

PP

APPROVAL RECORD

Planning Permission

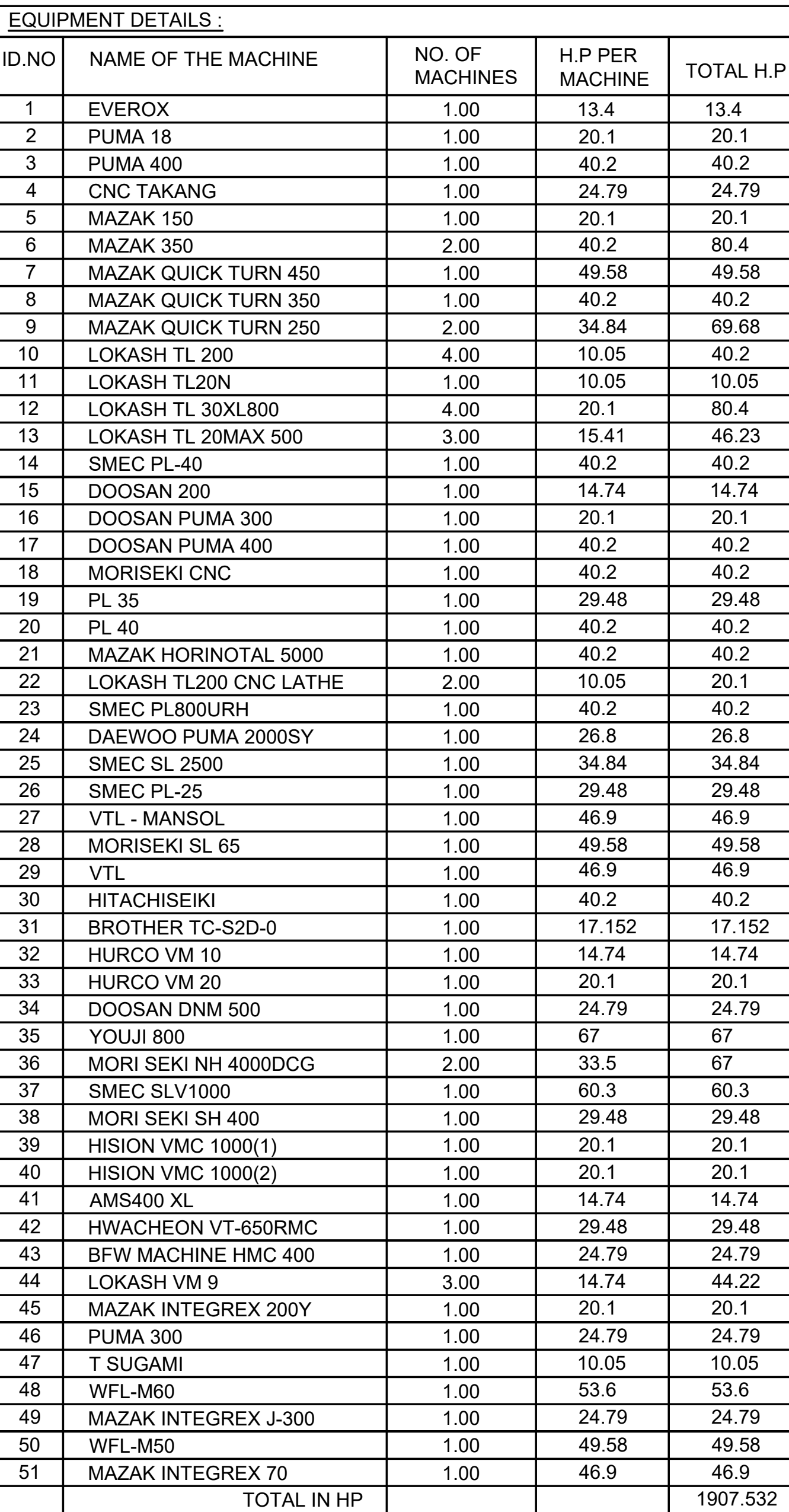
Ranipet
Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

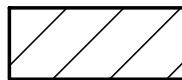
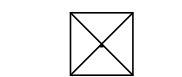
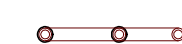
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



STAIRCASE -01 & 02	RISE	THREAD
FLIGHT 01 TO 04	150mm	325mm

Sl.NO	DESCRIPTION	RISER	TREAD
01	STEP - 01 TO 12	143.33	325

HATCHES & SYMBOLS:

	200MM THK BLOCK WORK + 12MM THK PLASTERING ON BOTH SIDES
	WALL COLUMN
	HAND RAIL
	LEVEL BOUNDARY
	EDGE ANGLE
	WALL UPTO 900mm HEIGHT FROM FFL
	WALL UPTO 3000mm HEIGHT FROM FFL
	WALL UPTO FULL HEIGHT (BELOW MEZZANINE) FROM FFL
	WALL UPTO 2100mm HEIGHT FROM FFL

01 GROUND FLOOR PLAN

GROUND FLOOR SCHEDULE OF JOINERY FOR WINDOW									
S.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (bxxh) mm	QTY	REMARKS
01	B01	GW01	TYPE 01	FIXED GLASS WINDOW	CONTINUOUS WINDOW	-	CONTINUOUS x 1800	-	REFER VERTICAL PLAN
02	B01	SW01 TO SW04	TYPE 01	THREE PANEL SLIDING WINDOW	-	-	1800x1200	04	-

UND FLOOR SCHEDULE OF JOINERY FOR EXHAUST FAN WITH FIXED GLASS

O	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY	REMARKS
	B01	EF01+FG01 TO EF03+FG03	TYPE 01	EXHAUST FAN WITH FIXED GLASS	-	-	(600+300)x450	03	REFER VERTICAL PLAN

UND FLOOR SCHEDULE OF JOINERY FOR LOUVER VENTILATOR:

D	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (bxh) mm	QTY	REMARKS
	B01	LV	TYPE 01	LOUVER	CONTINUOUS LOUVER	ALUMINIUM	-	-	REFER VERTICAL PLAN

GROUND FLOOR SCHEDULE OF JOINERY FOR ROLLING SHUTTERS:

SI. NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY	REMARKS
01	B01	RS01 & RS02	TYPE 01	ROLLING SHUTTER	-	-	5000 x 6500	02	MOTORIZED
02	B01	RS03 & RS04	TYPE 01	ROLLING SHUTTER	-	-	5500 x 6500	02	MOTORIZED
03	B01	RS05	TYPE 02	ROLLING SHUTTER	-	-	3000 x 3000	01	MOTORIZED

GROUND FLOOR SCHEDULE OF JOINERY FOR DOOR

SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY	REMARKS
01	B01	SD01	TYPE 01	DOUBLE LEAF PAIRED DOOR	-	-	1500 x 2100	01	--
02	B01	D02 & D03	TYPE 01	DOUBLE LEAF PAIRED DOOR	-	-	1500 x 2100	01	--
03	B01	D04, D05 & D07	TYPE 01	SINGLE LEAF DOOR	-	-	1000 x 2100	03	--
04	B01	D06	TYPE 01	SINGLE LEAF DOOR	-	-	800 x 2100	01	--
05	B01	De01 TO De09	TYPE 01	EMERGENCY DOOR	-	-	1000 x 2100	09	--
06	B01	Dv01 & Dv07	TYPE 01	VENTILATOR DOOR	-	-	650 x 2100	07	--



