

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

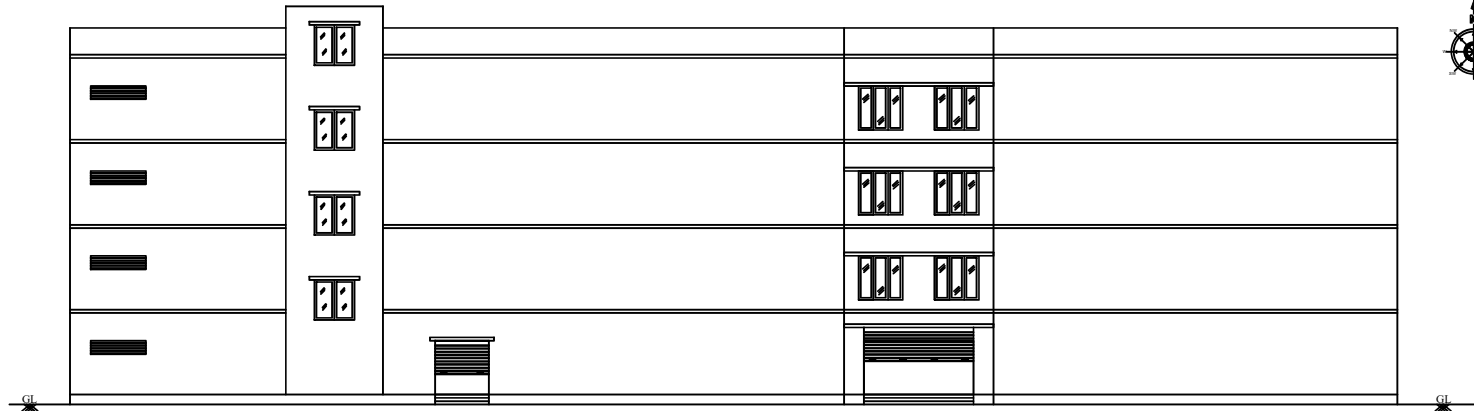
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

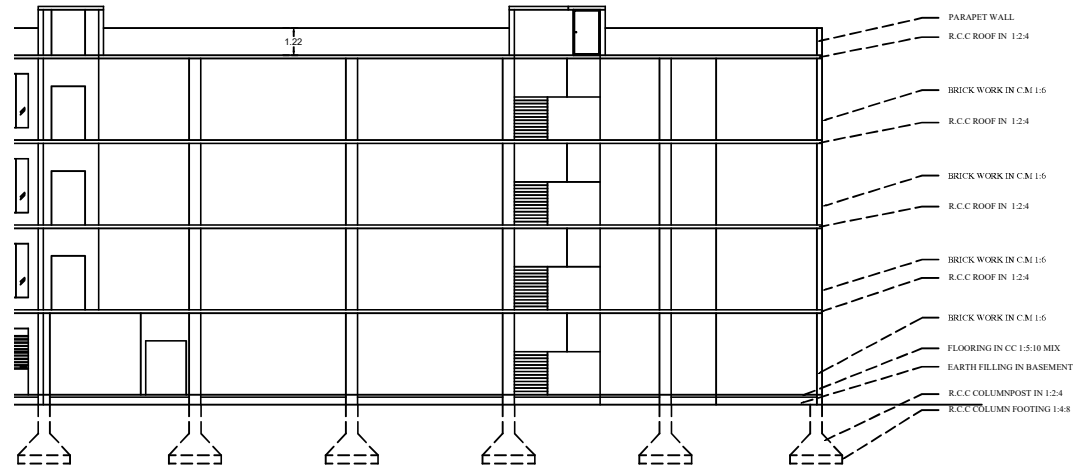
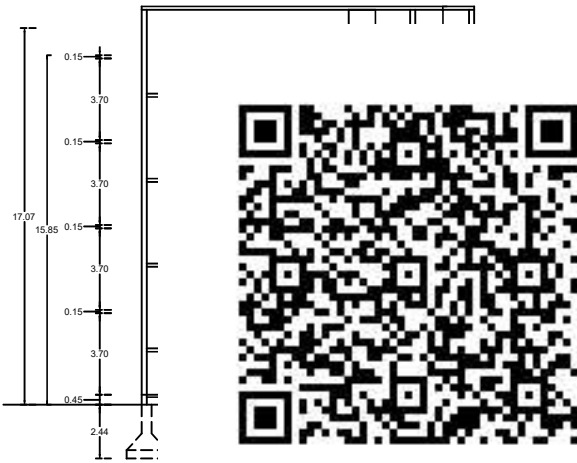
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION FOR M/s, EMERALD JEWEL INDUSTRY INDIA LIMITED IN INDUSTRIAL BUILDING SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF BUKKATHURAI VILLAGE, MADHURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

BLOCK 8
MAIN & CANTEEN BUILDING
GF + FF + SF + TF



ELEVATION FACING ON WEST



SECTION ON GG

ALL DIMENSIONS
ARE IN METER



APPLICANT



STRUCTURAL ENGINEER



ARCHITECT



REGISTERED ENGINEER

ALL DIMENSIONS
ARE IN METER

SHEET NO. - 9 / 10

PLAN SHOWING THE REVISED AND
PROPOSED ADDITIONAL
CONSTRUCTION FOR M/s, EMERALD
JEWEL INDUSTRY INDIA LIMITED IN
INDUSTRIAL BUILDING SURVEY NO -
35/1A, 1B, 1C, 1D, 1E, 1A, OF
BUKKATHURAI VILLAGE,
MADHURANTHAGAM TALUK,
CHENGALPATTU DISTRICT.

BLOCK 8
MAIN & CANTEN BUILDING
GF + FF + SF + TF

AREA DETAILS :			
DESCRIPTION	FSH	NON FSH	TOTAL BUILD UP AREA
ENG GF	2922.06	-	2922.06
PRO TF	424.88	-	424.88
ENG TF	2627.49	-	2627.49
PRO FF	499.31	-	499.31
PRO 2nd FLOOR	3326.80	-	3326.80
PRO 3rd FLOOR	3326.80	-	3326.80
HEADROOM	-	186.36	186.36
TOTAL	13337.32	186.36	13523.68

JOINERY DETAILS		
SYMBOL	JOINERY NAME	SIZE IN METER
RS	ROLLING SHUTTER	3.04 x 3.00
R31	ROLLING SHUTTER	2.44 x 3.00
D	DOOR	1.90 x 2.44
D1	DOOR	0.76 x 2.13
D2	DOOR	1.92 x 2.13
W	WINDOW	1.90 x 1.90
V	VENTILATOR	0.76 x 0.61
V1	VENTILATOR	0.76 x 0.61
V2	VENTILATOR	2.74 x 0.61
V3	VENTILATOR	0.76 x 0.61
LD	LIFT DOOR	1.92 x 2.13
SD	SLIDING DOOR	0.76 x 2.13

