GRUNDCHECK



FREE SUMMARY · GERMANY

Plot 2459/68 Steglitz-Zehlendorf

Gemarkung Zehlendorf · Flur 10 · Berlin

1,185 m²	yes	1	no
AREA (ALKIS)	INSIDE A PLAN	BUILDINGS IN OPENSTREETMAP	IN THE 100-YEAR FLOOD AREA

FREE SUMMARY · OFFICIAL DATA

What we found

Check first



PLOT	2459/68
CADASTRAL DISTRICT · FLUR	Zehlendorf · Flur 10
LOCATION	Steglitz-Zehlendorf
AREA	1,185 m² in the cadastre
DEVELOPMENT PLAN	yes, within a plan area
COORDINATES	52.42966° N, 13.25552° E
CHECKED ON	12 November 2026 · Berlin

5 CHECK FIRST · 4 INFORMATION · 2 NO FLAG

CHECK FIRST	Development plan	**Inside a development plan (100 % of the plot)** Inspect the plan and its provisions (building lines, coverage, storeys) at the planning office.	p. 4
CHECK FIRST	Railway	**Railway 17 m from the plot (OpenStreetMap)** Check train traffic, noise and vibration on site.	p. 5
CHECK FIRST	Networks	**Networks not in open data** Request network plans from the operator; ask the municipality about charges.	p. 5
CHECK FIRST	Power lines	**Nearest line 27 m away** Ask the operator about the protection strip.	p. 5
CHECK FIRST	Surroundings 500 m	**Largest share: residential land (77 %)** Nearest business: adjoining; visit on a weekday.	p. 6
INFORMATION	Access	**Nearest road 6.5 m from the outline (OpenStreetMap)** Official neighbouring parcels not read here: have the municipality confirm the road's dedication.	p. 5
INFORMATION	Road noise	**60 to 64 dB(A) · State map, road traffic Lden at the plot** Mapped annual value, not a measurement; visit at rush hour.	p. 5
INFORMATION	Buildings	**1 building in OpenStreetMap, footprint 301 m²** Inspect the building permit and file at the building authority.	p. 3
INFORMATION	Aerial photos	**Official aerial photos from 2004, 2018, 2024** Compare earlier use of the plot.	p. 8
NO FLAG	Flooding	**Outside the mapped flood areas** Heavy rain is not part of these maps.	
NO FLAG	Ground	**1.5 m height difference, slope 4.3 %** Slope: order a level survey, allow for retaining walls and earthworks.	p. 7

Check first

1. **Planning office:** decides what may be built on the plot (p. 4).
2. **Operators and municipality:** know where the lines run and whether any charges are outstanding (p. 5).
3. **Operator:** can confirm the protection corridor and any restrictions (p. 5).

144 m	24 %	42 m	7.1 m	26
perimeter of the plot	of the plot built over	height above sea level	shortest side	queries to official services