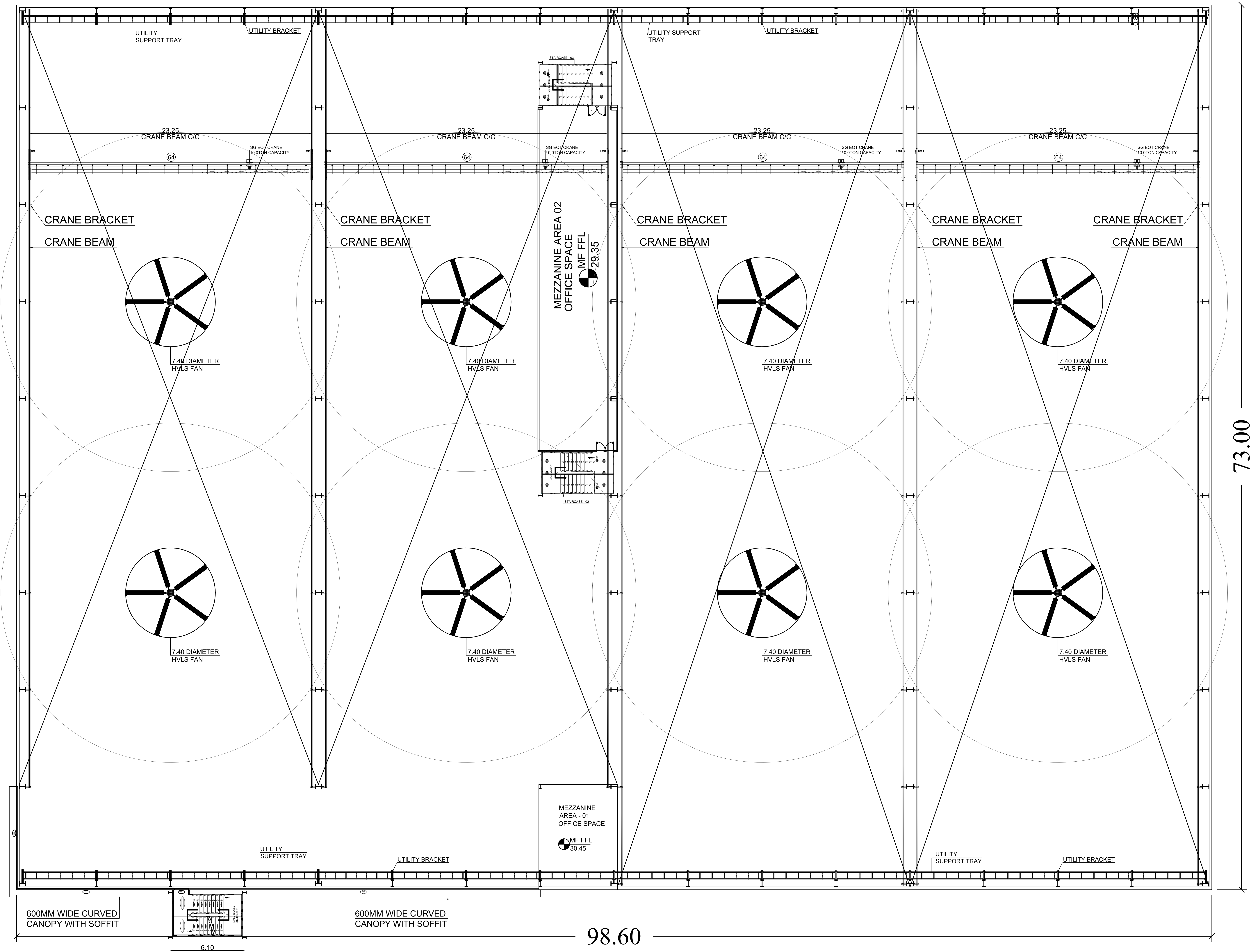
For **MAHRO EQUIPMENTS PVT LTD**

 Managing Director

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01 MEZZANINE FLOOR PLAN

EQUIPMENT DETAILS :				
ID.NO	NAME OF THE MACHINE	NO. OF MACHINES	H.P PER MACHINE	TOTAL H.P
52	SG EOT CRANE 10.00 TON CAPACITY	4.00	10.00	40.00
	TOTAL IN HP			40.00

MEZZANINE FLOOR SCHEDULE OF JOINERY FOR WINDOW SCHEDULE OF JOINERY FOR DOOR:									
Sl.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY	REMARKS
01	B01	D101 & D102	TYPE 01	DOUBLE LEAF PAIRED DOOR	-	-	1500 x 2100	02	--

SHEET NO:03/08

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING
M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT, 286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
SRIPERUMBUDUR PANCHAYAT UNION.

DRAWING TITLE:

FACTORY MEZZANINE PLAN

TNPCC- 2042 ORANGE CATEGORY
MANUFACTURING OF HIGH PRECISION
COMPONENTS TO OIL, GAS & VALVE
INDUSTRIES
PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPCC/SPR/A/2024 , 24.04.2024
PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPCC/SPR/W/2024 , 24.04.2024

REFERENCE:
PROPOSED
ROAD
BOUNDARY

SCALE:
1 : 100
1" = 8' 0"

NORTH POINT:
N
W E
S

OWNER(S):

For MANPRO EQUIPMENTS PVT LTD
Managing Director

ARCHITECT /LICENSED SURVEYOR

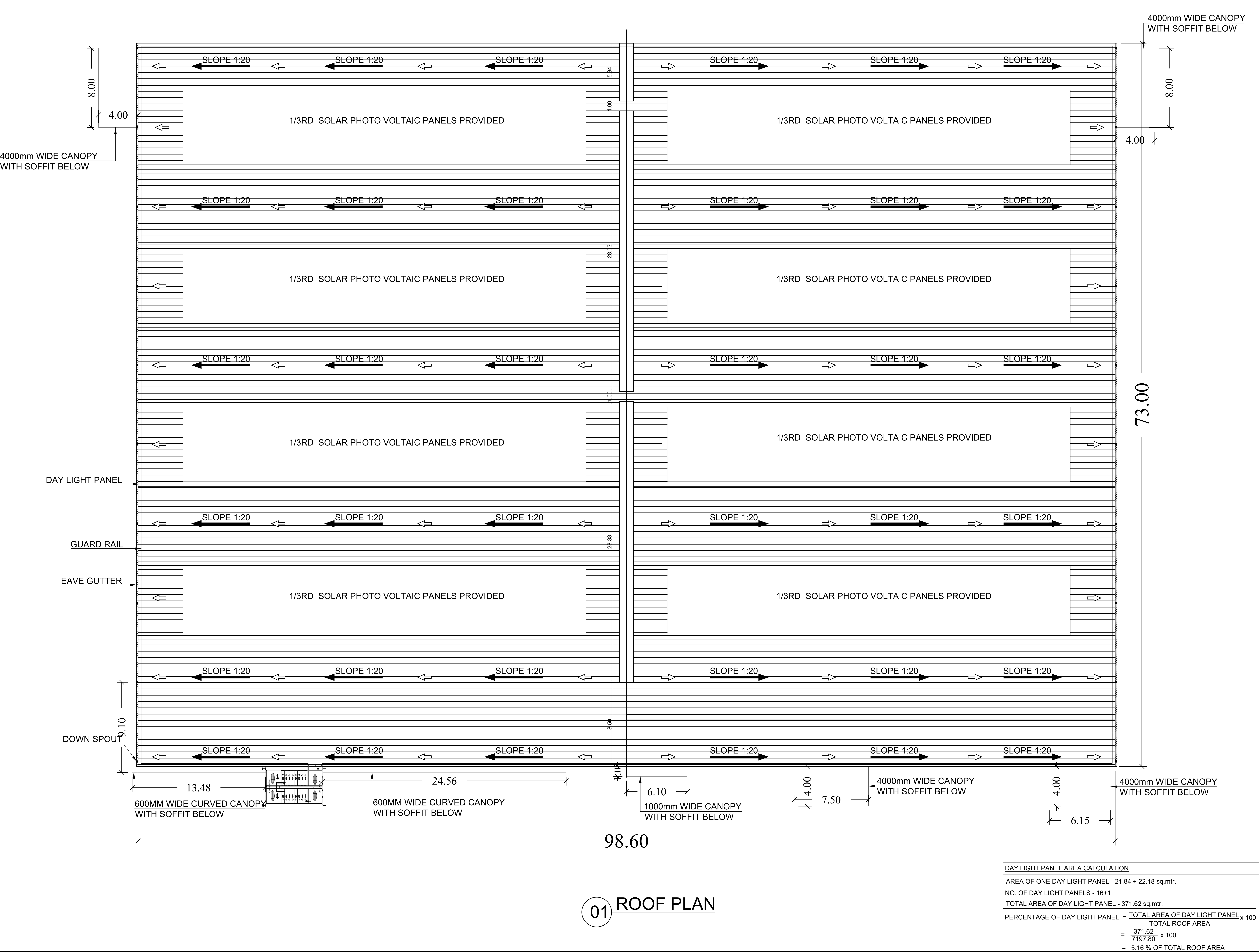
A.V. PRAKASH, B.Arch.,
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STRUCTURAL ENGINEER

M.OM.
Dr. M. SEKAR, M.E.,P.L.D.,
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SITE ENGINEER

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SHEET NO:04/08

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING
M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT, 286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, SRIPERUMBUDUR PANCHAYAT UNION.

DRAWING TITLE:

FACTORY ROOF PLAN

TNPCC- 2042 ORANGE CATEGORY MANUFACTURING OF HIGH PRECISION COMPONENTS TO OIL, GAS & VALVE INDUSTRIES

PROCEEDINGS NO.F.3455SPR/OL/ DEE/TNPCC/SPR/A/2024 , 24.04.2024

PROCEEDINGS NO.F.3455SPR/OL/ DEE/TNPCC/SPR/W/2024 , 24.04.2024

REFERENCE:
PROPOSED ROAD BOUNDARY

SCALE: 1 : 100
1" = 8'0"

NORTH POINT:

OWNER(S):

ARCHITECT /LICENSED SURVEYOR

STRUCTURAL ENGINEER

SITE ENGINEER

DAY LIGHT PANEL AREA CALCULATION

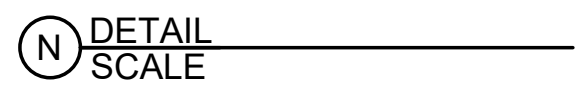
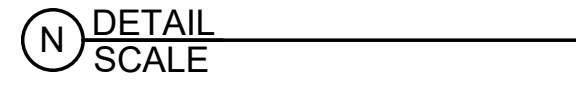
AREA OF ONE DAY LIGHT PANEL - 21.84 + 22.18 sq.mtr.
NO. OF DAY LIGHT PANELS - 16+1
TOTAL AREA OF DAY LIGHT PANEL - 371.62 sq.mtr.

