PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

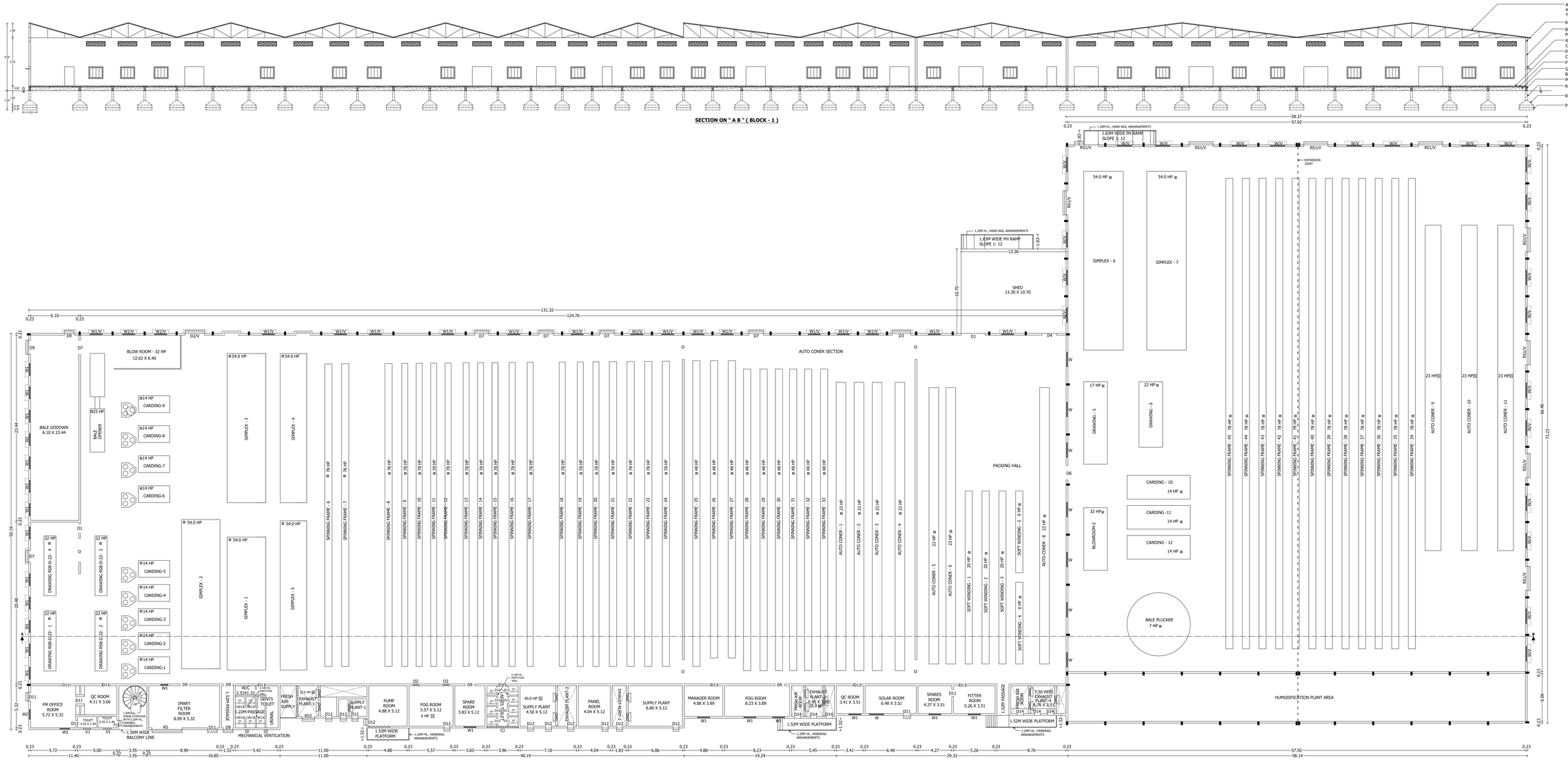
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate



SECTION ON " A B " (BLOCK - 1)

GROUND FLOOR PLAN (BLOCK - 1)

PLAN SHOWING THE R.C.C. ROOF, A.C. SHEET ROOF AND GAL-VALUME SHEET ROOF INDUSTRIAL BUILDING FOR "SARAVANA POLYTHREADS (P) LTD.," IN OLD R.S.F.Nos. 74/2, 73/1 AND 70/2, NEW R.S.F.Nos. 74/2A1, 73/1A1A AND 70/2 OF THADAPALLI VILLAGE, KASIPALAYAM TOWN PANCHAYAT, THOOKANAICKENPALAYAM PANCHAYAT UNION, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

APPLICANT :

For " M/S SARAVANA POLYTHREADS (P) LTD., "

JOINER DETAILS :

RS	ROLLING SHUTTER	3.81 X 3.51
RS1	ROLLING SHUTTER	3.05 X 2.44
RS2	ROLLING SHUTTER	1.60 X 3.05
D1	DOOR	3.05 X 2.97
D2	DOOR	2.44 X 2.82
D3	DOOR	2.36 X 2.82
D4	DOOR	1.83 X 2.97
D5	DOOR	1.83 X 2.67
D6	DOOR	1.83 X 2.44
D7	DOOR	1.83 X 2.13
D8	DOOR	1.52 X 2.36
D9	DOOR	1.22 X 2.13
D10	DOOR	1.07 X 2.36
D11	DOOR	0.91 X 2.13
D12	DOOR	0.76 X 1.98
D13	DOOR	0.68 X 1.98
D14	DOOR	0.61 X 1.83
O	OPEN	3.05 X 2.13
O1	OPEN	1.45 X 2.13
O2	OPEN	0.45 X 0.45
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
W2	WINDOW	1.22 X 1.22
W3	WINDOW	0.91 X 1.52
V	VENTILATOR	1.83 X 0.61
V1	VENTILATOR	0.91 X 0.61
CJ	CONCRETE JOLLY	3.96 X 0.99