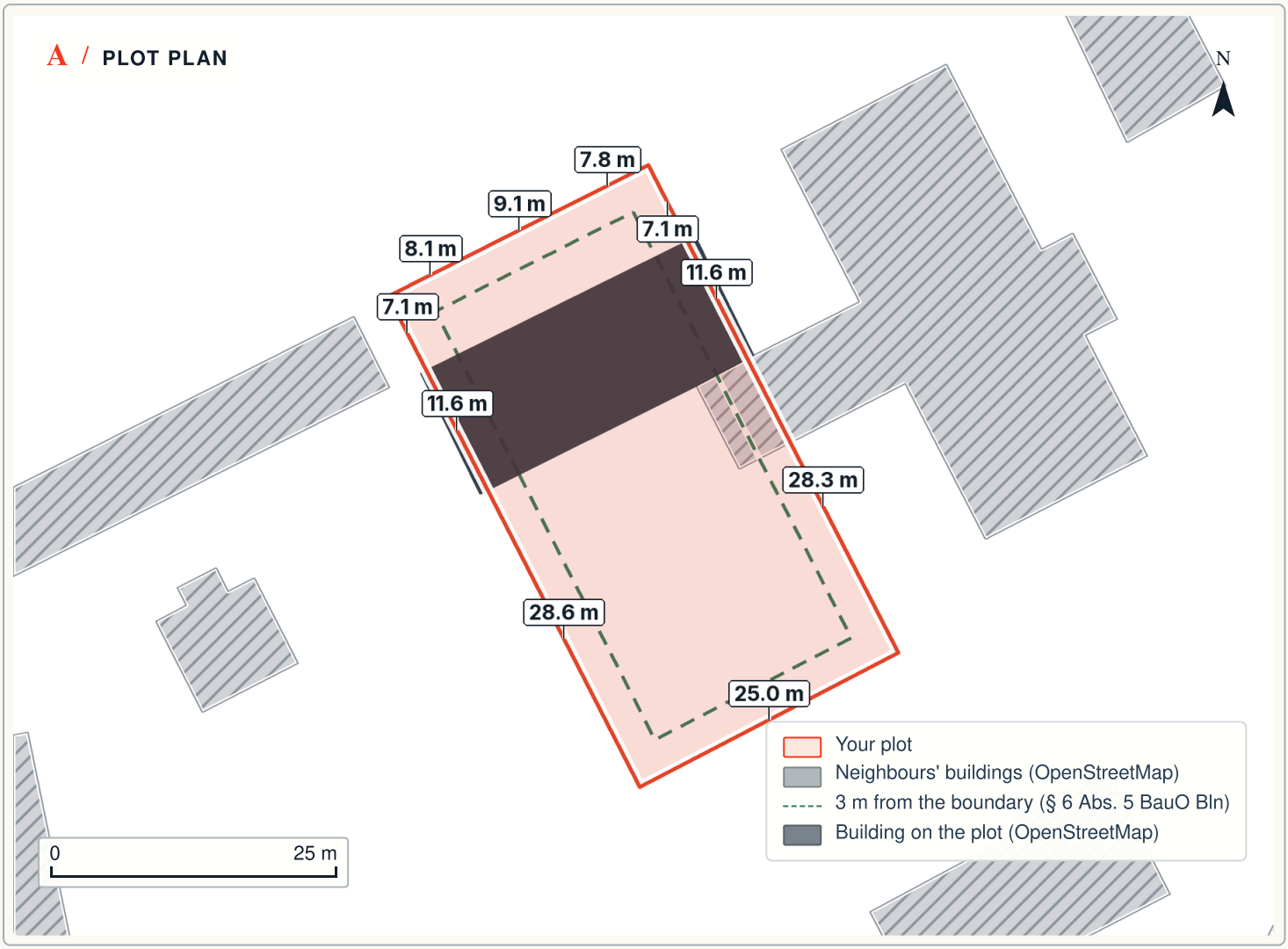
IN THE FULL REPORT

The current sample report has 112 pages and 66 maps in 9 chapters. It includes maps on flooding, heavy rain, radon, ground and noise, plus land values, purchase costs and the documents for bank and notary.

ALKIS © Senatsverwaltung für Stadtentwicklung, Bauen und Wohnen Berlin, Datenlizenz Deutschland – Zero – Version 2.0 · State planning, flood and noise services · read 12 November 2026

Plot plan

Boundaries with selected side lengths, buildings and boundary distances.



29 m
longest of 10 sides

7.1 m
shortest side

0 m
closest building-to-boundary distance

545 m²
without recorded buildings, after setbacks

WHAT IT MEANS FOR YOUR PLOT

Building: building in OpenStreetMap, footprint 301 m²; 24 % of the plot is built over.

Area outside the minimum clearances: about 545 m² remain at least 3 m from every boundary after subtracting recorded buildings (§ 6 Abs. 5 BauO Bln: 0.4 H, at least 3 m). Buildings from ALKIS or, where unread, OpenStreetMap; unrecorded structures may remain. For orientation only: the clearance by wall height, the building lines and site coverage of a development plan and flood law apply.