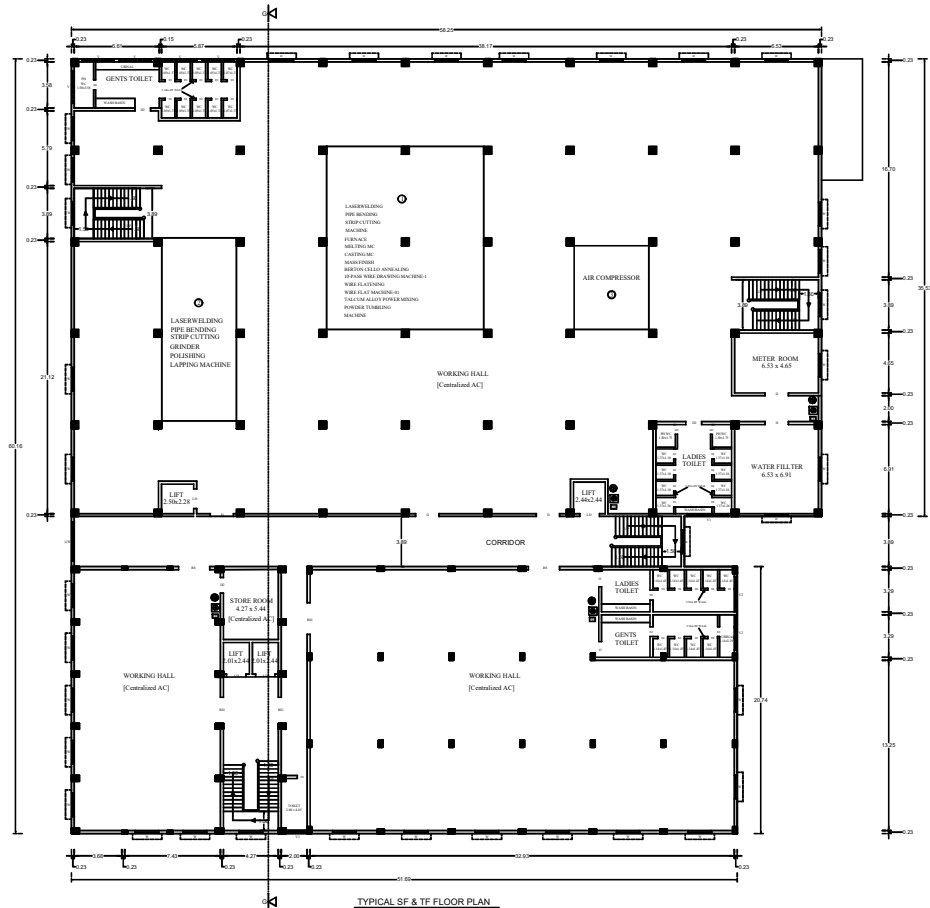
MACHINERY HP DETAILS			
NO	NAME	NO OF MACHINE	HP
1	LASERWELDING	2 Nos x 15 HP	75
	PIPE BENDING	25 Nos x 3 HP	75
	STRIP CUTTING	40 Nos x 3 HP	120
	PERMACE	2 Nos x 15 HP	75
	MELTING MC	2 Nos x 10 HP	40
	CASTING MC	2 Nos x 10 HP	40
	MOLD PRESS	2 Nos x 10 HP	40
	BRIGHT FIELD ANNEALING	2 Nos x 10 HP	40
	10 TON VIBR. DRAWING MACHINE	1 Nos x 10 HP	40
	WIRE FLATTING	4 Nos x 10 HP	40
	WIRE FLAT FLAT MACHINE	1 Nos x 10 HP	40
	FLAT FLAT FLAT MACHINE	1 Nos x 10 HP	40
	FLAT FLAT FLAT MACHINE	1 Nos x 10 HP	40
2	GENERATOR	1 Nos x 4 HP	40
	WATER PUMP	1 Nos x 1 HP	10
	LAPTOP	25 Nos x 2 HP	50
3	AIR COMPRESSOR	1 Nos x 1 HP	10
TOTAL = 750			

APPLICANT

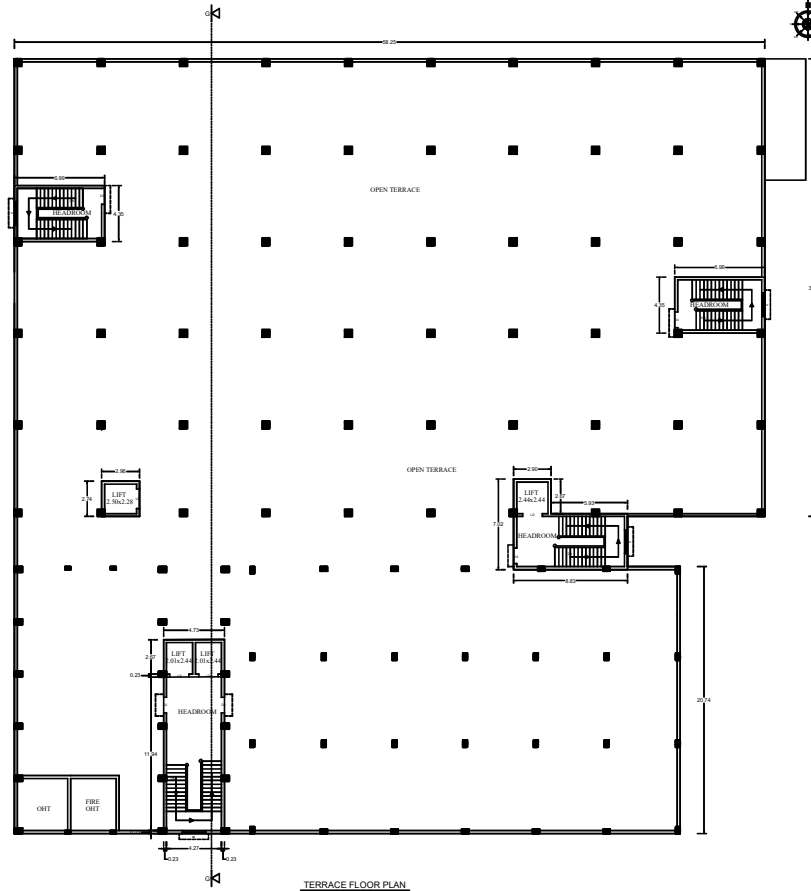
STRUCTURAL ENGINEER

ARCHITECT

REGISTERED ENGINEER



TYPICAL SF & TF FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE REVISED AND
PROPOSED ADDITIONAL CONSTRUCTION
FOR M/s, EMERALD JEWEL INDUSTRY
INDIA LIMITED IN INDUSTRIAL BUILDING
SURVEY NO- 351/1A, 1B, 1C1, 1D1, 1E1A, OF
BUKKATHURAI VILLAGE,
MADHURANTHAGAM TALUK,
CHENGALPATTU DISTRICT.

BLOCK

PUMP ROOM & FILTRATION BUILDING - GF

AREA DETAILS :-

DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
EXI GF	210.03	-	210.03
PRO GF	971.09	-	971.09
TOTAL :	1181.12	-	1181.12

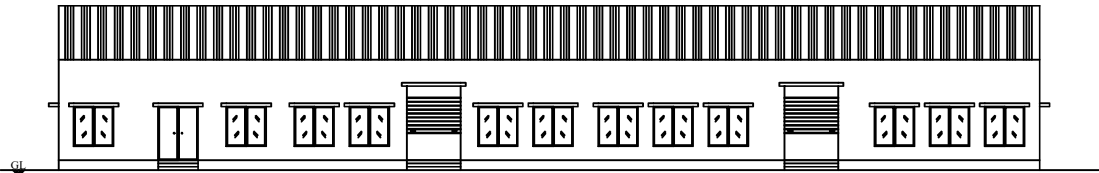
JOINERY DETAILS :-

SYMBOL	JOINERY NAME	SIZE IN METER
RS	ROLLING SHUTTER	2.44 x 3.00
MD	MAIN DOOR	1.80 x 2.13
W	WINDOW	1.80 x 1.80

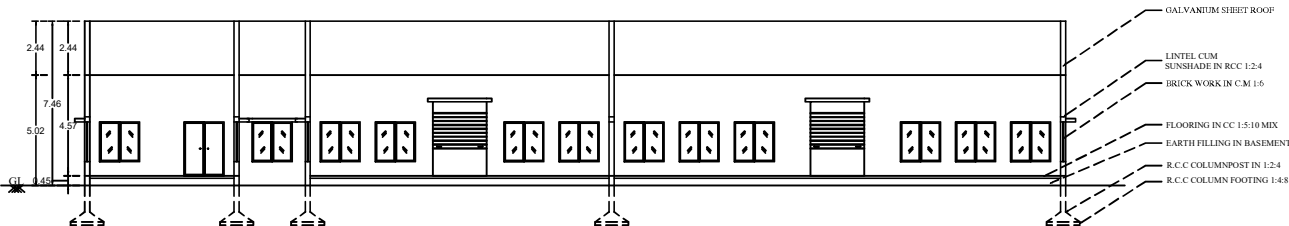
COLOR INDEX :