SCALE 1:100

ALL DIMENSIONS ARE IN "METRE & FEET"

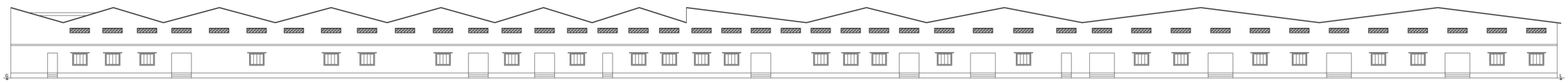
STRUCTURAL ENGINEER

S. SUNDAR RAJAN, M.E., M.E.
Civil Engineer & Registered Structural Engineer
Regn. No. VE-08812 / RSR. Dt. : 1-07-11
Cell: 97900 36812

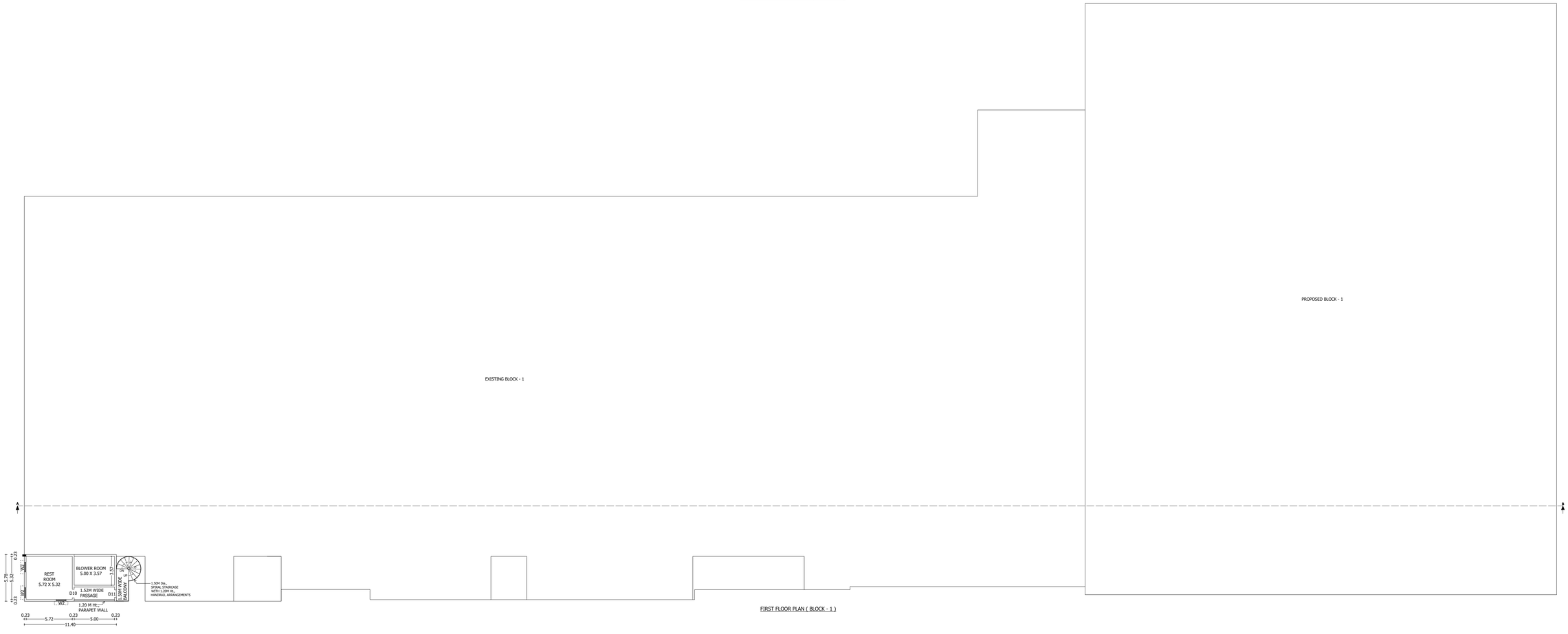
APPLICANT

REGISTERED ENGINEER

S.SARGUNA PRABU, B.E.,
Registered Engineers Licensed Building Surveyor,
Erode Local Planning Authority,
Erode District Municipality, Erode.
SK PLANNERS & BUILDERS
102, Periyasemur Pillayam, Perlapa Nagar, Erode-5.
Cell : 94433 66666, 94433 77777
Skplannererode@gmail.com



NORTH FACING ELEVATION (BLOCK - 1)



FIRST FLOOR PLAN (BLOCK - 1)

PLAN SHOWING THE R.C.C. ROOF, A.C. SHEET ROOF AND GAL-VALUME SHEET ROOF INDUSTRIAL BUILDING FOR "SARAVANA POLYTHREADS (P) LTD.," IN OLD R.S.F.Nos. 74/2, 73/1 AND 70/2, NEW R.S.F.Nos. 74/2A1, 73/1A1A AND 70/2 OF THADAPALLI VILLAGE, KASIPALAYAM TOWN PANCHAYAT, THOOKANAICKENPALAYAM PANCHAYAT UNION, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

APPLICANT :

For " M/S SARAVANA POLYTHREADS (P) LTD., "

JOINER DETAILS :