PERCENTAGE OF DAY LIGHT PANEL = $\frac{\text{TOTAL AREA OF DAY LIGHT PANEL}}{\text{TOTAL ROOF AREA}} \times 100$
 $= \frac{371.62}{7197.80} \times 100$
 $= 5.16 \% \text{ OF TOTAL ROOF AREA}$

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF INDUSTRIAL BUILDING
M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT,
286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
SRIPERUMBUDUR PANCHAYAT UNION.

FACTORY - ELEVATION/SECTION

PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPCB/SPR/W/2024 , 24.04.2024



For MANDRO EQUIPMENTS PVT LTD
Managing Director

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M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT, 286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
SRIPERUMBUDUR PANCHAYAT UNION.

DRAWING TITLE:

UTILITY BUILDING FLOOR PLANS

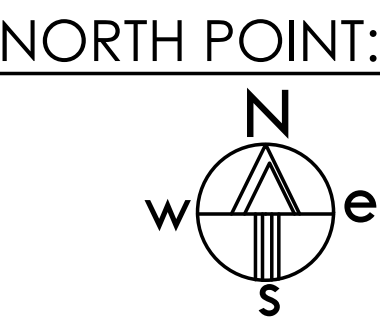
TNPGB- 2042 ORANGE CATEGORY
MANUFACTURING OF HIGH PRECISION
COMPONENTS TO OIL, GAS &
VALVE INDUSTRIES

PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPGB/SPR/A/2024 , 24.04.2024
PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPGB/SPR/W/2024 , 24.04.2024

REFERENCE:

PROPOSED
ROAD
BOUNDARY

SCALE:
1 : 100
1" = 8' 0"



OWNER(S):

For MANPRO EQUIPMENTS PVT LTD
Managing Director

ARCHITECT /LICENSED SURVEYOR

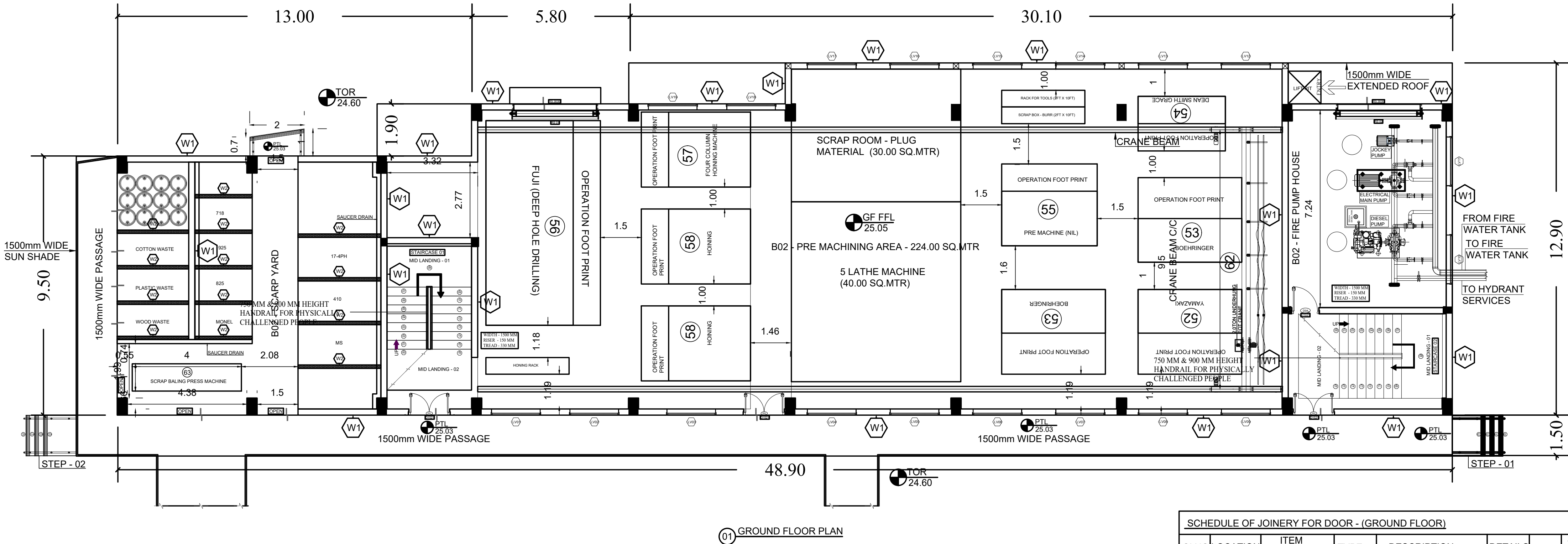
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GROUND FLOOR PLAN

SCHEDULE OF JOINERY FOR DOOR - (GROUND FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	D01, D02 & D03	TYPE 01	DOUBLE LEAF PAIRED DOOR	-	STEEL	1500 x 2100	03
02	B02	D04	TYPE 01	SINGLE LEAF SWING DOOR	-	STEEL	1000 x 2100	01

SCHEDULE OF JOINERY FOR ROLLING SHUTTER - (GROUND FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	RS01 & RS02	TYPE 01	ROLLING SHUTTER	-	-	3000 x 3000	02

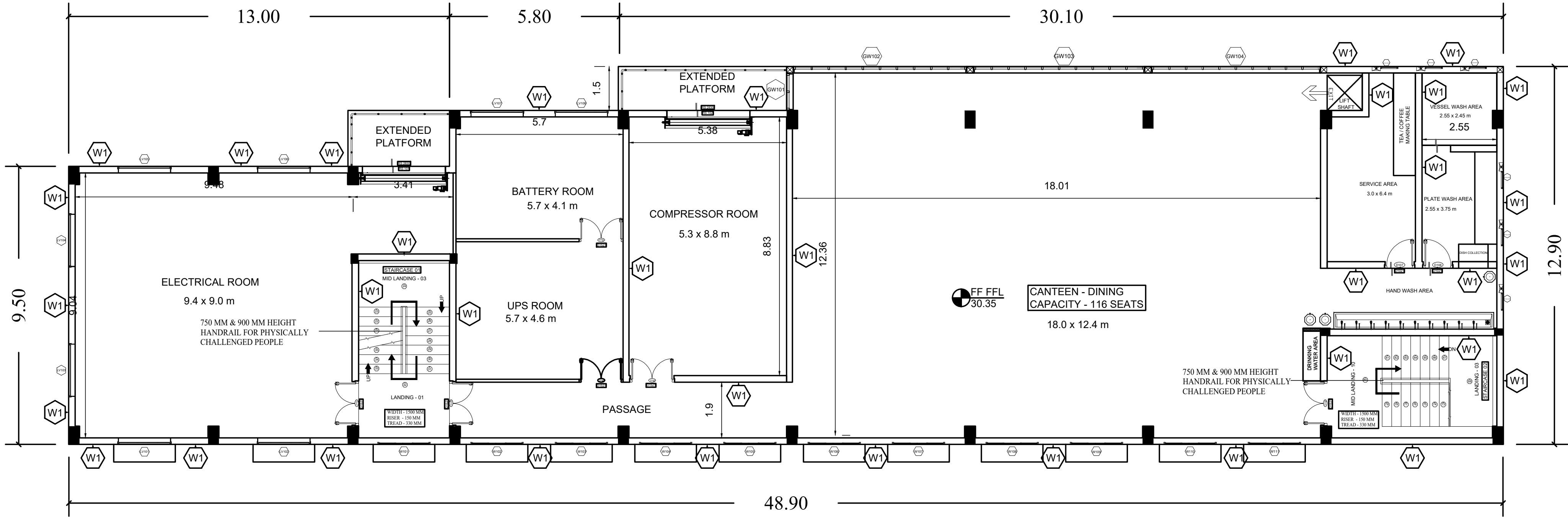
LEGEND:	
GF	GROUND FLOOR
FF	FIRST FLOOR
SF	SECOND FLOOR
TE	TERRACE
HRT	HEAD ROOM TOP
TEL	FINISHED FLOOR LEVEL
THK	TERRACE FLOOR
200mm THK BRICK WORK	
100mm THK BRICK WORK	
SUNSHADE	
WALL UPTO FULL HEIGHT	
100mm WALL UPTO 2100mm HEIGHT	
WALL UPTO 2000mm HEIGHT	

FOR STEP 01
TREAD : 325
RISER : 143.33

SCHEDULE OF JOINERY FOR LOUVER VENTILATOR - (GROUND FLOOR)

SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	LV101 TO LV19	TYPE 01	LOUVER	-	ZINCALUME /GALVALUME	1800x1200	19

