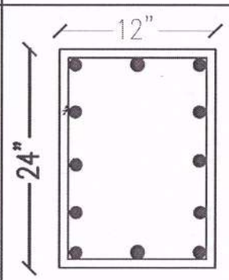
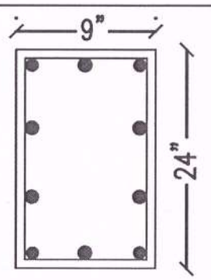
STRUCTURAL CONSULTANTS

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# SCHEDULE OF COLUMN (BLOCK-A)

| NAME / LEVEL | A1,C10,K11,M18,Q12 | A5 | C14,P17 | H2,A3,R4,B7 | O2.O9,G10,G14,J18 | E3,N6,K8,K13,P13 | G7,Q9,L11,P15,F18 |
|---|---|---|---|---|---|---|---|
| FOUNDATION TO FIRSTFLOOR |   4:16 ϯ+ (•) 4:12 ϯ (○) |   4:20 ϯ+ (•) 4:16 ϯ (○) |   8:20 ϯ |   4:25 ϯ+ (•) 4:20 ϯ (○) |   8:25 ϯ |   4:32 ϯ+ (•) 4:25 ϯ (○) |   8:32 ϯ |
| F.F - S.F | | | | | | | |

# SCHEDULE OF COLUMN

| NAME / LEVEL | E1,H1,N1,R1,K5,H8,J16, | E5,H5 (Mix-25) | N5 (Mix-25) | Q5,H14,F15,J15 |
|---|---|---|---|---|
| FOUNDATION TO FIRSTFLOOR |   4:32 ϯ+ (•) 6:25 ϯ (○) |   12:32 ϯ+ (•) 2:20 ϯ (○) |   12:32 ϯ (•) |   10:32 ϯ |
| F.F - S.F | | | | |

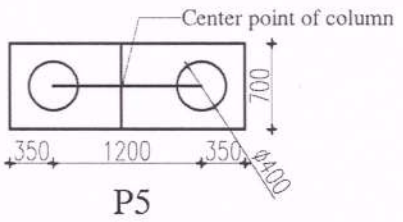
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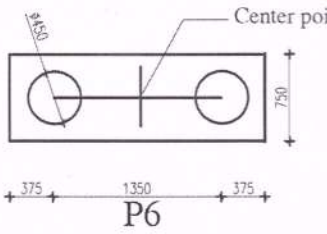
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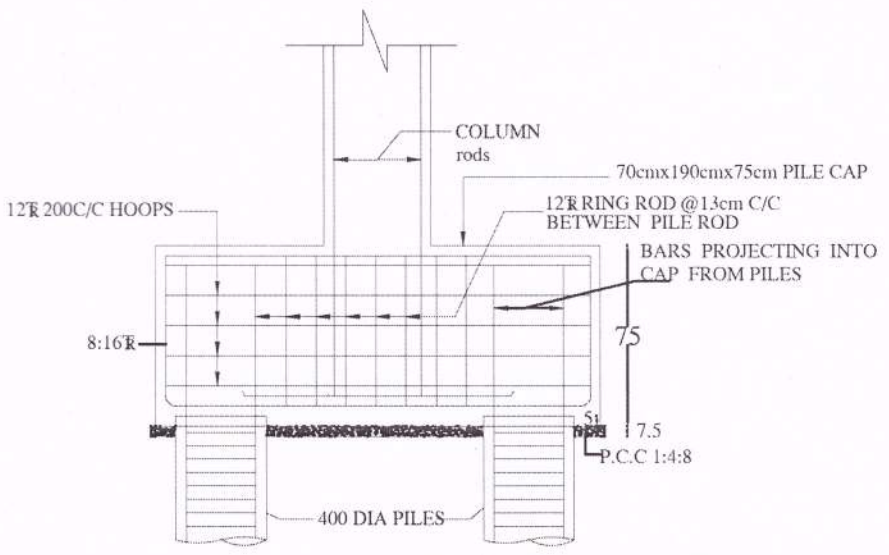
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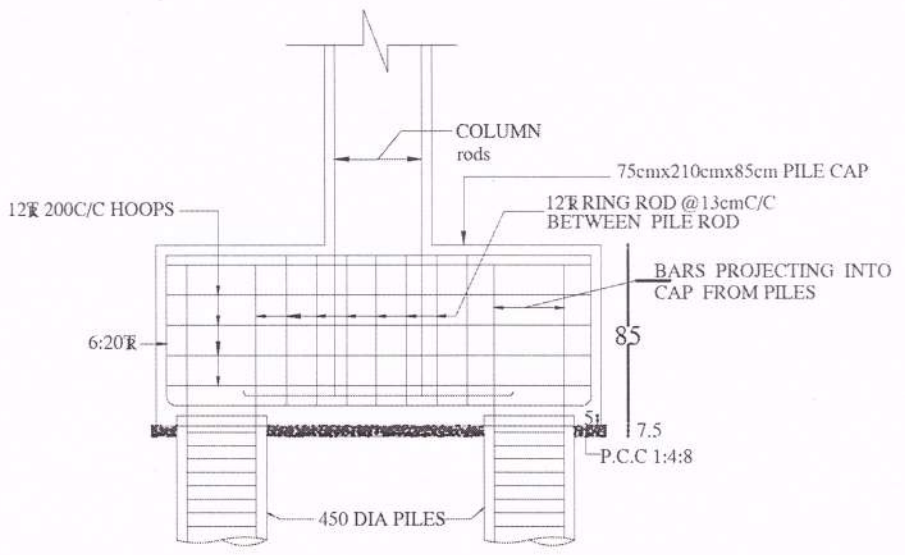