RS	ROLLING SHUTTER	3.81 X 3.51
RS1	ROLLING SHUTTER	3.05 X 2.44
RS2	ROLLING SHUTTER	1.60 X 3.05
D1	DOOR	3.05 X 2.97
D2	DOOR	2.44 X 2.82
D3	DOOR	2.36 X 2.82
D4	DOOR	1.83 X 2.97
D5	DOOR	1.83 X 2.67
D6	DOOR	1.83 X 2.44
D7	DOOR	1.83 X 2.13
D8	DOOR	1.52 X 2.36
D9	DOOR	1.22 X 2.13
D10	DOOR	1.07 X 2.36
D11	DOOR	0.91 X 2.13
D12	DOOR	0.76 X 1.98
D13	DOOR	0.68 X 1.98
D14	DOOR	0.61 X 1.83
O	OPEN	3.05 X 2.13
O1	OPEN	1.45 X 2.13
O2	OPEN	0.45 X 0.45
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
W2	WINDOW	1.22 X 1.22
W3	WINDOW	0.91 X 1.52
V	VENTILATOR	1.83 X 0.61
V1	VENTILATOR	0.91 X 0.61
CJ	CONCRETE JOLLY	3.96 X 0.99

SCALE 1:100

ALL DIMENSIONS ARE IN "METRE & FEET"

STRUCTURAL ENGINEER

Er. M. SOUNDAR RAJAN, B.E., M.E.,
Civil Engineer & Registered Structural Engineer
Reg. No. ST 0922 / RGR-Cr. / I ESTCP
Cont: 97900 99803

APPLICANT

REGISTERED ENGINEER

S.SARUNA PRABU, D.C.E.,
Registered Valuer, Govt. Approved Surveyor,
Town Level Planning Authority,
Reg No:05/2020, WA-00-II/2019
SK PLANNERS & BUILDERS
102, Palanisamy Nilayam, Periyar Nagar, Erode-2,
Cell: 9842 9842 33, 9842 9842 44
Sksaruna.erode@gmail.com



OPEN TERRACE FLOOR PLAN

OPEN TERRACE FLOOR PLAN (BLOCK - 1)

PLAN SHOWING THE R.C.C. ROOF, A.C. SHEET ROOF AND GAL-VALUME SHEET ROOF INDUSTRIAL BUILDING FOR "SARAVANA POLYTHREADS (P) LTD.," IN OLD R.S.F.Nos. 74/2, 73/1 AND 70/2, NEW R.S.F Nos. 74/2A1, 73/1A1A AND 70/2 OF THADAPALLI VILLAGE, KASIPALAYAM TOWN PANCHAYAT, THOOKANAICKENPALAYAM PANCHAYAT UNION, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

APPLICANT :

For " M/S SARAVANA POLYTHREADS (P) LTD., "

JOINER DETAILS :

RS	ROLLING SHUTTER	3.81 X 3.51
RS1	ROLLING SHUTTER	3.05 X 2.44
RS2	ROLLING SHUTTER	1.60 X 3.05
D1	DOOR	3.05 X 2.97
D2	DOOR	2.44 X 2.82
D3	DOOR	2.36 X 2.82
D4	DOOR	1.83 X 2.97
D5	DOOR	1.83 X 2.67
D6	DOOR	1.83 X 2.44
D7	DOOR	1.83 X 2.13
D8	DOOR	1.52 X 2.36
D9	DOOR	1.22 X 2.13
D10	DOOR	1.07 X 2.36
D11	DOOR	0.91 X 2.13
D12	DOOR	0.76 X 1.98
D13	DOOR	0.68 X 1.98
D14	DOOR	0.61 X 1.83
O	OPEN	3.05 X 2.13
O1	OPEN	1.45 X 2.13
O2	OPEN	0.45 X 0.45
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
W2	WINDOW	1.22 X 1.22
W3	WINDOW	0.91 X 1.52
V	VENTILATOR	1.83 X 0.61
V1	VENTILATOR	0.91 X 0.61
CJ	CONCRETE JOLLY	3.96 X 0.99

SCALE 1:100

ALL DIMENSIONS ARE IN "METRE & FEET"

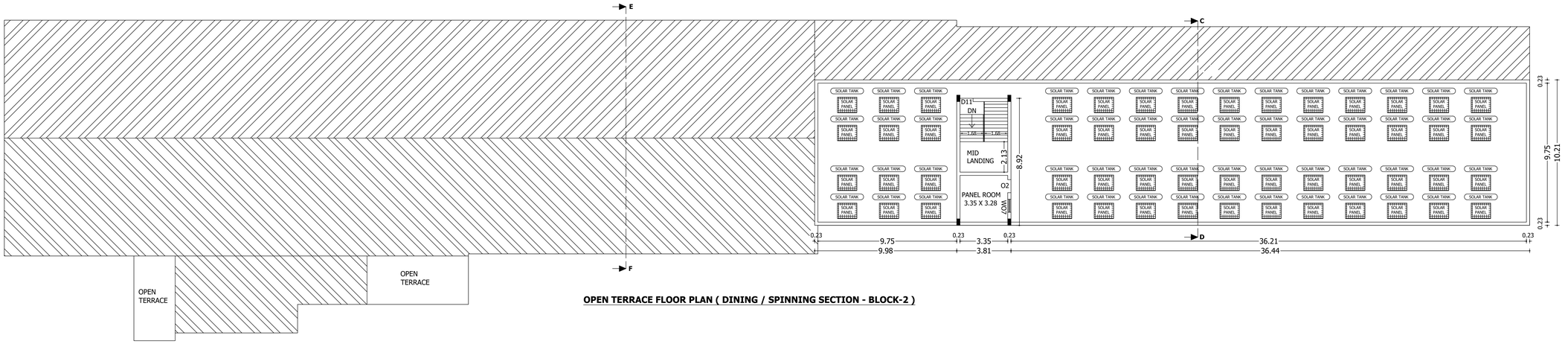
STRUCTURAL ENGINEER

Er. M. SOUNDAR RAJAN, B.E., M.E.,
Civil Engineer & Registered Structural Engineer
Reg. No. TC 24912 / M.E (Str.) / 837/CIP
Cell: 97900 94915.