EXISTING BUILDING -

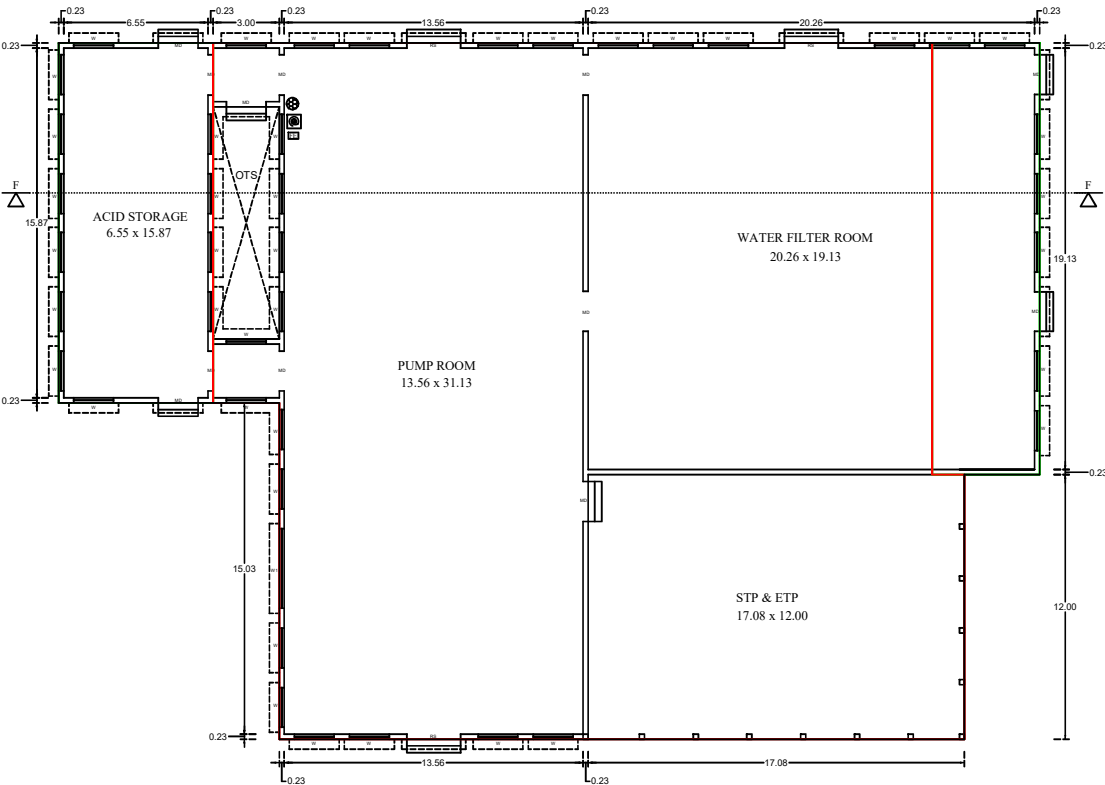
PROPOSED BUILDING -



ELEVATION FACING ON NORTH



SECTION ON DI



GROUND FLOOR PLAN

For EMERALD JEWEL INDUSTRY INDIA LTD
(K. Srinivasan)
Chairman & Managing Director

APPLICANT

C.J.RAGUNATHAN, M.E., MIE.,
STRUCTURAL ENGINEER GRADE-I (SE)
REGD NO-COMBATONE LPA/EE/GR-1/084/2004

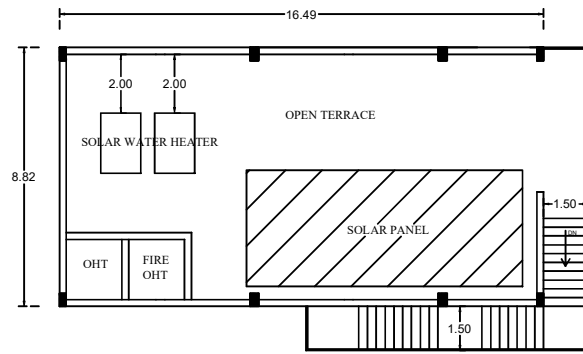
STRUCTURAL ENGINEER

Area *[Signature]*
R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

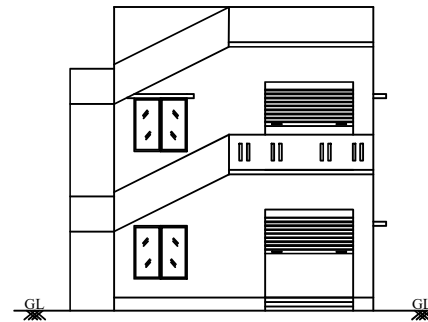
ARCHITECT

Er. V.A. ANITANANDHINI, o.c.
Coimbatore LPA/RE/GA-III/045/20
No-12, Sareswathi Nagar,
Kovvilgudur, Coimbatore-641042.
Mobile - 9994412112