STAIRCASE 01 & 02	RISE	THREAD
FLIGHT 01 TO 04	165.625	325mm



FIRST FLOOR PLAN

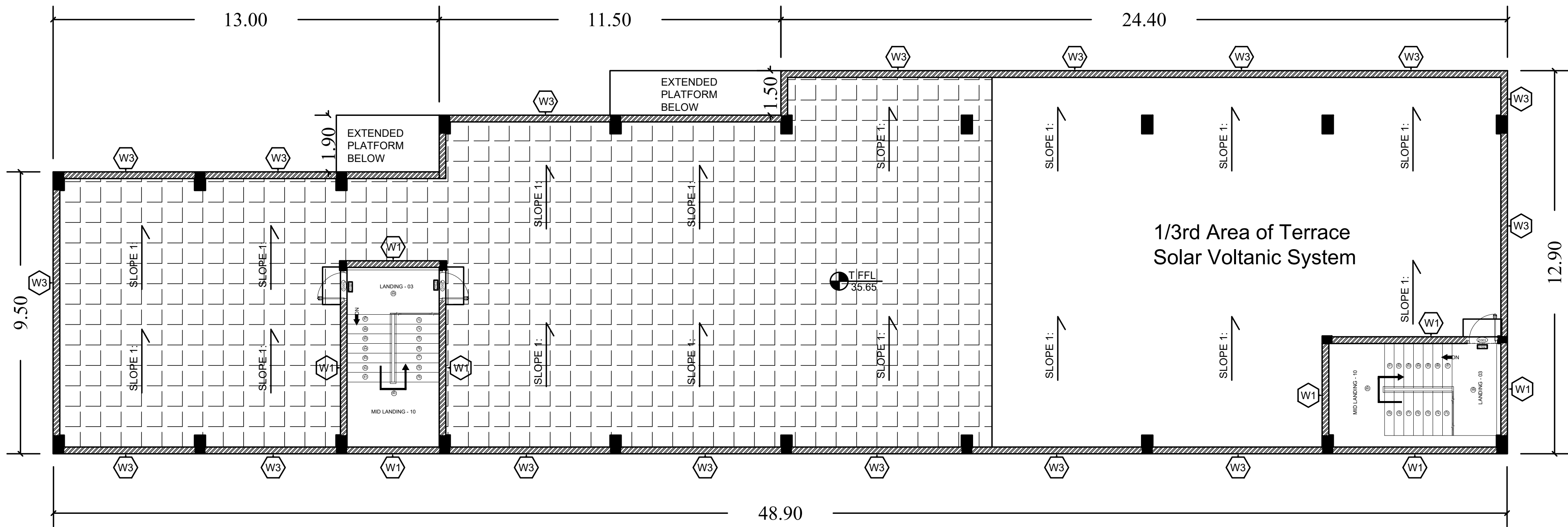
SCHEDULE OF JOINERY FOR WINDOW - (FIRST FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	W101 TO W111	TYPE 01	3 PANEL SLIDING WINDOW	-	-	1800 x 1200	11
02	B02	GW101 TO GW 104	TYPE 01	GLASS WINDOW	CONTINEOUS	-	CONTINEOUS x 1200	04

SCHEDULE OF JOINERY FOR ROLLING SHUTTER - (FIRST FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	RS101 & RS102	TYPE 01	ROLLING SHUTTER	-	-	2800 x 3000	02

SCHEDULE OF JOINERY FOR LOUVER VENTILATOR - (FIRST FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	LV101 TO LV108	TYPE 01	LOUVER	-	ZINCALUME /GALVALUME	1800x1200	08

SCHEDULE OF JOINERY FOR EXHAUST FAN WITH FIXED GLASS - (FIRST FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	EF101+FG101 TO EF106+FG106	TYPE 01	EXHAUST FAN WITH FIXED GLASS	-	-	(600x300)x450	06

SCHEDULE OF JOINERY FOR DOOR - (FIRST FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
01	B02	D101 TO D106	TYPE 01	DOUBLE LEAF PAIRED DOOR	-	STEEL	1500 x 2100	06
02	B02	D107 & D108	TYPE 01	SINGLE LEAF SWING DOOR	-	STEEL	1000 x 2100	02



HEAD ROOM & TERRACE PLAN

SCHEDULE OF JOINERY FOR DOOR - (TERRACE FLOOR)								
SI.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAILS	MOC	SIZE (BxH) mm	QTY
02	B02	D301 TO D303	TYPE 01	SINGLE LEAF SWING DOOR	-	STEEL	1000 x 2100	02

STAIRCASE 01 & 02	RISE	THREAD
FLIGHT 08 TO 11	158.33	325mm

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF INDUSTRIAL BUILDING
M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT,
286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
SRIPERUMBUDUR PANCHAYAT UNION.

UTILITY BUILDING ROOF PLAN, ELEVATION & SECTION

REFERENCE:

PROPOSED	
ROAD	
BOUNDARY	

OWNER(S):

For **MAHARAJ EQUIPMENTS PVT LTD**



Managing Director

STRUCTURAL ENGINEER

M. Sekar

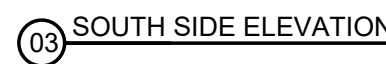
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CIVIL ENGINEER



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PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING
M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT, 286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
SRIPERUMBUDUR PANCHAYAT UNION.

DRAWING TITTLE:

TYPICAL DETAIL DRAWING

TNPCCB- 2042 ORANGE CATEGORY
MANUFACTURING OF HIGH PRECISION
COMPONENTS TO OIL, GAS &
VALVE INDUSTRIES
PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPCCB/SPR/A/2024 , 24.04.2024
PROCEEDINGS NO.F.3455SPR/OL/
DEE/TNPCCB/SPR/W/2024 , 24.04.2024

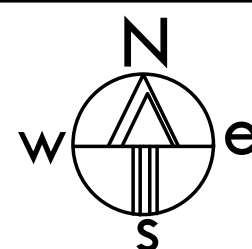
REFERENCE:

PROPOSED
ROAD
BOUNDARY

SCALE:

1 : 100

NORTH POINT:



1" = 8' 0"

OWNER(S):

For MANPRO EQUIPMENTS PVT LTD
Managing Director

ARCHITECT /LICENSED SURVEYOR

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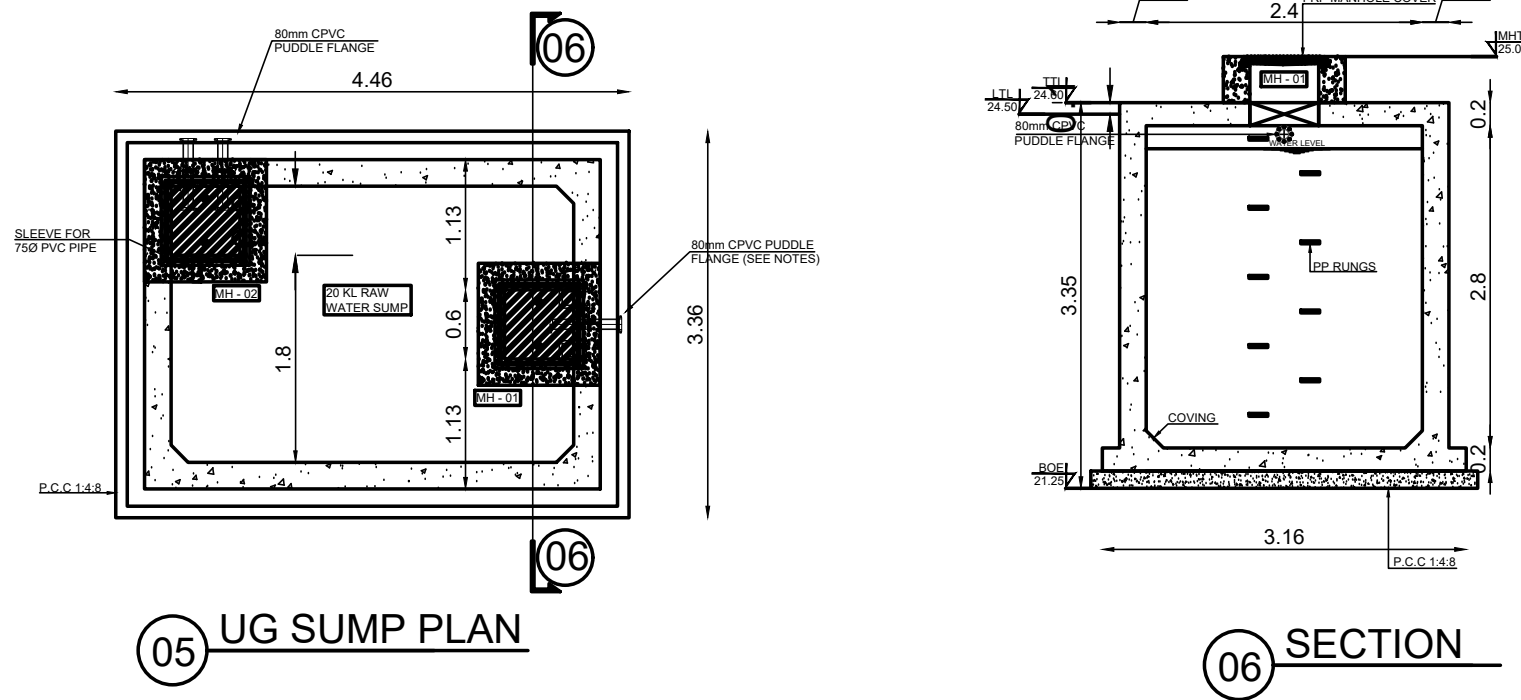
STRUCTURAL ENGINEER