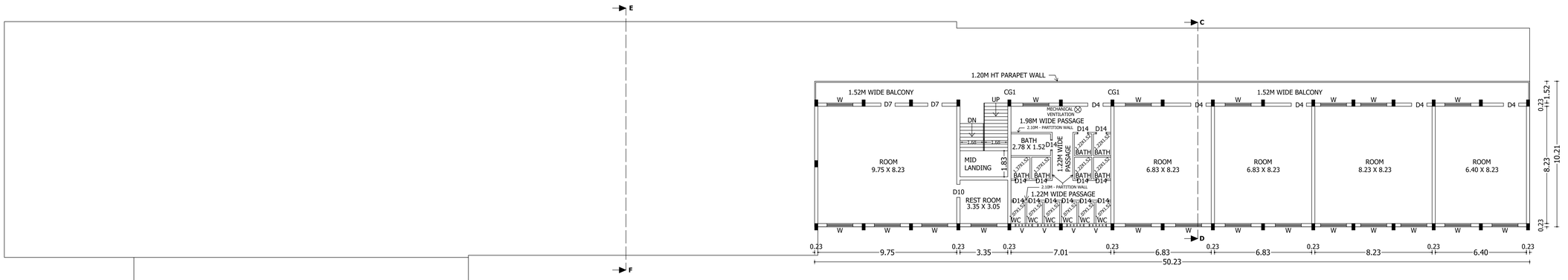
APPLICANT

REGISTERED ENGINEER

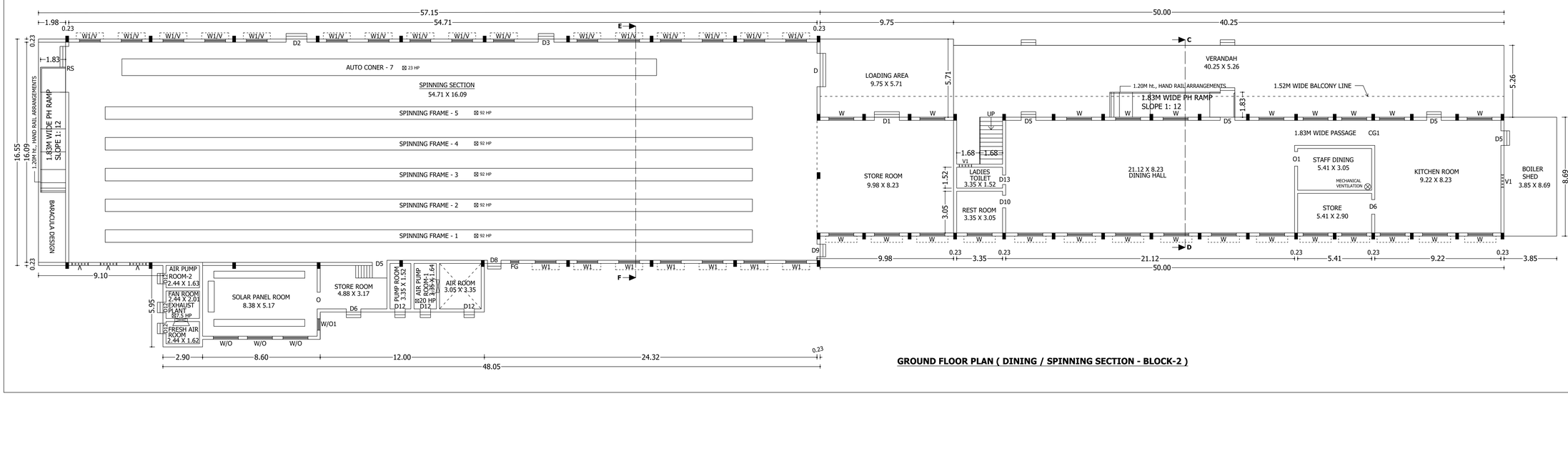
S.SARGUNA PRABU, B.E.,
Registered Engineer & Registered Valuer,
Architectural Planning Authority,
Reg. No.05/2008, RS-05-01/08,
S.K. PLANNERS & BUILDERS
103, Kalaimagal Complex, Perundurai Road, Erode-5.
Cell:94439 94085, 94885 94885,
Skplannererode@gmail.com



OPEN TERRACE FLOOR PLAN (DINING / SPINNING SECTION - BLOCK-2)



FIRST FLOOR PLAN (DINING / SPINNING SECTION - BLOCK-2)



GROUND FLOOR PLAN (DINING / SPINNING SECTION - BLOCK-2)

PLAN SHOWING THE R.C.C. ROOF, A.C. SHEET ROOF AND GAL-VALUME SHEET ROOF INDUSTRIAL BUILDING FOR "SARAVANA POLYTHREADS (P) LTD.," IN OLD R.S.F.Nos. 74/2, 73/1 AND 70/2, NEW R.S.F.Nos. 74/2A1, 73/1A1A AND 70/2 OF THADAPALLI VILLAGE, KASIPALAYAM TOWN PANCHAYAT, THOOKANAICKENPALAYAM PANCHAYAT UNION, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

APPLICANT :

For " M/S SARAVANA POLYTHREADS (P) LTD., "

JOINER DETAILS :