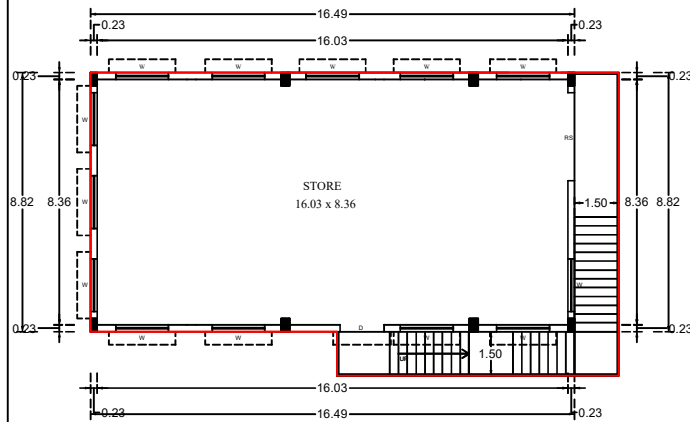
REGISTERED ENGINEER



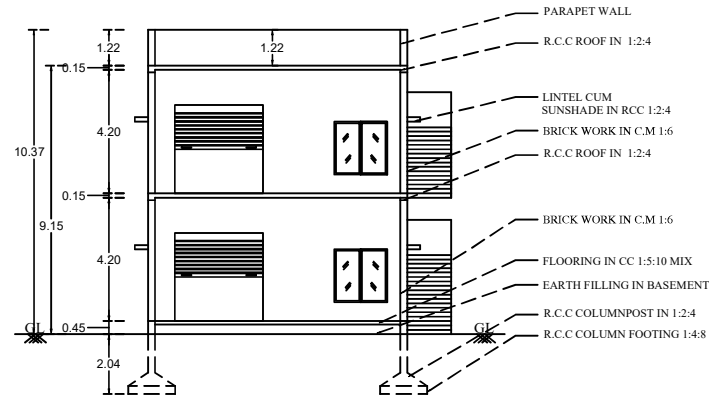
TERRACE FLOOR PLAN



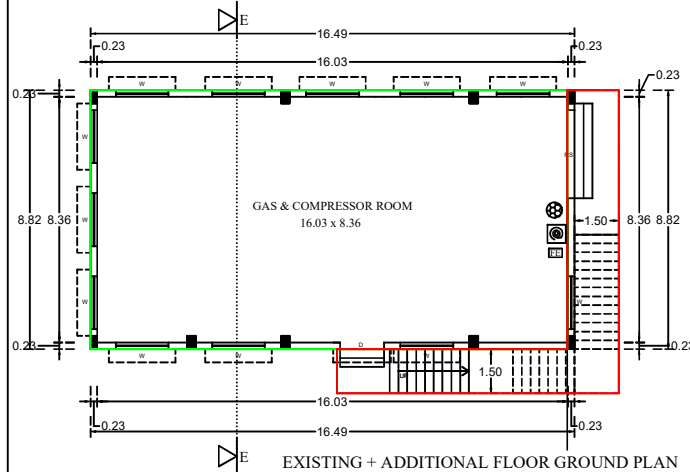
ELEVATION FACING ON EAST



PROPOSED FLOOR FIRST PLAN



SECTION ON EE



EXISTING + ADDITIONAL FLOOR GROUND PLAN

ALL DIMENSIONS
ARE IN METER
SCALE - 1:100

COLOR INDEX :

EXISTING BUILDING -
PROPOSED BUILDING -

AREA DETAILS :-

DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
EXI GF	143.25	-	143.25
PRO GF	29.81	-	29.81
PRO FF	173.06	-	173.06
TOTAL :	346.12	-	346.12

JOINERY DETAILS :-

SYMBOL	JOINERY NAME	SIZE IN METER
RS	ROLLING SHUTTER	3.00 x 3.00
D	DOOR	1.50 x 2.13
W	WINDOW	1.80 x 1.80

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION FOR M/s, EMERALD JEWEL INDUSTRY INDIA LIMITED IN INDUSTRIAL BUILDING SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF BUKKATHURAI VILLAGE, MADHURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

BLOCK 6
GAS & COMPRESSOR BUILDING - GF + FF

For EMERALD JEWEL INDUSTRY INDIA LTD.
(K. Srinivasan)
Chairman & Managing Director

APPLICANT

(C.J. Ragunathan)
C.J. RAGUNATHAN, M.E., MIB.,
STRUCTURAL ENGINEER GRADE-I (REG.)
REG NO COMBATONE LPA/DESIGN-1/084/2024

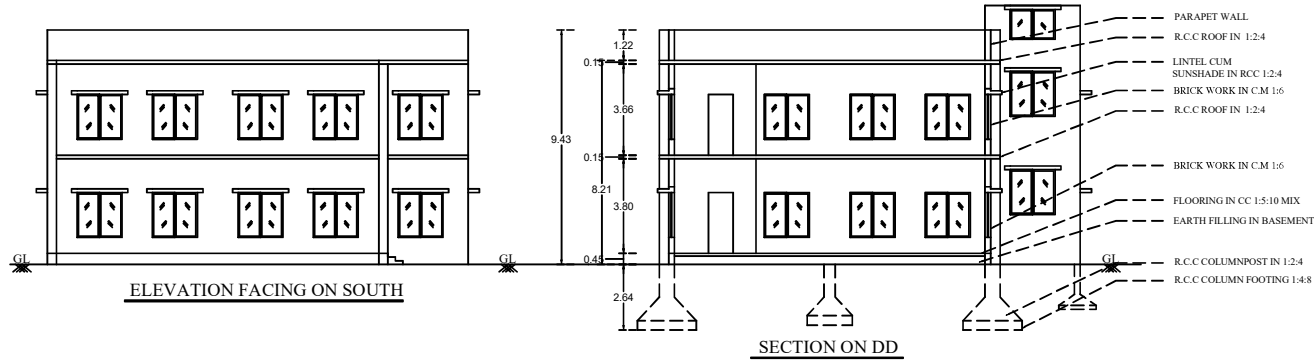
STRUCTURAL ENGINEER

(R. Vishnu Vardhan)
R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

ARCHITECT

(V.A. Anitandhini)
V.A. ANITANDHINI, P.E.
Coimbatore LPA/DESIGN-1/045/2024
No-12, Saraswathi Nagar,
Kovelpudur, Coimbatore-641042.
Mobile - 9994412112

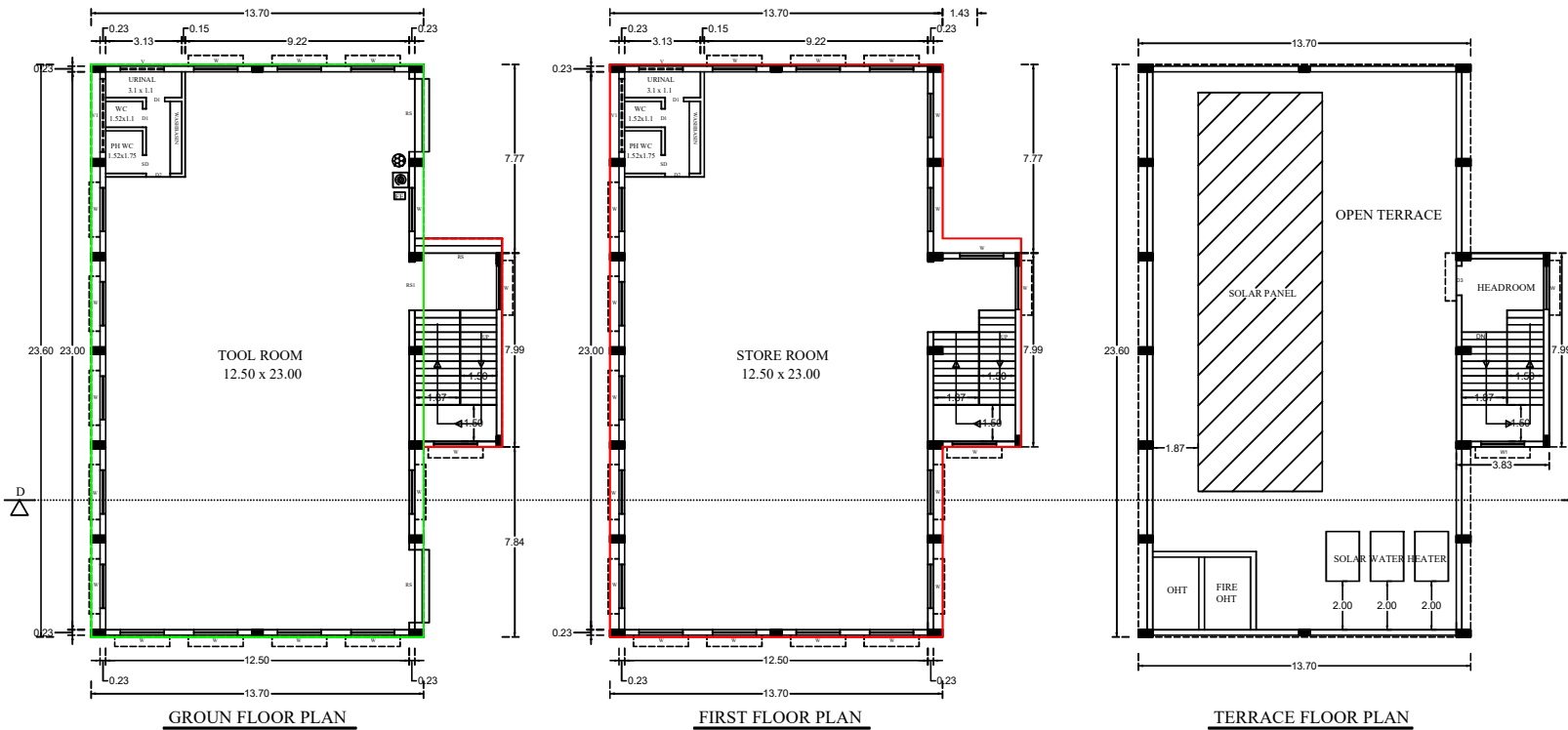
REGISTERED ENGINEER



COLOR INDEX :

EXISTING BUILDING -

PROPOSED BUILDING -

ALL DIMENSIONS
ARE IN METER
SCALE - 1:100

PLAN SHOWING THE REVISED AND
PROPOSED ADDITIONAL CONSTRUCTION
FOR M/s, EMERALD JEWEL INDUSTRY INDIA
LIMITED IN INDUSTRIAL BUILDING
SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF
BUKKATHURAI VILLAGE, MADHURANTHAGAM
TALUK, CHENGALPATTU DISTRICT.