P5



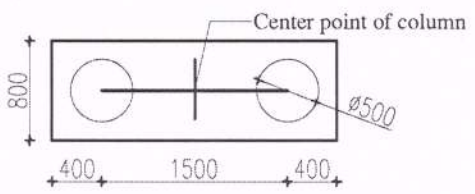

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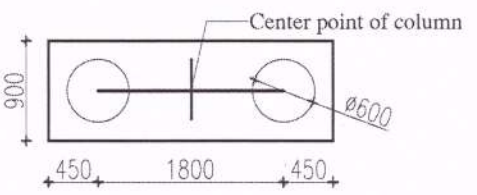

PILE CAP DETAIL-P5



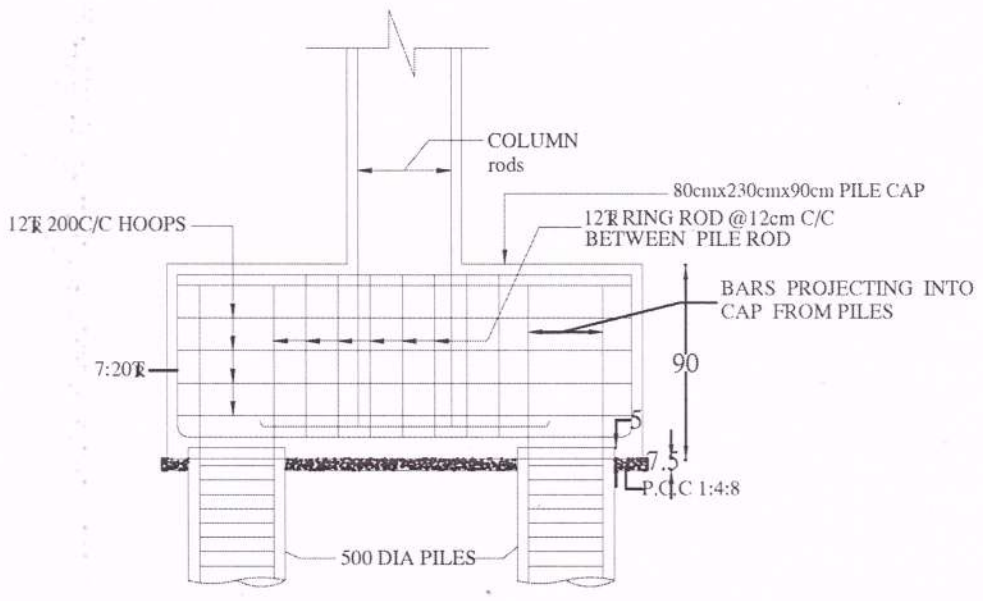

PILE CAP DETAIL - P6



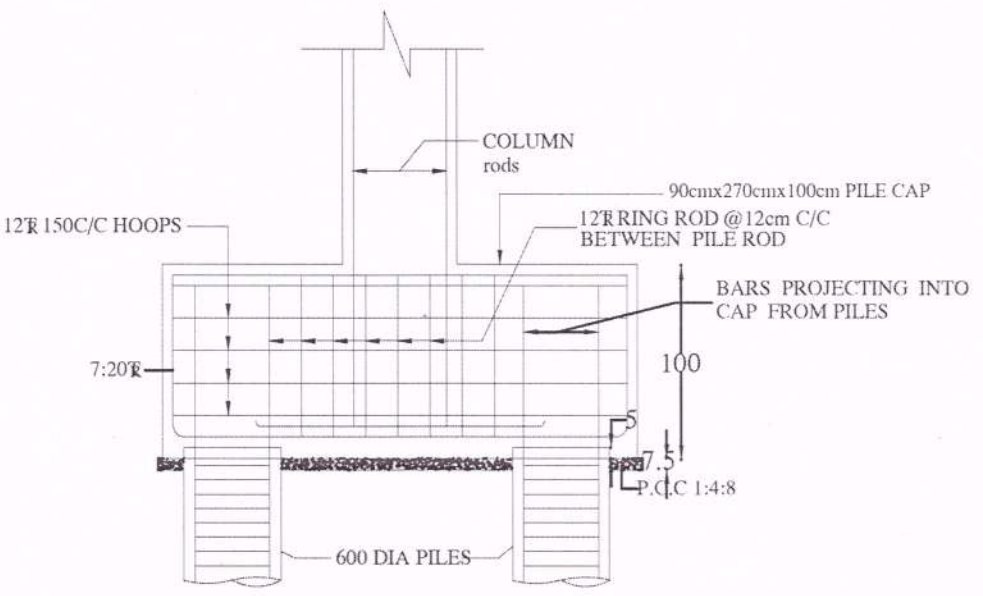

P7




P8




PILE CAP DETAIL - P7




PILE CAP DETAIL - P8

NOTES:

1.DRAWING NOT SCALE,FOLLOW DIMENSION.

2.FORMED GROUND LEVEL 0'0" ,0'0" LVL IS 1'0"ABOVE ROAD LEVEL.

3.STEEL USED : RIBBED TOR STEEL, T 42.

4.LAPS & AHCHORAGE- 50xØ OF THE BAR.