RS	ROLLING SHUTTER	3.58 X 3.28
D	DOOR	2.44 X 3.12
D1	DOOR	1.83 X 2.36
D2	DOOR	1.52 X 2.36
D3	DOOR	1.14 X 2.36
D4	DOOR	1.07 X 2.44
D5	DOOR	1.07 X 2.36
D6	DOOR	1.07 X 2.13
D7	DOOR	1.00 X 2.36
D8	DOOR	1.00 X 1.98
D9	DOOR	0.91 X 2.36
D10	DOOR	0.91 X 2.13
D11	DOOR	0.91 X 1.91
D12	DOOR	0.76 X 1.75
D13	DOOR	0.68 X 1.98
D14	DOOR	0.68 X 1.83
CG	COLLAPSIBLE GATE	1.83 X 2.36
CG1	COLLAPSIBLE GATE	1.43 X 2.36
O	OPEN	1.22 X 2.13
O1	OPEN	1.07 X 2.13
O2	OPEN	0.91 X 1.83
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
WO	WINDOW OPEN	1.83 X 0.91
WO1	WINDOW OPEN	1.00 X 0.84
WO2	WINDOW OPEN	0.91 X 1.07
V	VENTILATOR	1.22 X 0.61
V1	VENTILATOR	0.91 X 0.61

SCALE 1:100

ALL DIMENSIONS ARE IN "METRE & FEET"

STRUCTURAL ENGINEER

Er.M.SOUNDAR RAJAN, B.E., M.E.,
Civil Engineer & Registered Structural Engineer
Reg. No. 02 /2022 / RSE-Gr. I / EDTCP
Cell:97900 96802.

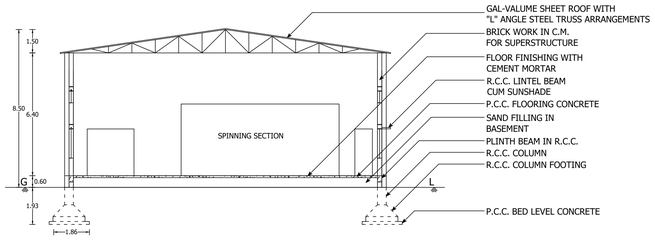
APPLICANT

REGISTERED ENGINEER

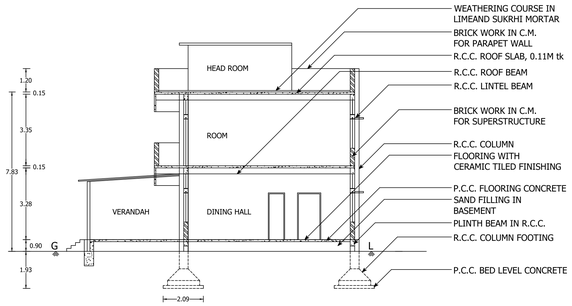
S.SARGUNA PRABU, D.C.E.,
Registered Engineer, Licensed Building Surveyor,
Erode Local Planning Authority,
Reg No:05/2018, RE-GE-III/ELPA
SK PLANNERS & BUILDERS
100, Palaniyappa Nilayam, Periyar Nagar, Erode-1,
Cell:90438 46081, 94435 46861.
Skplannerserode@gmail.com



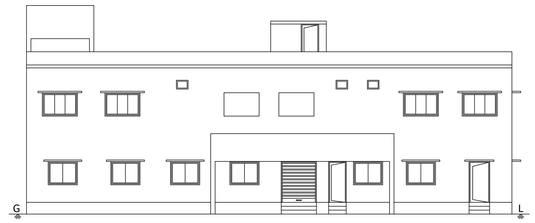
NORTH FACING ELEVATION (DINING / SPINNING SECTION, BLOCK - 2)



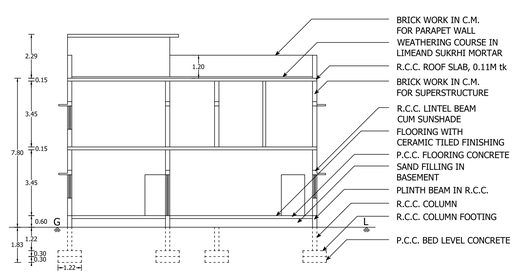
SECTION ON " E F " (DINING / SPINNING SECTION, BLOCK - 2)



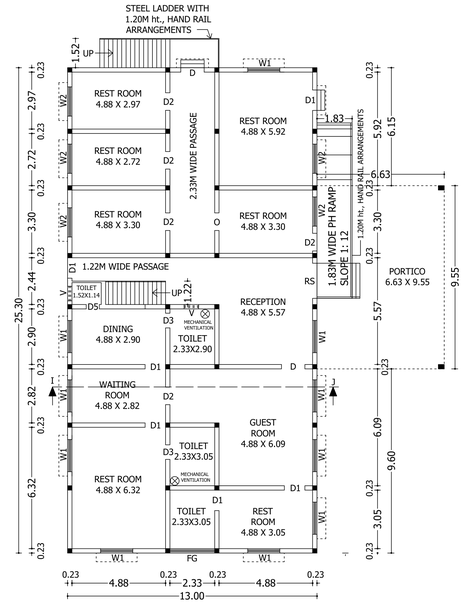
SECTION ON " C D " (DINING / SPINNING SECTION , BLOCK - 2)



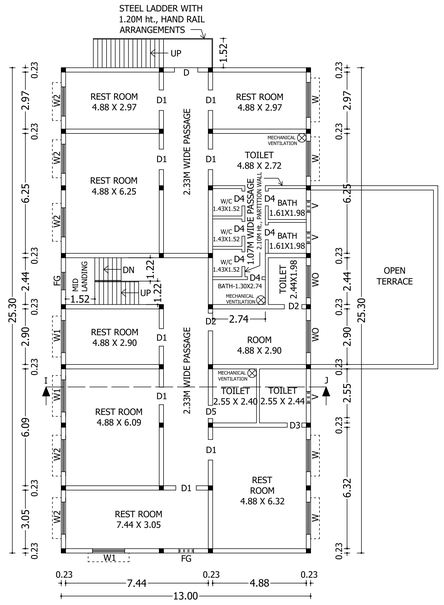
EAST FAVING ELEVATION (STAFF QUARTERS, BLOCK - 3)