BLOCK 4
TOOL ROOM - GF + FF

AREA DETAILS :

DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
EXG GF	323.32	-	323.32
PRO GF	27.75	-	27.75
PRO FF	351.07	-	351.07
HEADROOM	-	30.60	30.60
TOTAL :	702.14	30.60	732.74

JOINERY DETAILS

SYMBOL	JOINERY NAME	SIZE IN METER
RS	ROLLING SHUTTER	3.00 x 3.00
RS1	ROLLING SHUTTER	2.00 x 3.00
D1 / SD	DOOR/SLIDING DOOR	0.76 x 2.13
D2	DOOR	1.22 x 2.13
W	WINDOW	1.80 x 1.80
V	VENTILATOR	1.80 x 0.61
D3	DOOR	1.22 x 2.05
V1	VENTILATOR	3.02 x 0.61

For EMERALD JEWEL INDUSTRY INDIA LTD
Chairman & Managing Director

APPLICANT

C.J. RAGUNATHAN, M.E., M.B.L.
STRUCTURAL ENGINEER GRADE-I (B)
REGD NO: CEM/STRUCTURE/12430308-1/04/2024

STRUCTURAL ENGINEER

R. VISHNU VARDHAN B. Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

ARCHITECT

Dr. V.A. ANITHAMANDHINI, P.E.
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Mobile: +91944121312

REGISTERED ENGINEER



PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION FOR M/s, EMERALD JEWEL INDUSTRY INDIA LIMITED IN INDUSTRIAL BUILDING SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF BUKKATHURAI VILLAGE, MADHURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

BLOCK 3
GENTS DORMITORY - STILT + GF + FF + SF + TF

AREA DETAILS :

DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
PRO STILT FLOOR	-	375.69	375.69
PRO GF	375.69	-	375.69
PRO FF	375.69	-	375.69
PRO SF	375.69	-	375.69
PRO TF	375.69	-	375.69
HEADROOM	-	56.68	56.68
TOTAL :	1502.76	432.37	1935.13

JOINERY DETAILS

SYMBOL	JOINERY NAME	SIZE IN METER
RS	ROLLING SHUTTER	3.00 x 3.36
D	DOOR	1.00 x 2.13
D1 / SD	DOOR/SLIDING DOOR	0.76 x 2.13
D2	DOOR	1.22 x 2.13
W	WINDOW	1.80 x 1.80
V	VENTILATOR	3.00 x 0.61
D3	DOOR	1.22 x 2.05
CG	COLLAPSIBLE GATE	1.82 x 2.13

ALL DIMENSIONS
ARE IN METER
SCALE - 1:100

ELEVATION FACING ON SOUTH

SECTION ON CC

STILT FLOOR PLAN

TYPICAL GF, FF, SF, & TF FLOOR PLAN

TERRACE FLOOR PLAN

APPLICANT

STRUCTURAL ENGINEER

ARCHITECT

REGISTERED ENGINEER

For EMERALD JEWEL INDUSTRY INDIA LTD.
K. Srinivasan
Chairman & Managing Director

CJ.RAGUNATHAN,M.E.,MIE.,
STRUCTURAL ENGINEER GRADE-1 (SE)
REGD NO.COIMBATORE LPA/REGD-1/084/2024

R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

Er. V.A.ANITHAMOHINI, P.E.
Coimbatore LPA/REGD-1/084/2024
No-12, Saranathi Nagar,
Kovilpudur, Coimbatore-641042.
Mobile - 9994412112

PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION FOR M/s. EMERALD JEWEL INDUSTRY INDIA LIMITED IN INDUSTRIAL BUILDING SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF BUKKATHURAI VILLAGE, MADHURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

**BLOCK 2
LADIES DORMITORY - GF + FF**

AREA DETAILS :

DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
EXG GF	189.02	-	189.02
PRO GF	008.70	-	008.70
EXG FF	189.02	-	189.02
PRO FF	008.70	-	008.70
HEADROOM	-	35.65	35.65
TOTAL :	395.44	35.65	431.09

JOINERY DETAILS

SYMBOL	JOINERY NAME	SIZE IN METER
MD	MAIN DOOR	1.83 x 2.13
D	DOOR	1.22 x 2.13
D1	DOOR	0.76 x 2.13
D2	DOOR	1.03 x 2.05
W	WINDOW	1.80 x 1.80
W1	WINDOW	1.22 x 1.80
V	VENTILATOR	1.22 x 0.61
V1	VENTILATOR	4.80 x 0.61

For EMERALD JEWEL INDUSTRY INDIA LTD.
(K. Srivastava)
Chairman & Managing Director