5.MIX USED : M20 (1:1.5:3)

6.CLEAR COVER FOR RODS IN FOOTING -2" IN COLUMN -1.5"
IN BEAMS -1"

7.COLUMN TIES 8 TOR 8" c/c.

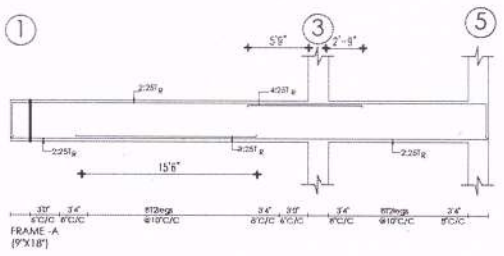
8.DEPTH OF PILE -(REFER SOIL REPORT)

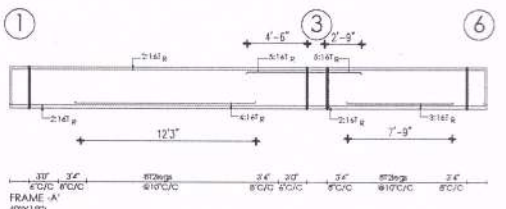
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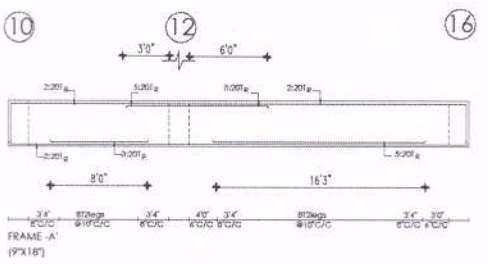
| DATE :01:04:2025 | DRN : R.Poornima | Sheet no: |
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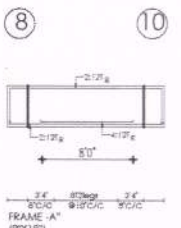
STRUCTURAL CONSULTANTS