BEFORE YOU BUY

Order an extract of the cadastral map from the cadastre office; the dimensions here are computed from the official outline, not surveyed.

Look for the boundary marks on site. If they are missing, the cadastre office or a publicly appointed surveyor re-establishes the boundary.

Check the register of Baulasten at the building authority for neighbours' clearances or access rights on the plot.

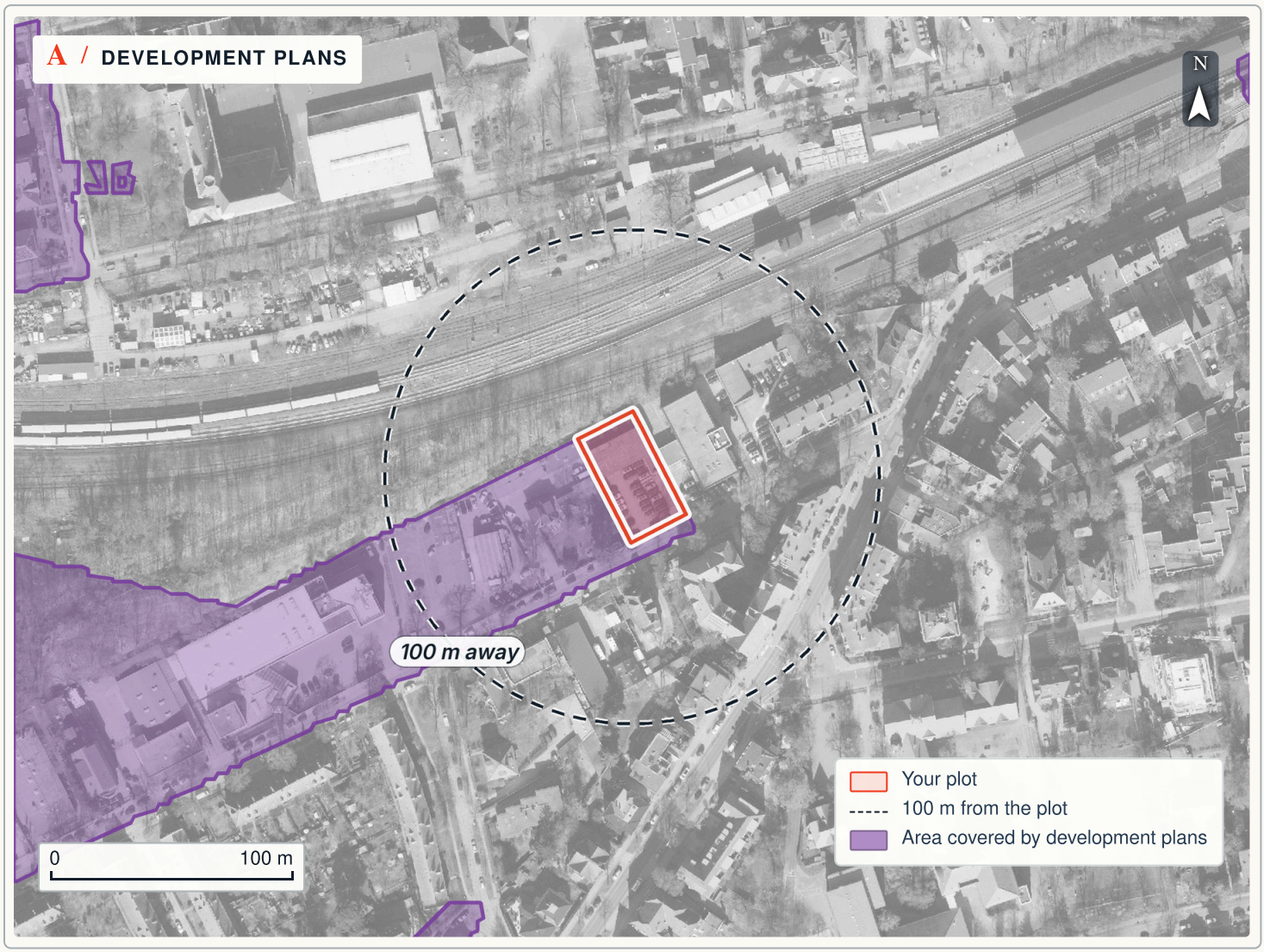
IN THE FULL REPORT

Further maps in the sample full report: “Location in the town” (p. 6), “Neighbouring plots” (p. 11) and “The house on the plot” (p. 13).

SOURCES AND LIMITS ALKIS © Senatsverwaltung für Stadtentwicklung, Bauen und Wohnen Berlin, Datenlizenz Deutschland – Zero – Version 2.0 · read 12 November 2026

Development plan and building law

Where development plans apply around the plot, from the state plan service.



100 %
of the plot inside the development plan

1,185 m²
area inside the plan

11 %
of the map frame (0.5 km) inside plan areas

32
main buildings within 100 m

WHAT IT MEANS FOR YOUR PLOT

Plan area: the plot lies inside a published development plan. Its provisions set what may be built (§ 30 BauGB); where it does not cover everything, § 34 or § 35 BauGB applies in addition.

Map: violet marks the land a development plan applies to. Building lines, site coverage and storeys are in the plan itself.

Plan service: Bebauungspläne, © Geoportal Berlin 2026, dl-de/zero-2.0.

BEFORE YOU BUY

Ask the Steglitz-Zehlendorf planning office for a copy of the plan with its written provisions; the version of the last amendment applies.

Ask whether an amendment is under way or a development freeze applies.

Ask which exceptions and exemptions (§ 31 BauGB) were granted nearby; they show how the municipality applies the plan but give no entitlement.