APPLICANT

C.J. RAGUNATHAN M.E., MIE.,
STRUCTURAL ENGINEER GRADE-I (REG)
MEM NO-60400476 LP/REGUR-1/04/2004

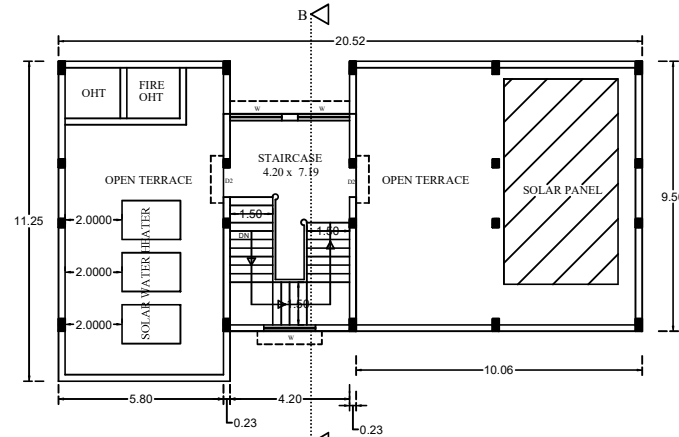
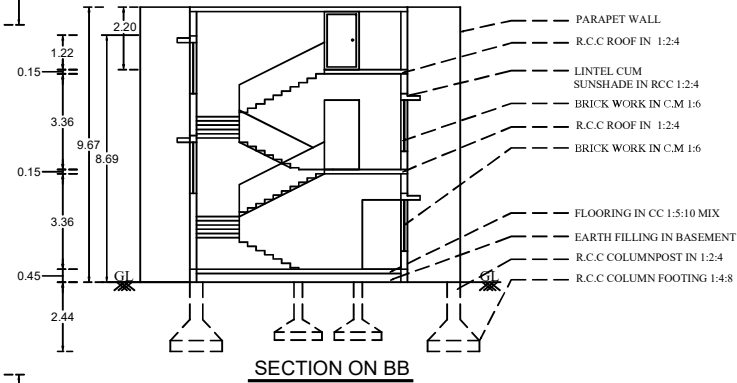
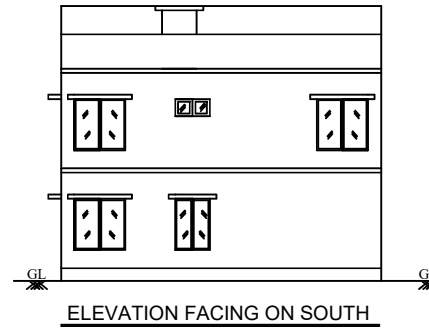
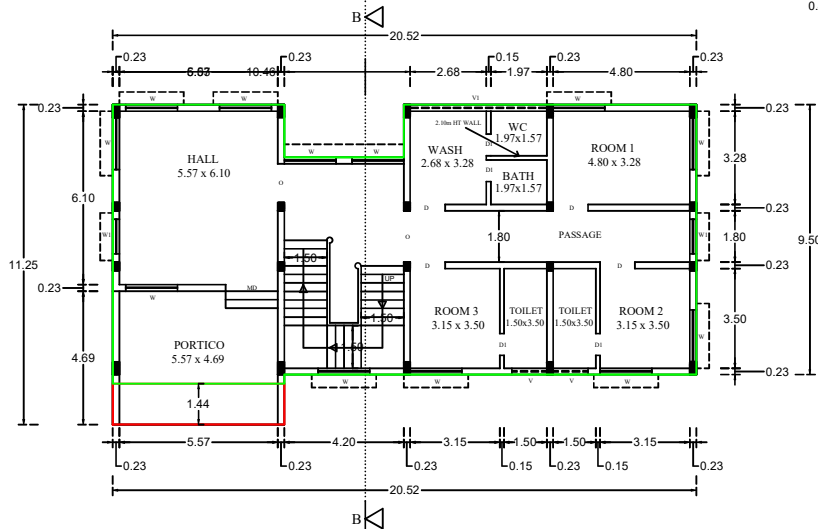
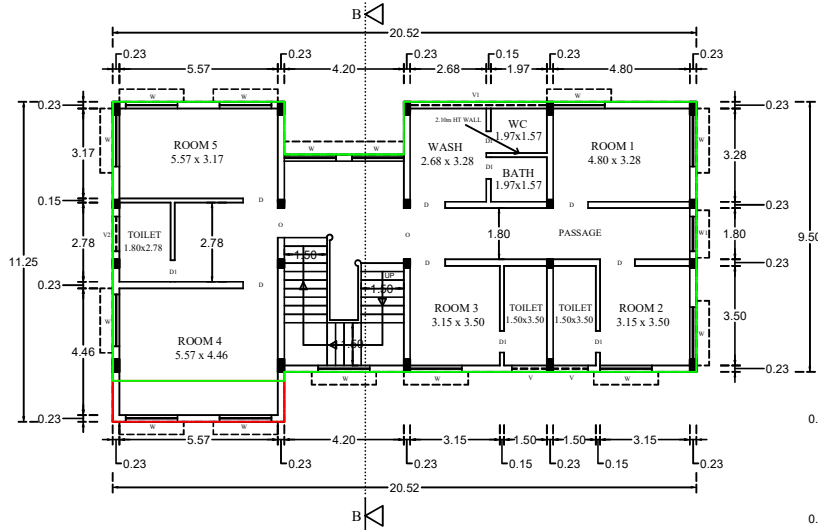
STRUCTURAL ENGINEER

R. VISHNU VARDHAN B. Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

ARCHITECT

Er. V.A. ANITAVANDHINI, P.E.
Coimbatore LP/RE/GR-III/045/2024
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REGISTERED ENGINEER

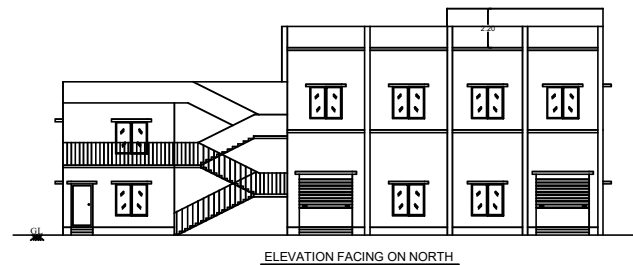
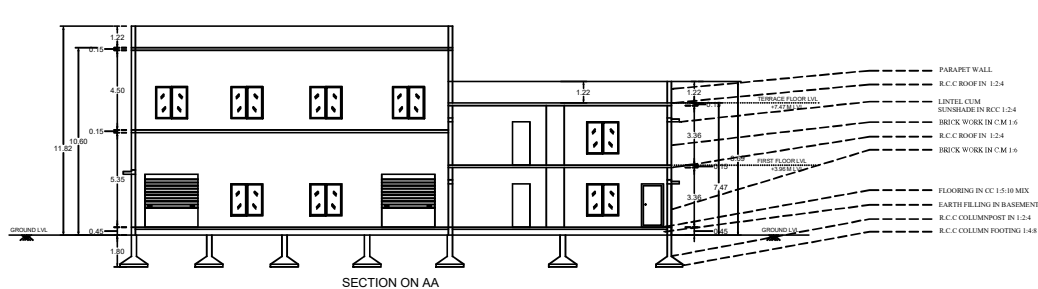


COLOR INDEX :