Dr. M. SEKAR, M.E., Ph.D.,
PROFE. B.E.D.,
REGD. STRUCTURAL ENGINEER, GRANGE-4,
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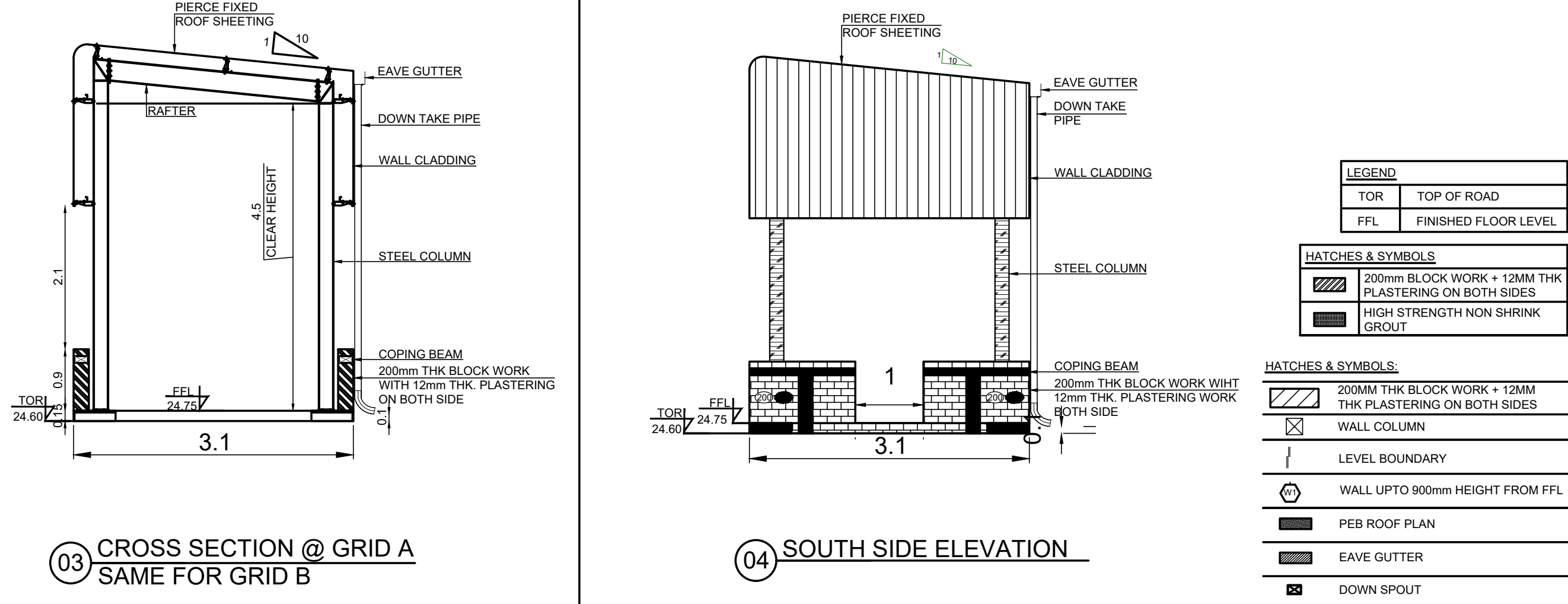
UG RAW WATER SUMP