IN THE FULL REPORT

Further maps in the sample full report: “Development plans nearby” (p. 18), “Listed monuments nearby” (p. 21) and “Woodland by the plot” (p. 23).

SOURCES AND LIMITS Aerial photo © Geoportal Berlin / Digitale farbige TrueOrthophotos 2024, dl-de/zero-2.0 · Datenquelle: Bebauungspläne, © Geoportal Berlin 2026, dl-de/zero-2.0 · read 12 November 2026

Access, networks and power lines

Roads and railways, access, neighbouring buildings and power lines with distances.



6.5 m
to the nearest road (OpenStreetMap)

17 m
to the nearest railway (OSM)

27 m
nearest power line, 30 kV

15
named roads within 250 m

WHAT IT MEANS FOR YOUR PLOT

Road noise: 60 to 64 dB(A) (State map, road traffic Lden at the plot). Mapped annual value, not an on-site measurement or a maximum for the whole plot.

Railway: the nearest railway runs 17 m from the plot (OpenStreetMap). Check train traffic, noise and vibration on site; distance is not a noise level.

Networks: the routes of power, water, gas and sewer lines are not published as open data in Germany. The lines usually run under the road.

Power line: the nearest line recorded in OpenStreetMap runs 27 m from the plot (30 kV).

BEFORE YOU BUY

Have the municipality of Steglitz-Zehlendorf confirm the road's dedication in the road register.

Request network plans for power, gas and water from the operator (often the Stadtwerke), quoting the plot number.

Ask the municipality whether development and connection charges have been assessed and paid. Whoever owns the plot when the notice arrives must pay, and an unpaid development charge stays on the land as a public encumbrance (§ 134(2) BauGB), so settle this in the purchase contract.