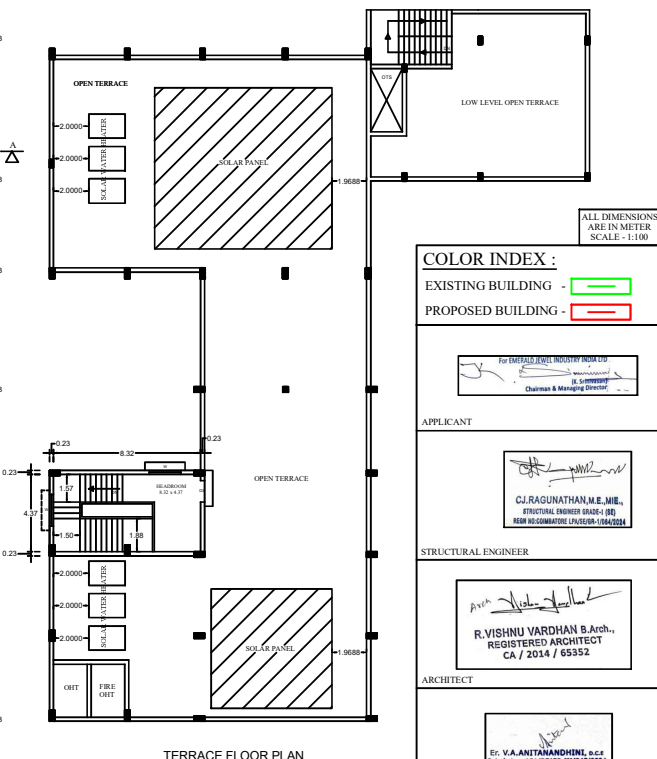
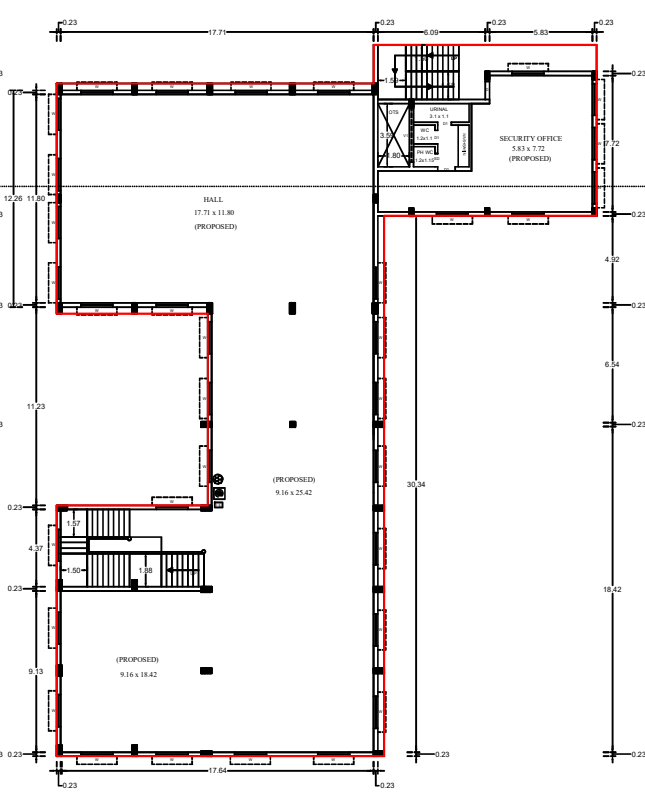
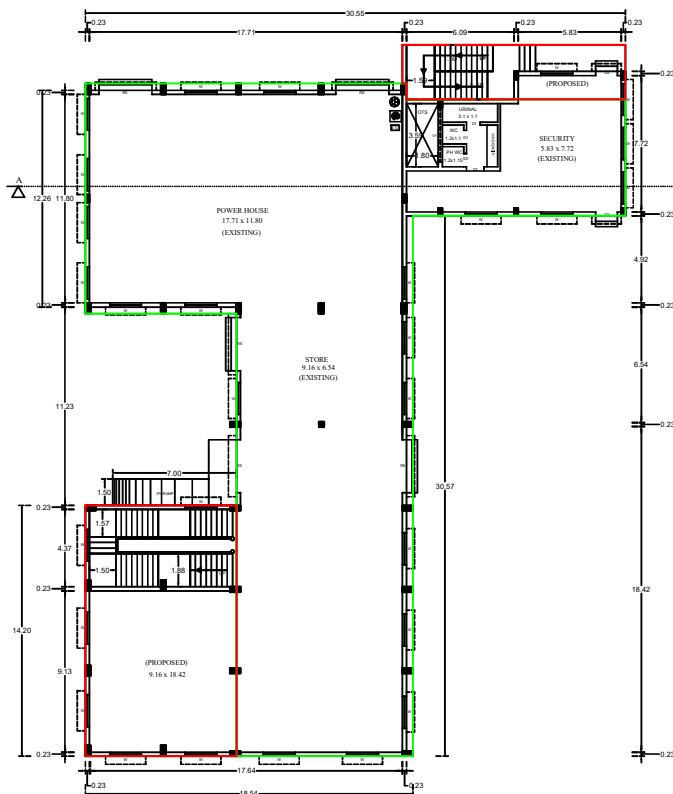
EXISTING BUILDING -
PROPOSED BUILDING -



PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION FOR M/s, EMERALD JEWEL INDUSTRY INDIA LIMITED IN INDUSTRIAL BUILDING SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF BUKKATHURAI VILLAGE, MADHURANTHAGAM TALUK, CHENGALPATTU DISTRICT.



BLOCK 1 POWERHOUSE & SECURITY - GF + FF			
AREA DETAILS - BLOCK 1 (POWERHOUSE & SECURITY)			
DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
EXG GF	564.72	-	564.72
PRO GF	165.69	-	165.69
PRO FF	730.41	-	730.41
HEADROOM	-	42.45	42.45
TOTAL :	1460.82	42.45	1503.27
JOINERY DETAILS			
SYMBOL	JOINERY NAME	SIZE IN METER	
RS	ROLLING SHUTTER	3.00 x 3.36	
D	DOOR	1.00 x 2.13	
D1 / SD	DOOR/SLIDING DOOR	0.76 x 2.13	
D2	DOOR	1.22 x 2.13	
W	WINDOW	1.80 x 1.80	
V	VENTILATOR	3.00 x 0.61	
D3	DOOR	1.22 x 2.05	



ALL DIMENSIONS
ARE IN METER
SCALE - 1:100

COLOR INDEX :	
EXISTING BUILDING	-
PROPOSED BUILDING	-

For EMERALD JEWEL INDUSTRY INDIA LTD.
Chairman & Managing Director

APPLICANT

CJ.RAGUNATHAN, M.E.,
STRUCTURAL ENGINEER GRADE - II
FOR REGISTRATION (UNIQUE ID: 004020)

STRUCTURAL ENGINEER

R.VISHNU VARDHAN, B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

ARCHITECT

Er. V.A. ANANTHANANDHIN, M.E.,
Civil Engineer GRADE - II
FOR REGISTRATION (UNIQUE ID: 004020)

REGISTERED ENGINEER

SITE PLAN SHOWING THE REVISED AND PROPOSED ADDITIONAL CONSTRUCTION FOR M/s, EMERALD JEWEL INDUSTRY INDIA LIMITED IN INDUSTRIAL BUILDING SURVEY NO - 351/1A, 1B, 1C1, 1D1, 1E1A, OF BUKKATHURAI VILLAGE, MADHURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

CATEGORY : GREEN INDUSTRIAL
NO-14, GOLD AND SILVER SMITHY

ONLINE APPLICATION NUMBER
SWP / BPA / 675922 / 2025 / TCP

BLOCK NO	BLOCK NAME	FLOOR DETAILS	EXISTING APPROVAL AREA		PROPOSED APPROVAL AREA		TOTAL AREA	
			FSI	NON FSI	FSI	NON FSI	FSI	NON FSI
1	POWERHOUSE & SECURITY	GF	564.72	-	165.69	-	730.41	-
		FF	-	-	730.41	-	730.41	-
		HEADROOM	-	-	-	42.45	-	42.45
2	GUEST HOUSE / LADIES DORMITORY	GF	189.02	-	8.70	-	197.72	-
		FF	189.02	-	8.70	-	197.72	-
		HEADROOM	-	-	-	35.65	-	35.65
3	GENTS DORMITORY	STILT	-	-	-	375.69	-	375.69
		GF	-	-	375.69	-	375.69	-
		FF	-	-	375.69	-	375.69	-
		SF	-	-	375.69	-	375.69	-
		TF	-	-	375.69	-	375.69	-
		HEADROOM	-	-	-	56.68	-	56.68
4	TOOL ROOM	GF	323.32	-	27.75	-	351.07	-
		FF	-	-	351.07	-	351.07	-
		HEADROOM	-	-	-	30.60	-	30.60
5	LOT ROOM	GF	95.70	-	-	-	95.70	-
6	GAS & COMPRESSOR ROOM	GF	143.25	-	29.81	-	173.06	-
		FF	-	-	173.06	-	173.06	-
7	PUMP ROOM & FILTRATION ROOM	GF	210.03	-	971.09	-	1181.12	-
8	MAIN & CANTEN BUILDING	GF	2922.06	-	434.66	-	3356.72	-
		FF	2827.49	-	499.31	-	3326.80	-
		SF	-	-	3326.80	-	3326.80	-
		TF	-	-	3326.80	-	3326.80	-
		HEADROOM	-	-	-	186.36	233.69	186.36
9	HALLMARK BUILDING	GF	204.07	-	-	-	204.07	-
		FF	204.07	-	-	-	204.07	-
		SF	204.07	-	-	-	204.07	-
		HEADROOM	56.00	-	-	-	56.00	-
	TOTAL AREA		8132.82		11556.61	727.43	19689.43	727.43