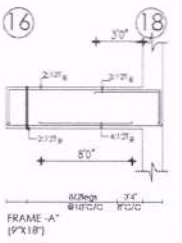
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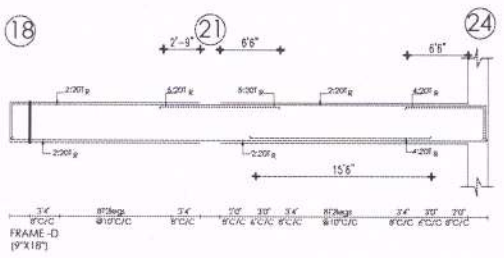


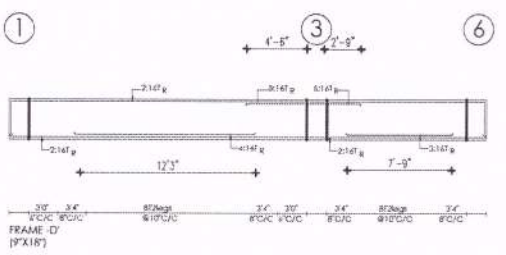



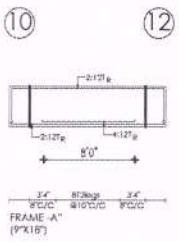



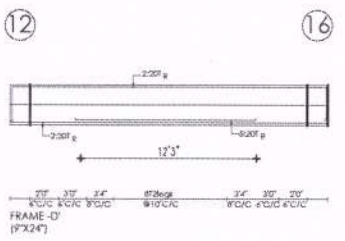



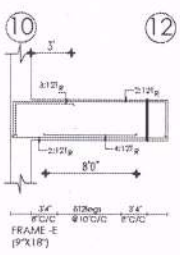



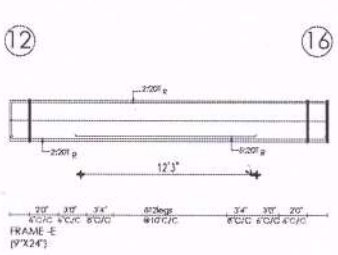



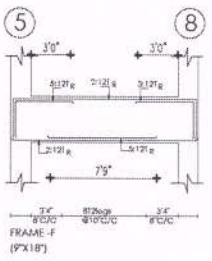



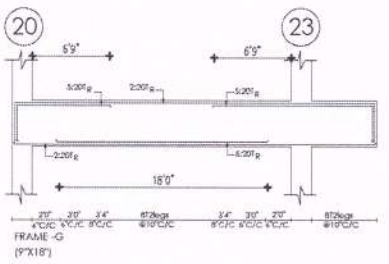



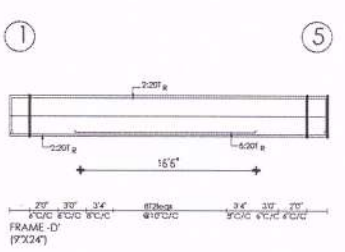



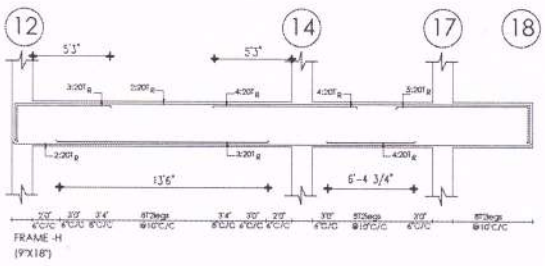