IN THE FULL REPORT

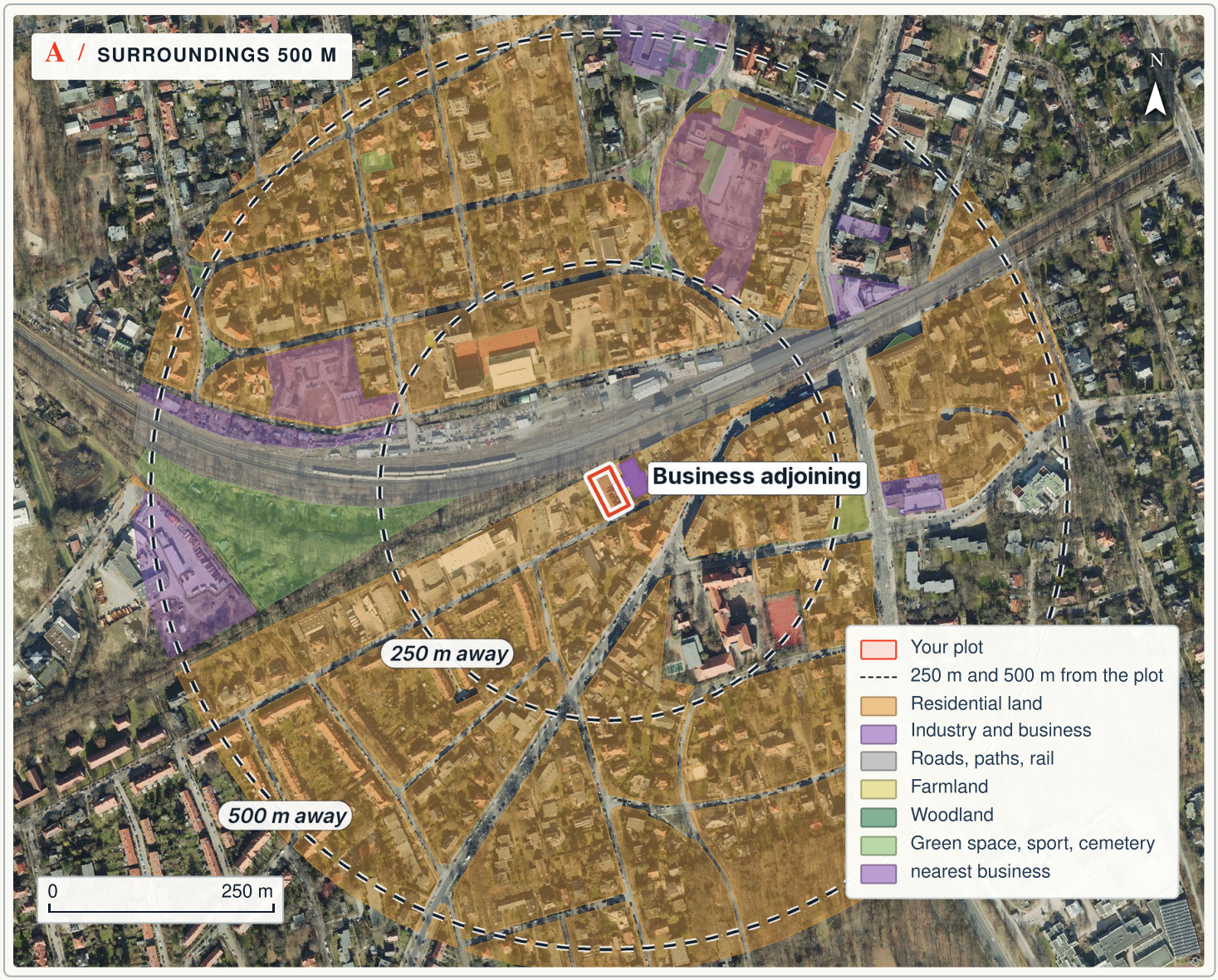
Further maps in the sample full report: “Public transport stops” (p. 79), “Road noise, whole day (Lden)” (p. 86) and “Road noise at night (Lnight)” (p. 87).