UG SUMP PLAN

SECTION

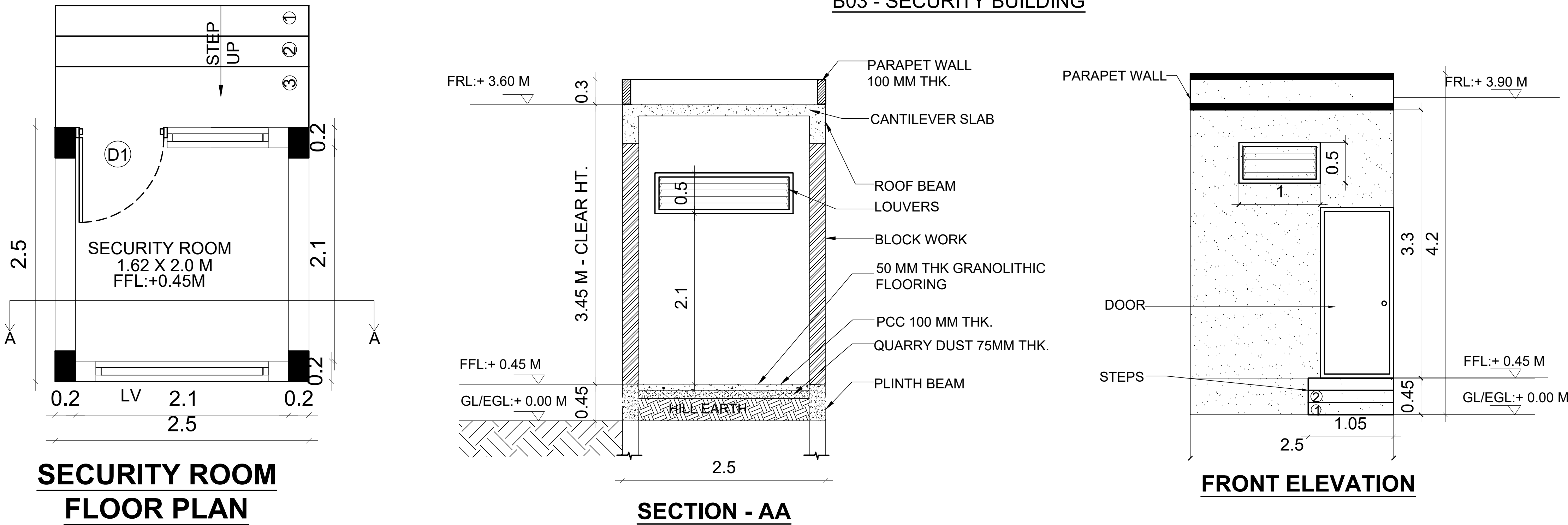
B04 - DM & RO PLANT



CROSS SECTION @ GRID A
SAME FOR GRID B

SOUTH SIDE ELEVATION

B03 - SECURITY BUILDING

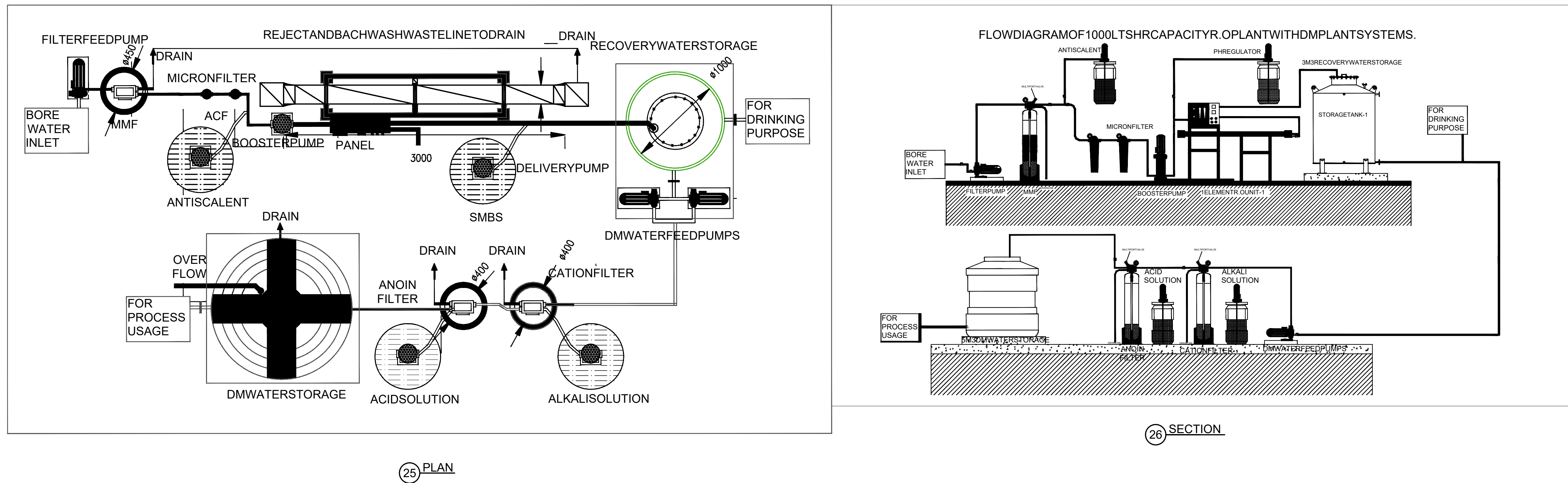


SECURITY ROOM
FLOOR PLAN

SECTION - AA