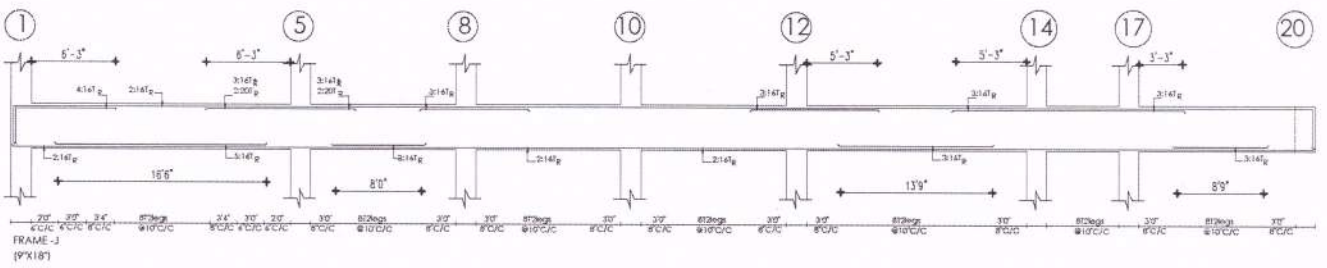



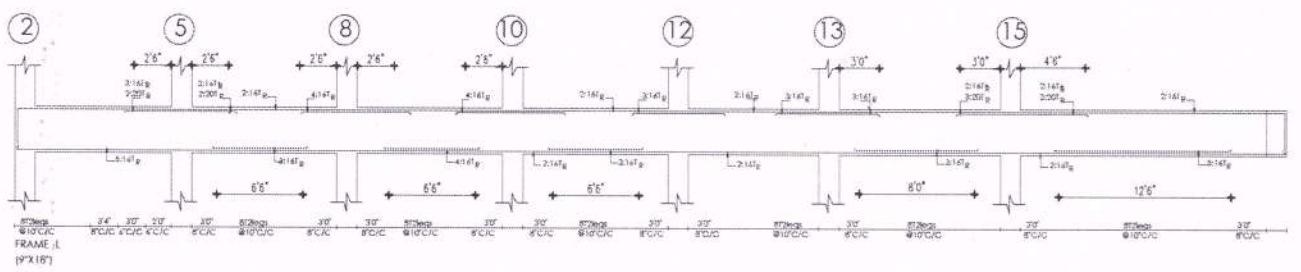



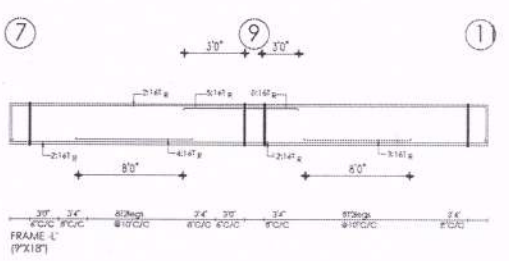



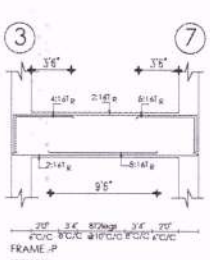



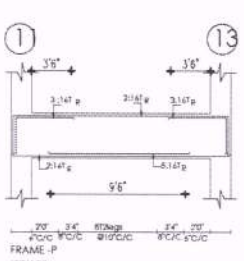



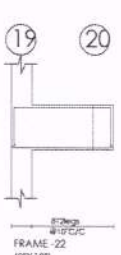



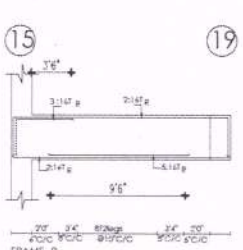



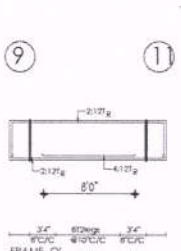



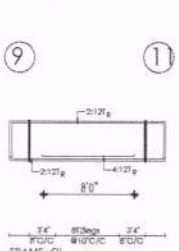



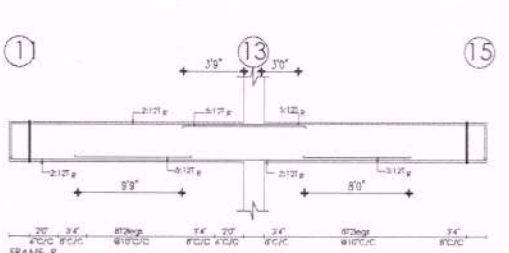



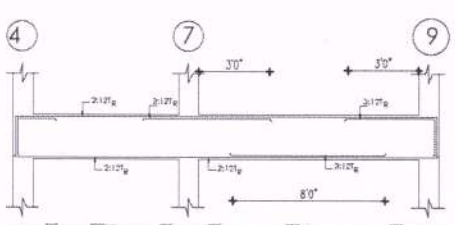



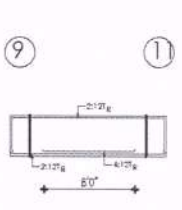