SOURCES AND LIMITS

Aerial photo © Geoportal Berlin / Digitale farbige TrueOrthophotos 2024, dl-de/zero-2.0 · OpenStreetMap © OSM contributors (ODbL), own copy of · read 12 November 2026

What lies within 500 m

Land use and buildings in OpenStreetMap, rings at 250 and 500 m.



77 %	9 %	9 %	642	0 m
Residential land	Industry and business	Roads, paths, rail	buildings from 30 m² within 500 m	nearest business within 500 m

WHAT IT MEANS FOR YOUR PLOT

The nearest mapped area is LSG “Gemeindewäldchen Zehlendorf”, about 646 m from the plot boundary (BfN overview).

Land use: within 500 m the largest shares are residential land (77 %) and industry and business (9 %).

Business: the nearest business building adjoins the plot (purple).

BEFORE YOU BUY

Visit the nearby business on a weekday and in the evening: deliveries, working hours, smell.

Ask the municipality about building applications and plan procedures in the neighbourhood.

Ask neighbours what has changed in recent years: new businesses, building sites, traffic.

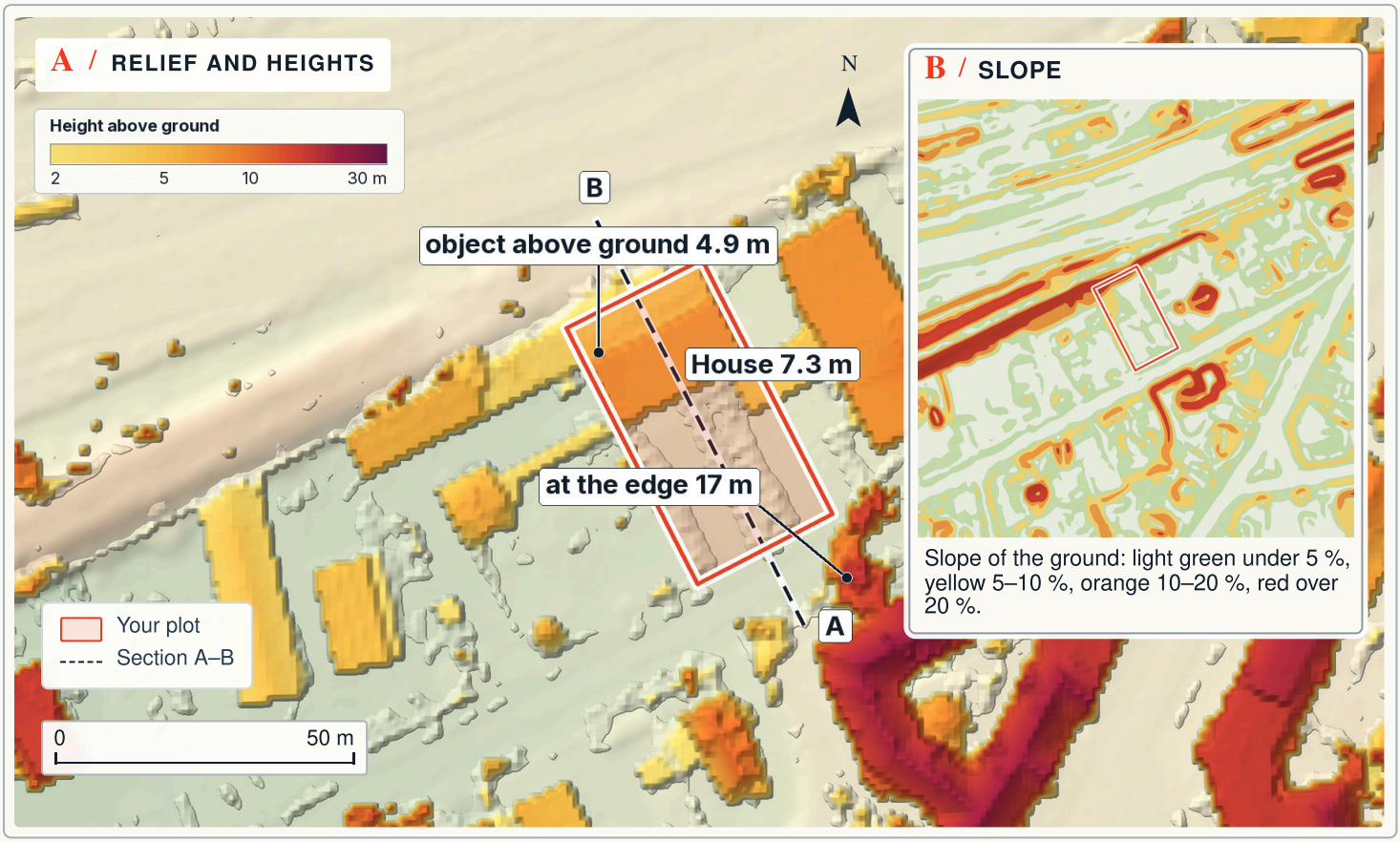
IN THE FULL REPORT

Further maps in the sample full report: “Schools and kindergartens” (p. 80), “Doctors and pharmacies” (p. 81) and “Land value zones nearby” (p. 96).

SOURCES AND LIMITS Aerial photo © Geoportal Berlin / Digitale farbige TrueOrthophotos 2024, dl-de/zero-2.0 · OpenStreetMap © OSM-Mitwirkende (ODbL) · BfN Schutzgebiete (GeoNutzV) · read 12 November 2026