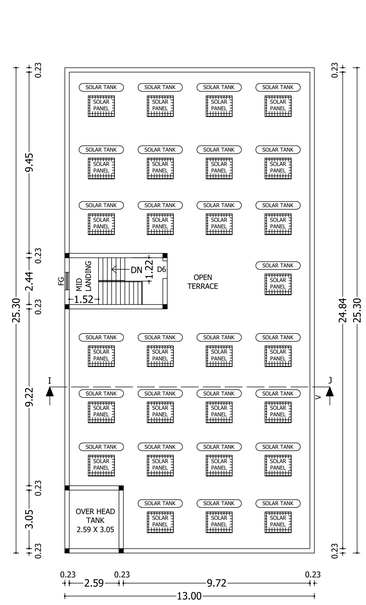
SECTION ON " I J " (STAFF QUARTERS, BLOCK - 3)



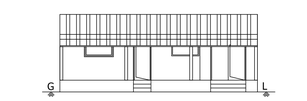
GROUND FLOOR PLAN (STAFF QUARTERS, BLOCK - 3)



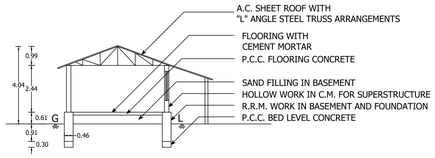
FIRST FLOOR PLAN (STAFF QUARTERS, BLOCK - 3)



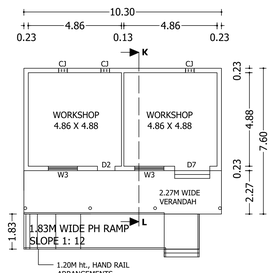
OPEN TERRACE FLOOR PLAN (STAFF QUARTERS, BLOCK - 3)



GROUND FLOOR PLAN (WORKSHOP, BLOCK - 4)



SECTION ON " K L " (WORKSHOP, BLOCK - 4)



GROUND FLOOR PLAN (WORKSHOP, BLOCK - 4)

PLAN SHOWING THE R.C.C. ROOF, A.C. SHEET ROOF AND GAL-VALUME SHEET ROOF INDUSTRIAL BUILDING FOR "SARAVANA POLYTHREADS (P) LTD.," IN OLD R.S.F.Nos. 74/2, 73/1 AND 70/2, NEW R.S.F.Nos. 74/2A1, 73/1A1A AND 70/2 OF THADAPALLI VILLAGE, KASIPALAYAM TOWN PANCHAYAT, THOOKANAICKENPALAYAM PANCHAYAT UNION, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

APPLICANT :

For " M/S SARAVANA POLYTHREADS (P) LTD., "

JOINER DETAILS :

RS	ROLLING SHUTTER	1.83 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR	1.07 X 2.13
D2	DOOR	0.91 X 2.13
D3	DOOR	0.76 X 2.13
D4	DOOR	0.76 X 1.98
D5	DOOR	0.68 X 1.98
D6	DOOR	0.91 X 1.83
D7	DOOR	1.83 X 2.13
O	OPEN	0.91 X 2.13
W	WINDOW	1.83 X 1.22
W1	WINDOW	1.68 X 1.22
W2	WINDOW	1.52 X 1.22
W3	WINDOW	1.52 X 0.91
WO	WINDOW OPEN	1.52 X 0.91
FG	FIXED GLASS	0.91 X 1.83
V	VENTILATOR	0.61 X 0.46
CJ	CONCRETE JALLY	0.46 X 0.46

SCALE 1:100

ALL DIMENSIONS ARE IN "METRE & FEET"