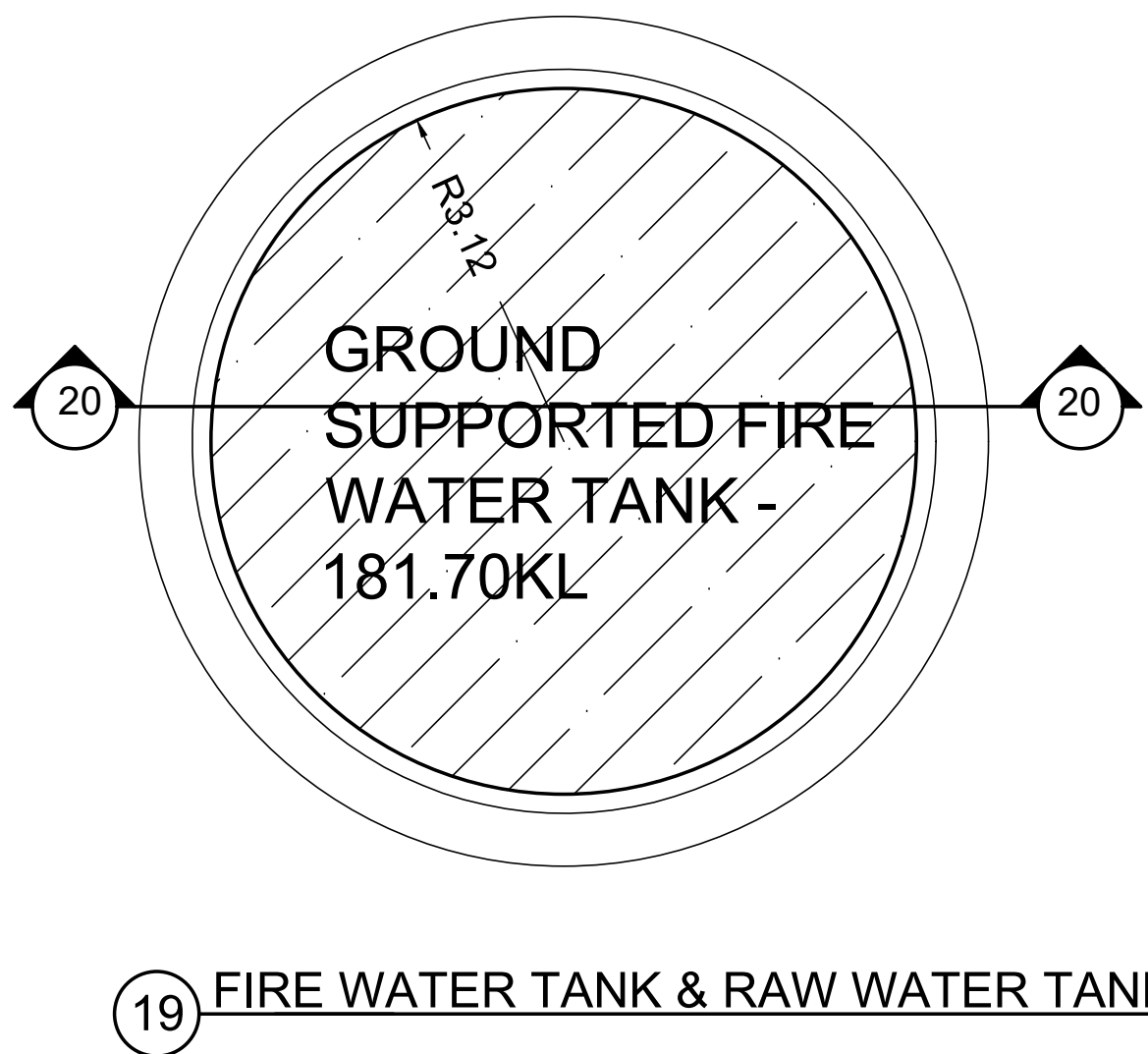
FRONT ELEVATION

DM & RO PLANT DETAIL

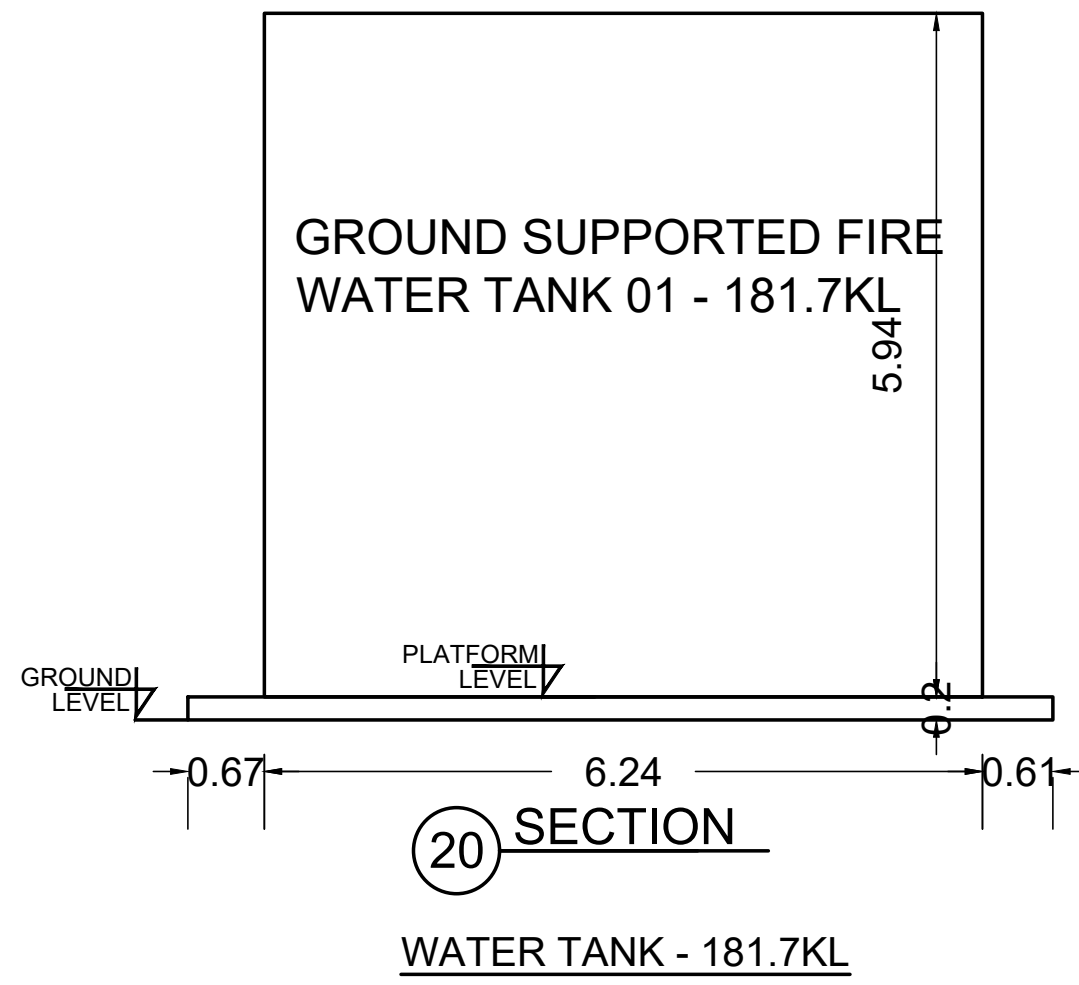


PLAN

SECTION

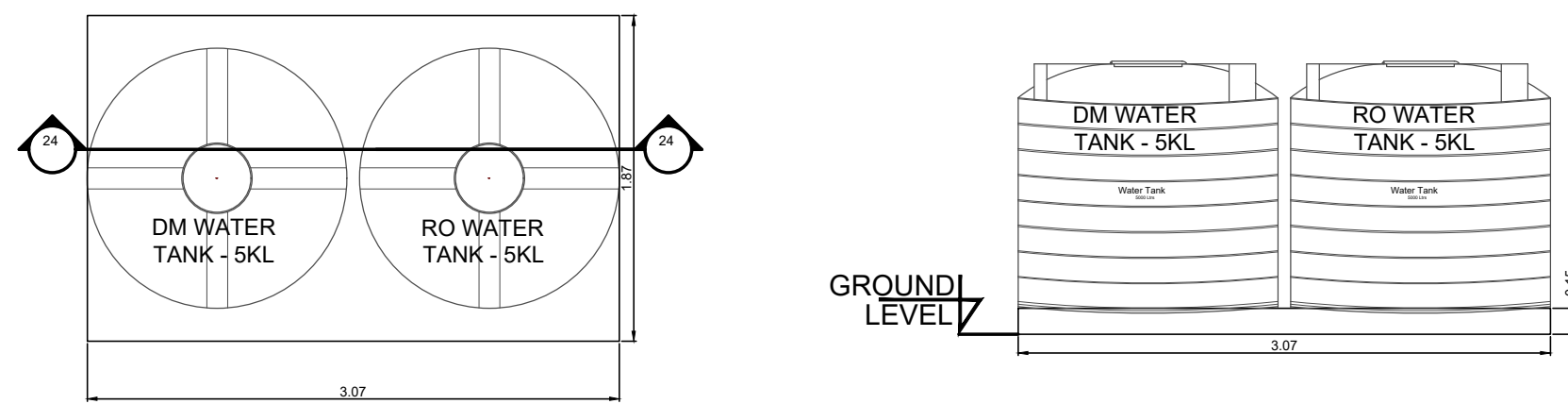


FIRE WATER TANK & RAW WATER TANK



SECTION

WATER TANK - 181.7KL



PLAN