The ground in relief

Heights of houses and trees above ground, slopes and a section.



1.5 m
height difference on the plot

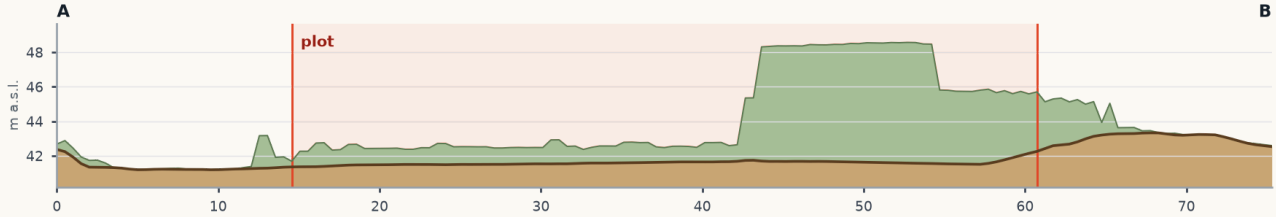
4.3 %
mean slope

7.3 m
building height above ground

4.9 m
object above ground on the plot

17 m
object above ground or structure within 12 m of the boundary

SECTION THROUGH THE PLOT



WHAT IT MEANS FOR YOUR PLOT

Heights: on the plot the ground lies between 40.9 and 42.4 m above sea level, a difference of 1.5 m.

Slope: 4.3 % on average, 18.3 % at the steepest spot. The ground is gently sloping. It falls to the south.

Building: the surface model gives a height of about 7.3 m above ground.

BEFORE YOU BUY

For design work order a level survey; the ground model does not replace it.

With more than 1.5 m difference in height, budget for earthworks and retaining walls.

If the tall objects are trees on site, check the municipal tree protection bylaw before planning felling.

IN THE FULL REPORT

Further maps in the sample full report: “Subsurface classes under DIN EN 1998” (p. 45), “Flooding, medium probability” (p. 52) and “Water depth in a 100-year flood” (p. 57).

SOURCES AND LIMITS Ground model © GeoBasis-DE/LGB; © Geoportal Berlin, DGM1, dl-de/by-2.0 · Surface model © GeoBasis-DE/LGB, bDOM, dl-de/by-2.0; © Geoportal Berlin · read 12 November 2026

FREE SUMMARY · OFFICIAL DATA

How the area has changed

Information

The plot on aerial photos from different years.