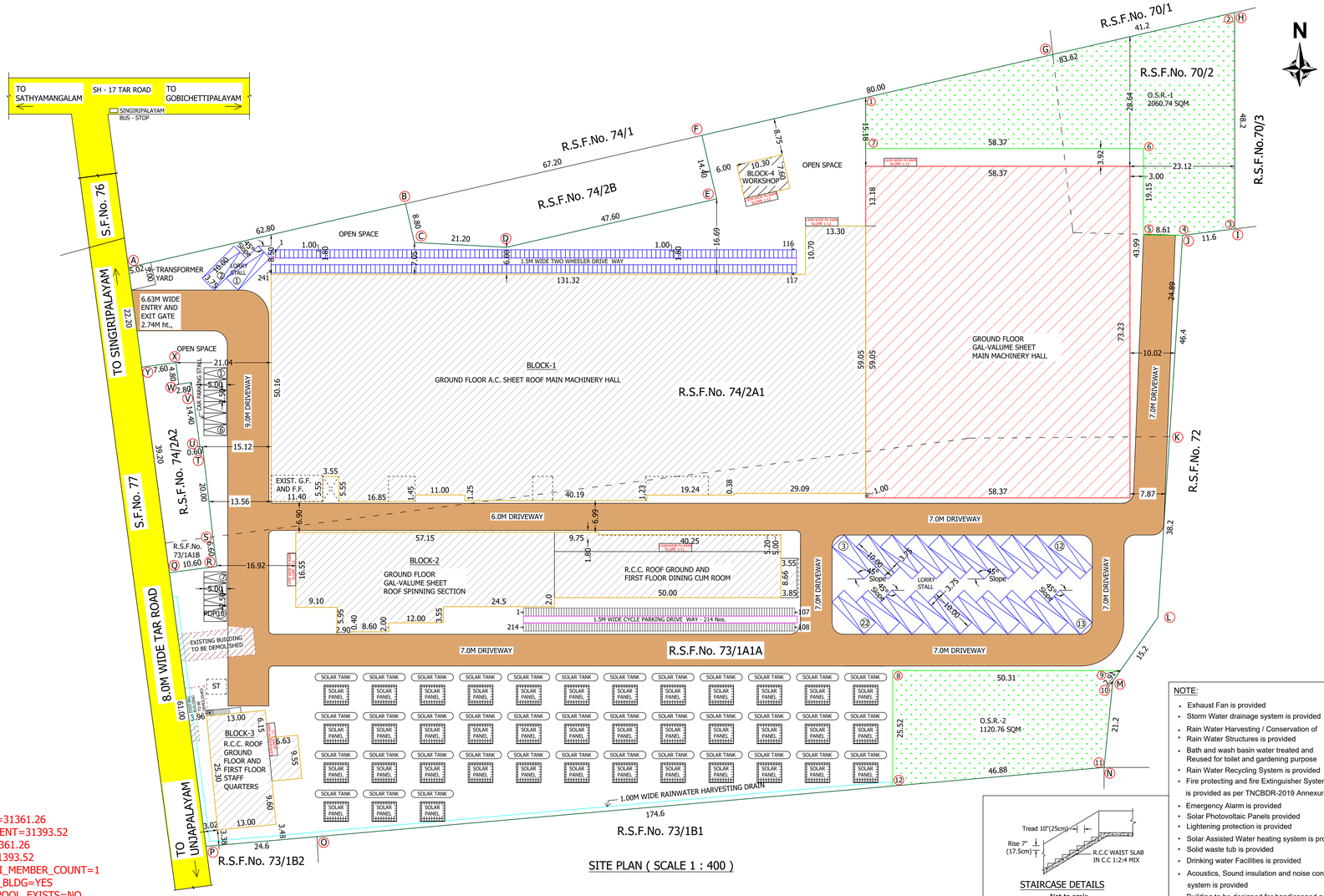
STRUCTURAL ENGINEER

Er. M.SOUNDAR RAJAN. B.E., M.E.,
Civil Engineer & Registered Structural Engineer
Reg. No. 02 /2022 / RSE -Gr. I / EDTCP
Cell:97900 96802.

APPLICANT

REGISTERED ENGINEER

S.SARGUNA PRABU, D.C.E.,
Registered Engineer, Licensed Building Surveyor,
Erode Local Planning Authority,
Reg No:05/2019, RE-GE-III/ELPA
SK PLANNERS & BUILDERS
100, Palaniyappa Nilayam, Periyar Nagar, Erode-1,
Cell:90438 46061, 94435 46061.
Skplannerserode@gmail.com



SITE PLAN (SCALE 1 : 400)

PLAN SHOWING THE R.C.C. ROOF, A.C.SHEET ROOF AND GAL-VALUME SHEET ROOF INDUSTRIAL BUILDING FOR "SARAVANA POLYTHREADS (P) LTD.," IN OLD R.S.F.Nos. 74/2, 73/1 AND 70/2, NEW R.S.F.Nos. 74/2A1, 73/1A1A AND 70/2 OF THADAPALLI VILLAGE, KASIPALAYAM TOWN PANCHAYAT, THOOKANAICKENPALAYAM PANCHAYAT UNION, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

APPLICANT:

For " M/S SARAVANA POLYTHREADS (P) LTD., "

AREA OF THE APPLICANT SITE - (7.7575 Acres)

AREA AS PER DOCUMENT	-	31393.52 SQ.M
AREA AS PER PATTA	-	31393.52 SQ.M
SUPER IMPOSED PLOT AREA	-	31360.10 SQ.M

BUILDING AREA DETAILS

Block	Descriptions	TOTAL FSI AREA	TOTAL BUILTP AREA
1	Area of the A.C. Sheet and R.C.C. roof Main Machinery Hall in Ground Floor	6605.46	6605.46
	Area of the R.C.C. roof Rest Room in First Floor	65.88	65.88
	Area of the Galvalume Sheet roof Main Machinery Hall in Ground Floor	4274.65	4274.65
2	Area of the R.C.C. roof Kitchen cum Dining Building in Ground Floor	702.11	702.11
	Area of the GalValume sheet roof Spinning Section in Ground Floor	1047.68	1047.68
	Area of the R.C.C. roof Labor rest Rooms building in First Floor	512.88	512.88
3	Area of the R.C.C. roof Staff Quarters Building in Ground Floor	392.22	392.22
	Area of the R.C.C. roof Staff Quarters Building in First Floor	328.90	328.90
4	Area of the A.C. Sheet roof Workshop in Ground Floor	78.28	78.28
	Total Area	14008.06	14008.06

$$FSI = \frac{14008.06\ SQM}{31360.10\ SQ.M} = 0.447 < 2$$

NOTE:

- Exhaust Fan is provided
- Storm Water drainage system is provided
- Rain Water Harvesting / Conservation of Rain Water Structures is provided
- Bath and wash basin water treated and Reused for toilet and gardening purpose
- Rain Water Recycling System is provided
- Fire protecting and fire Extinguisher System is provided as per TNCBDR-2019 Annexure -XV
- Emergency Alarm is provided
- Solar Photovoltaic Panels provided
- Lightening protection is provided
- Solar Assisted Water heating system is provided
- Solid waste tub is provided
- Drinking water Facilities is provided
- Acoustics, Sound insulation and noise control system is provided

Building to be designed for handicapped people

(FE) FIRE EXTINGUISHER =

(FA) FIRE ALARAM =

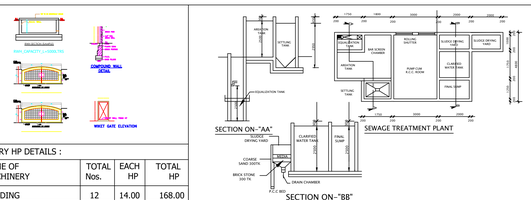
SCALE 1 : 100
ALL DIMENSION ARE IN METER