AREA AS PER DOCUMENT - 18437 Sq.m
AREA AS PER PATTA - 18422 Sq.m
OSR PROVIDING AREA - 01856 Sq.m

FSI - 19689.43 / 1.07 < 2
18422.00

OSR = 18422.00 x 10% = 1842.20 = 1856 (10.07%)

For EMERALD JEWEL INDUSTRY INDIA LTD
K. S. Srinivasan
Chairman & Managing Director

R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

APPLICANT

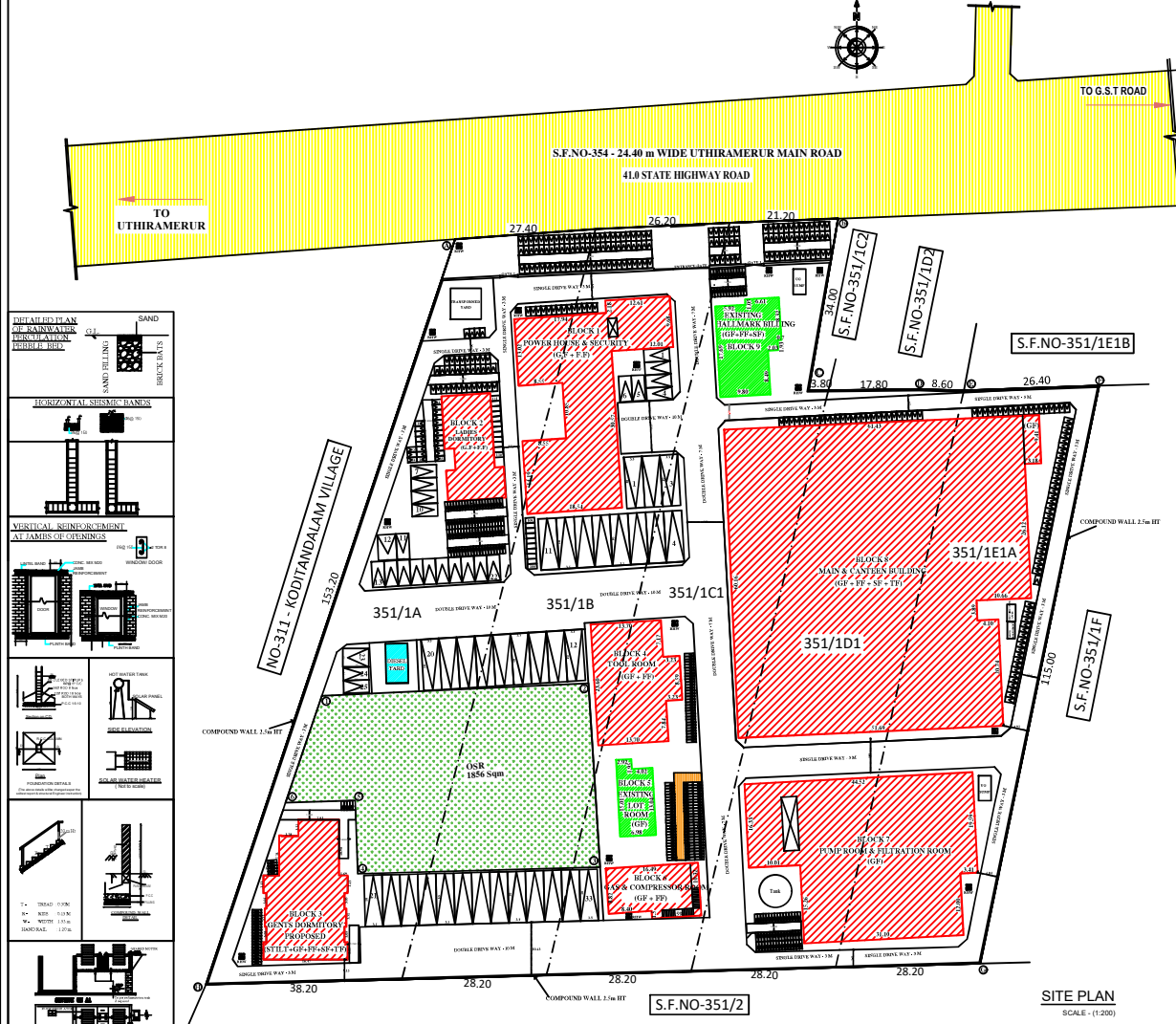
ARCHITECT

C.J.RAGUNATHAN,M.E.,MIE.,
STRUCTURAL ENGINEER GRADE-1 (SE)
REGN NO:COIMBATORE LPA/SE/GR-1/004/2024

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Coimbatore LPA/SE/GR-1/004/2024
No-12, Saravathi Nagar,
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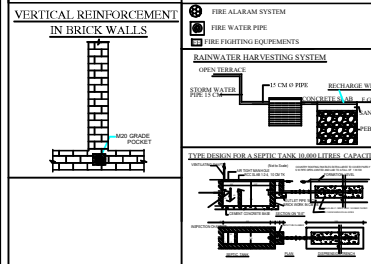
STRUCTURAL ENGINEER

REGISTERED ENGINEER



SITE PLAN
SCALE : (1:200)

ALL DIMENSIONS ARE IN METRE



S.F.NO WISE AREA DETAILS			NO OF WORKERS (EXISTING BUILDING) - 455 Nos (MALE - 280 / FEMALE - 175)				NO OF WORKERS (PROPOSED BUILDING) - 245 Nos (MALE - 140 / FEMALE - 105)			
SF NOS	AREA IN ARES	AREA IN SQM	MALE		FEMALE		MALE		FEMALE	
			SANITARY UNIT	REQUIRED	PROVIDED	REQUIRED	PROVIDED			
351/1A	42.50	4250	WATER ABULTION TAPS	5	5	6	56	5	56	
351/1B	40.50	4050								
351/1C	39.28	3928								
351/1D	30.80	3080								
351/1E1A	31.14	3114								
TOTAL	184.22	18422	5		6		5		56	
EXISTING APPROVED NUMBER DETAILS :-			Signed by Director Urban Health Date-20.06.2024 to 15.07.2024							
DCP CHENNAI: ONLINE APPLICATION - SWP/BA/0030462023 BIDDING NO- 406_2024 DATE- 20/06/2024			WASHING TAPS							
DCP CHENNAI:U: ONLINE APPLICATION - SWP/BA/0030462023 WFOUNDER BUILDING - A/B : DCP (C) NO - 10_2024 DATE- 27/06/2024			19							
			25							
			12							
			15							
			12							
			15							

Signature valid

Signed by: Director
Date: 20.02.2025

WASHING TAPS
DRINKING WATER

PARKING CATEGORY:-				INDUSTRIAL BUILDING AREA		OFFICE BUILDING AREA	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOBBY PARKING				1 No / 750 Sqm	22 Nos	33 Nos	33 Nos
CAR PARKING				1 No / 150 Sqm	22 Nos	30 Nos	30 Nos
PWCAR PARKING				95 Nos	95 Nos	95 Nos	95 Nos
TWO WHEELER				1 No / 75 Sqm	223 Nos	331 Nos	331 Nos
CYCLE SPACE				1 No / 75 Sqm	223 Nos	330 Nos	330 Nos
EXISTING BLOCKS EB POWER				- 2882 HP			
PROPOSED BLOCKS EB POWER				- 2300 HP			
COLOR INDEX:-							
APPLICANT SITE							
EXISTING ROAD							
PROPOSED BUILDING							
EXISTING BUILDING							
NON FSI AREA							

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](#)



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



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.