All photos show the same frame about 120 m wide, with the same boundary and at the same scale. Photos with a year come from the official aerial archive; differences in vegetation may be seasonal.

IN THE FULL REPORT

Further maps in the sample full report: “Radon in soil air” (p. 30), “State geological map” (p. 38) and “Measured ground movement” (p. 44).

Geoportal Berlin, dl-de/zero-2.0; Geoportal Berlin / Digitale farbige TrueOrthophotos 2024, dl-de/zero-2.0 · read 12 November 2026

FULL REPORT

What the full report contains

66 maps

Chapters and maps of the current sample report (Brühl-Badorf). Which maps appear depends on the plot and the state's data.

112 pages
in the sample report

66 maps
each on a full page

11 times
the length of this summary

9
chapters with an explanation and questions for the offices

01 · PLOT, BOUNDARIES, LOCATION · 2 MAPS

- Location in the town
- Neighbouring plots

02 · EXISTING BUILDING, USE, RECORDS · 2 MAPS

- The house on the plot
- Impervious surfaces

03 · PLANNING LAW · 4 MAPS

- Development plans nearby
- Listed monuments nearby
- Published development-plan areas
- Woodland by the plot

04 · NATURE AND MONUMENTS · 4 MAPS

- Nature reserves
- Landscape protection areas
- FFH habitat areas
- Nature parks

05 · GROUND, CONTAMINATION, RADON, ORDNANCE · 16 MAPS

- Radon in soil air
- Geogenic radon potential
- Arsenic in the regional soil model
- Cadmium in the regional soil model
- Regional resources and extraction sites
- Modelled regional terrain elevation
- and 10 more

06 · WATER · 10 MAPS

- Flood hazard
- Flooding, medium probability
- Flooding, low probability
- Groundwater protection by overlying strata
- Groundwater recharge
- Land uses within the flood area
- and 4 more

07 · SURROUNDINGS AND ACCESS · 25 MAPS

- Summer days at or above 25 °C
- Ice days below 0 °C
- De Martonne aridity index
- Rainfall erosivity
- Annual global solar radiation
- Start of the growing season
- and 19 more

08 · COSTS AND FEES · 2 MAPS

- Regional deep-geothermal potential
- Land value zones nearby

09 · RIGHTS AND ENCUMBRANCES · 1 MAP

- Mining: rights and fields

Sample report on grund-check.de · 12 November 2026

FULL REPORT

This summary and the full report

29 €

TOPIC	THIS SUMMARY	FULL REPORT
Pages	10	✓ about 112
Maps	5 maps, 4 aerial photos	✓ 66 in the sample
Development plan	only yes or no	✓ plan, provisions, questions for the office
Flood and heavy rain	one line	✓ maps HQ100, HQextreme, heavy rain
Ground, radon, contamination	not included	✓ soil maps, radon, subsoil
Nature, monuments, woodland	Nature protection: one line	✓ protected areas and distances
Noise and air	one line	✓ noise maps day and night, particulates
Land value and costs	not included	✓ land value, fees, notary
Surroundings	500 m	✓ stops, schools, doctors within 1 km
Rights and encumbrances	not included	✓ land register, Baulasten: what to request
Explanation per chapter	not included	✓ with sources and next steps

Full report: €29

One-off, one language; German and English together €39. PDF usually within 45 minutes.

Order the full report for this plot · €29

grund-check.de · Zehlendorf · Flur 10 · Flurstück 2459/68

PLOT ALREADY FILLED IN

The link opens the order form with Zehlendorf · Flur 10 · Flurstück 2459/68 already entered. No need to search again.

EVERY CHAPTER EXPLAINED

Maps in the format of this summary, and for each chapter an explanation, the sources and questions for the offices.

BEFORE THE NOTARY APPOINTMENT

The report helps most before you reserve or sign, while open questions can still be resolved.

Price and delivery time as published on grund-check.de, 12 November 2026