REFERENCE:

SITE BOUNDARY - DRIVE WAY -

EXISTING BUILDING TO BE DEMOLISHED - EXISTING ROAD -

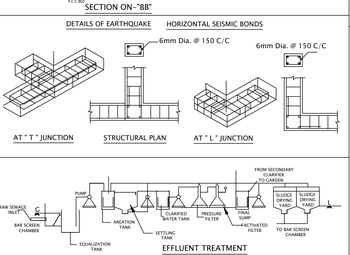
PLAN INFO
PLOT_AREA_M2=31361.26
AS_PER_DOCUMENT=31393.52
AS_AT_SITE=31361.26
FMB_OR_PLR=31393.52
BLOCK_1_F-MSBI_MEMBER_COUNT=1
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=8.00
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 250.00
AVG_PLOT_WIDTH= 129.00
LAND_USE_ZONE = INDUSTRIAL
PLOT_NO=0
SURVEY_NO=74/2A,73/1A1,70/2
TOWN SURVEY_NO=74/2A,73/1A1,70/2
PATTA_NO=000
JURISDICTION_TYPE=PANCHAYAT
TALUK=GOBICHETTIPALAYAM
DISTRICT=ERODE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PLE=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

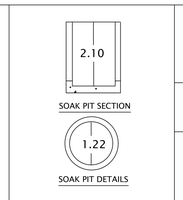


MACHINERY HP DETAILS :

Sl. No.	NAME OF MACHINERY	TOTAL Nos.	EACH HP	TOTAL HP
1.	CARDING	12	14.00	168.00
2.	DRAWING	6	22.00	132.00
3.	SIMPLEX	7	54.00	378.00
4.	SPINNING FRAME 1-5	5	92.00	460.00
5.	SPINNING FRAME 6-24	19	78.00	1482.00
6.	SPINNING FRAME 25-33	9	48.00	432.00
7.	SPINNING FRAME 34-45	12	78.00	936.00
8.	AUTO CONER 1-11	11	23.00	253.00
9.	SOFT WINDING 1-3	3	20.00	60.00
10.	SOFT WINDING 4-5	2	6.00	12.00
11.	FOG MOTOR	1	6.00	6.00
12.	BALE OPENER	1	25.00	25.00
13.	BALE PLUCKER	1	7.00	7.00
14.	EXHAUST PLANT-1	1	22.50	22.50
15.	EXHAUST PLANT-2	1	40.00	40.00
16.	EXHAUST PLANT-3	1	25.00	25.00
17.	EXHAUST PLANT-4	1	7.50	7.50
18.	AIR FAN ROOM-1	1	20.00	20.00
19.	AIR FAN ROOM-2	1	7.50	7.50
	TOTAL HP			4473.50

TOTAL No. OF LABORS - 60 Nos.

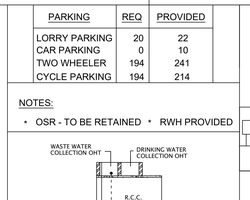




PARKING	REQ	PROVIDED
LORRY PARKING	20	22
CAR PARKING	0	10
TWO WHEELER	194	241
CYCLE PARKING	194	214

NOTES:

- OSR - TO BE RETAINED
- RWH PROVIDED



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

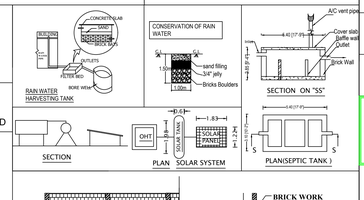
WWP	WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK

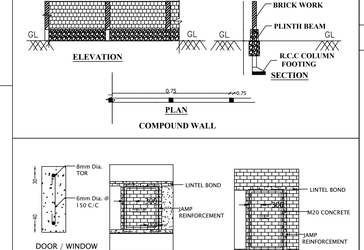
FIRE FIGHITING ARRANGEMENTS

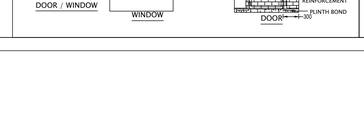
	F.E - FIRE EXTINGUISHER
	A.D.A.S - AUTOMATIC DETECTION & ALARM
	P.A.S - PUBLIC ADDRESS SYSTEM
	LIGHTNING ARRESTOR

STAIRCASE DETAILS

Not to scale







SURVEYOR/
ASSISTANT DRAUGHTSMAN

DRAUGHTSMAN GRADE-III

SUPERVISOR/
DRAUGHTSMAN GRADE-III

ONLINE APPLICATIOIN No - SWP/BPA/324845/2024
SWP/DTCP/ERODE/Site Approval No :
SWP/DTCP/ERODE(ELPA)Building Permission No :

DEPUTY DIRECTOR (i/c)
DISTRICT TOWN AND COUNTRY PLANNING, ERODE

APPLICANT

X

ST.ENGINEER

Er.M.SOUNDAR RAJAN, B.E., M.E.,
Civil Engineer & Registered Structural Engineer
Reg. No.:02 /2022 / RSE-Gr. I / EDTCP
Cell:97900 96802.

REG.ENGINEER

S.SARGUNA PRABU, D.C.E.,
Registered Valuer & Licensed Surveyor,
Erode Local Planning Authority,
Reg.No:05/2018, RA-05-01/LPA.
SK PLANNERS & BUILDERS
100, Perumiyapoo Nilayam, Periyar Nagar, Erode-3,
Cell:90430 48085, 84489 48085.
Skplannerserode@gmail.com

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.