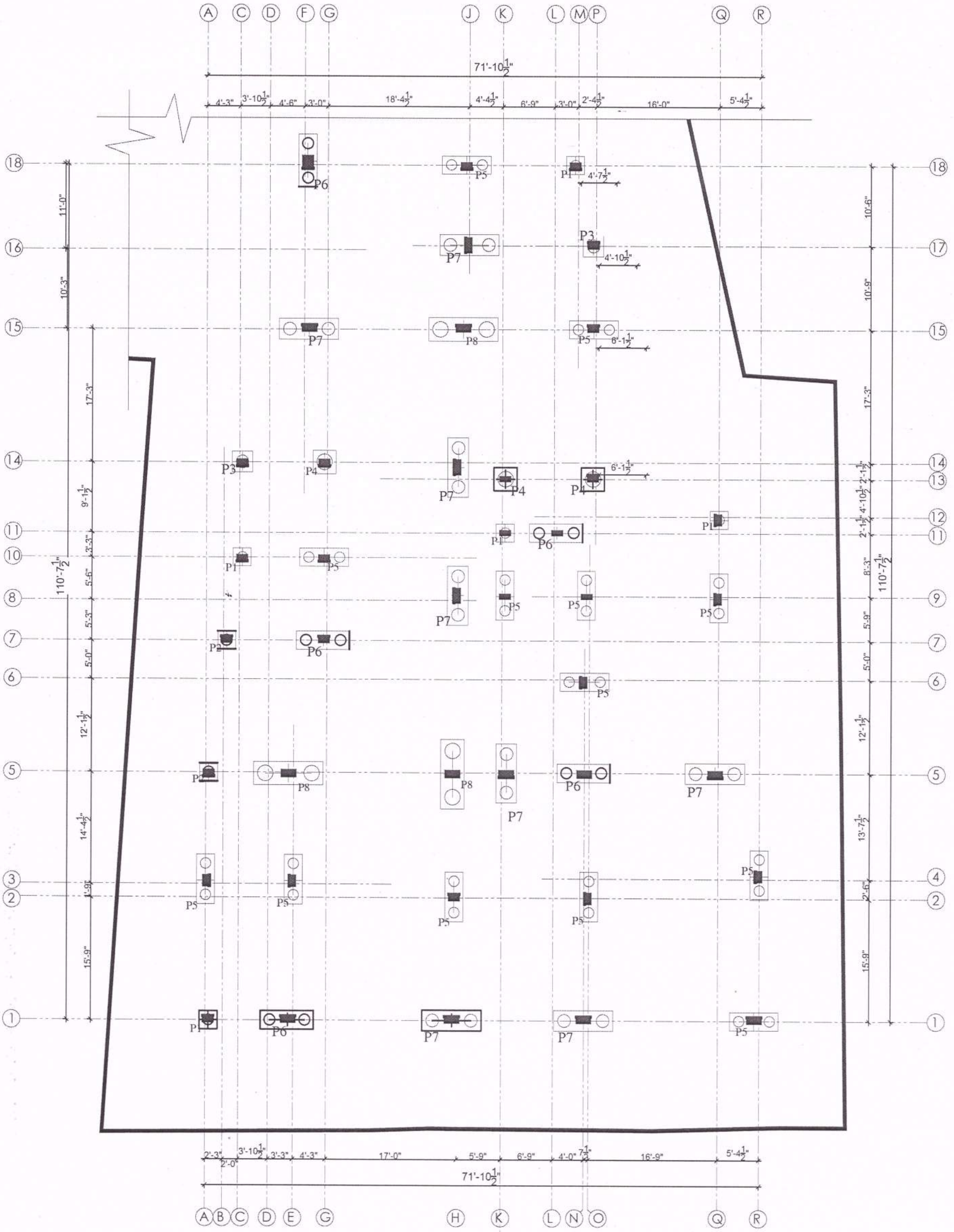




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**BLOCK - A**

| | | | | |
|---|---|---|---|---|
| PROJECT<br>**PROPOSED RESIDENTIAL BUILDING OF " MARUTHI FLATS " FOR M/s RAJUS FLAT PROMOTERS PVT. LTD., AT KORATTUR, CHENNAI.** | TITLE ;<br>**COLUMN MARKING LAYOUT** | NORTH POINT :<br>N<br>W E<br>S | DATE : 13.05.2025 | DRAWN : MA |
| | | | Wrk. NO : 01 / JOB NO : 2366 | CHECKED : KP |

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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.