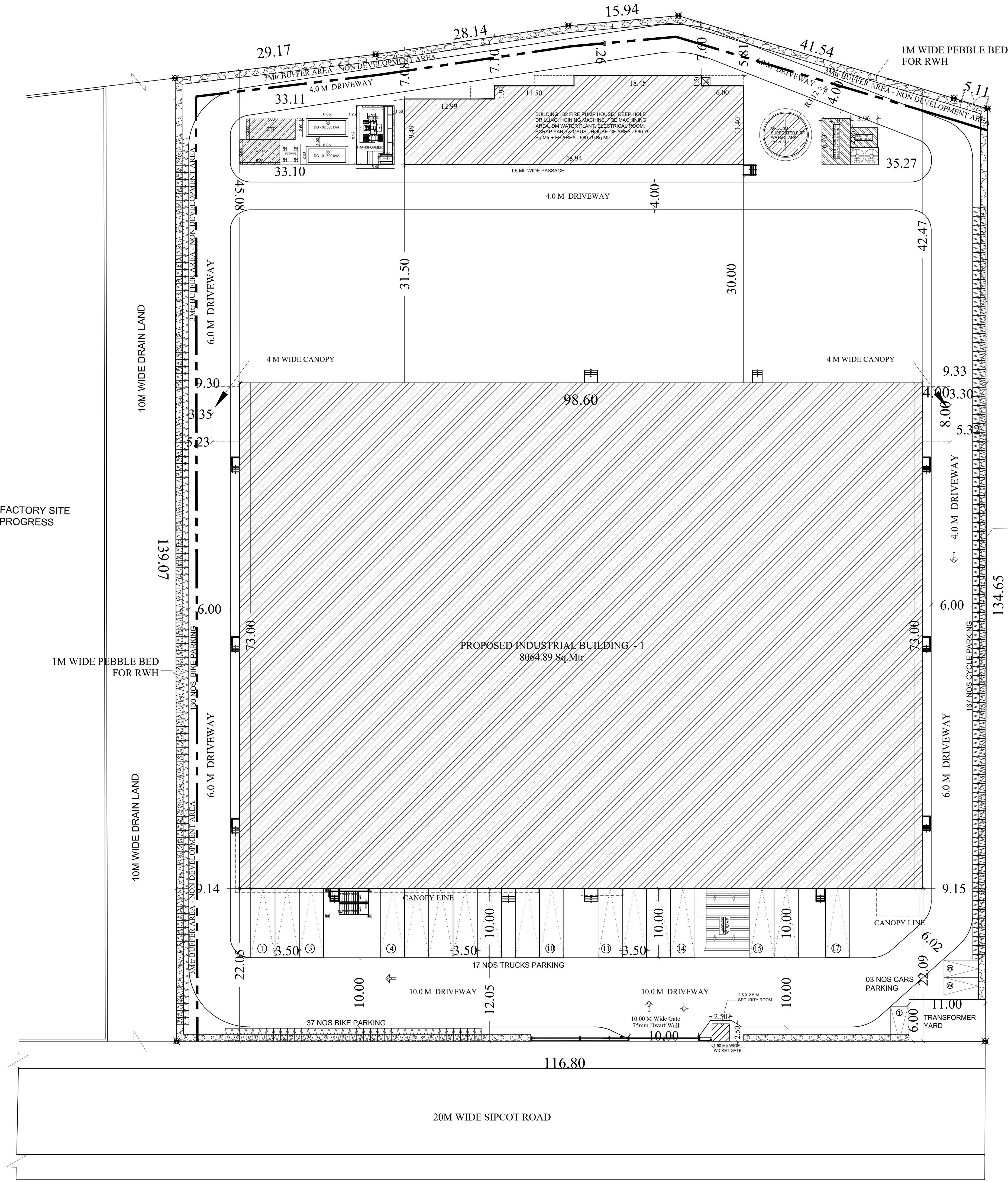
SECTION

DM & RO TANK PLATFORM DETAIL

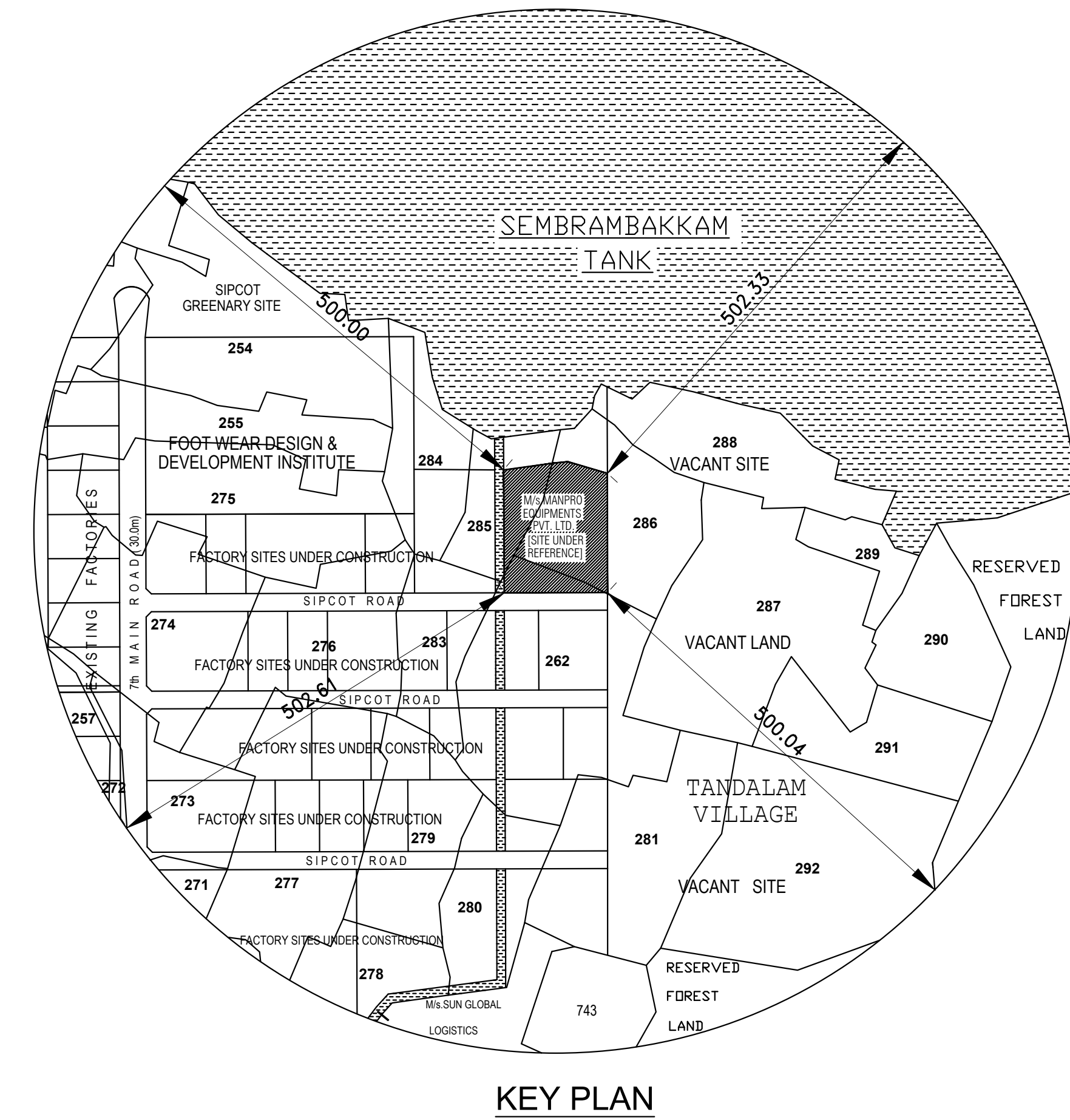
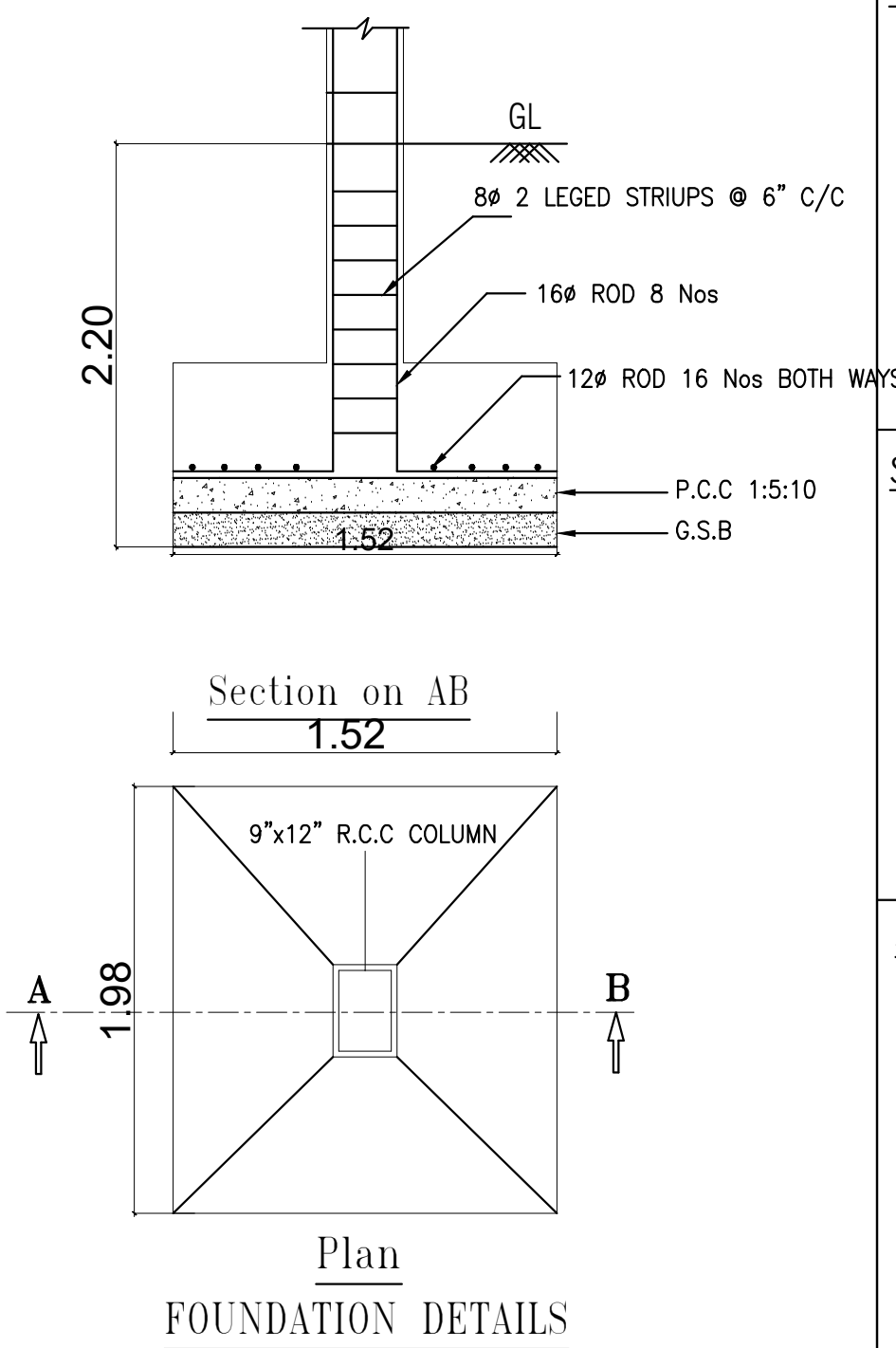
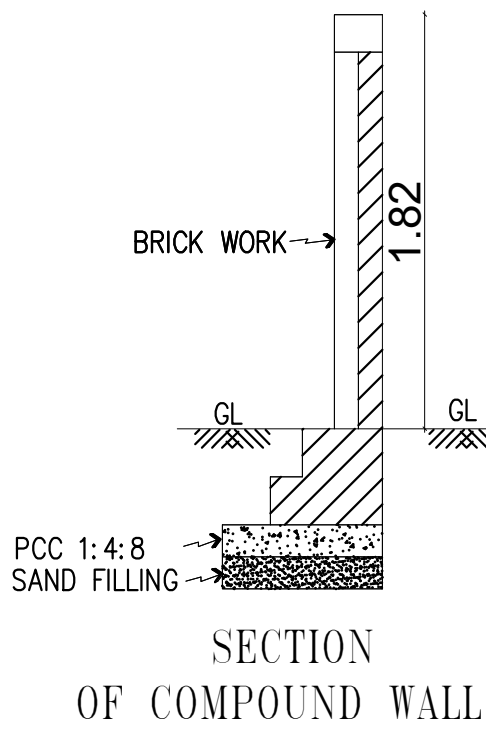
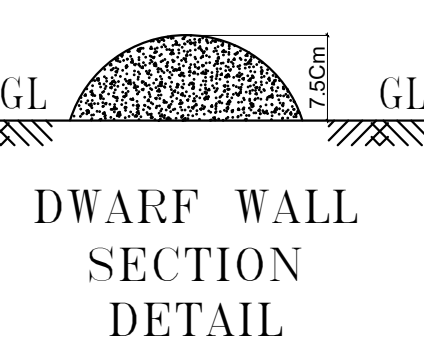
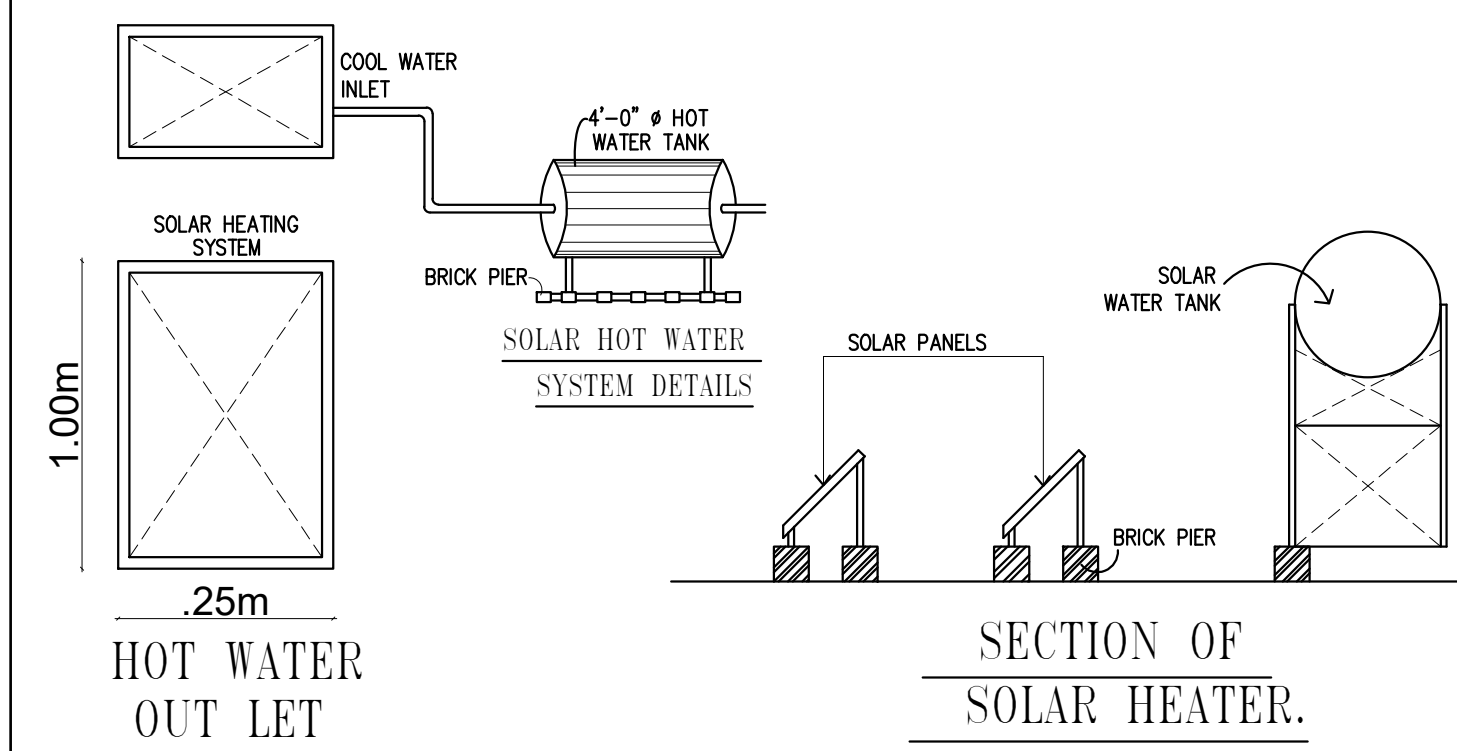
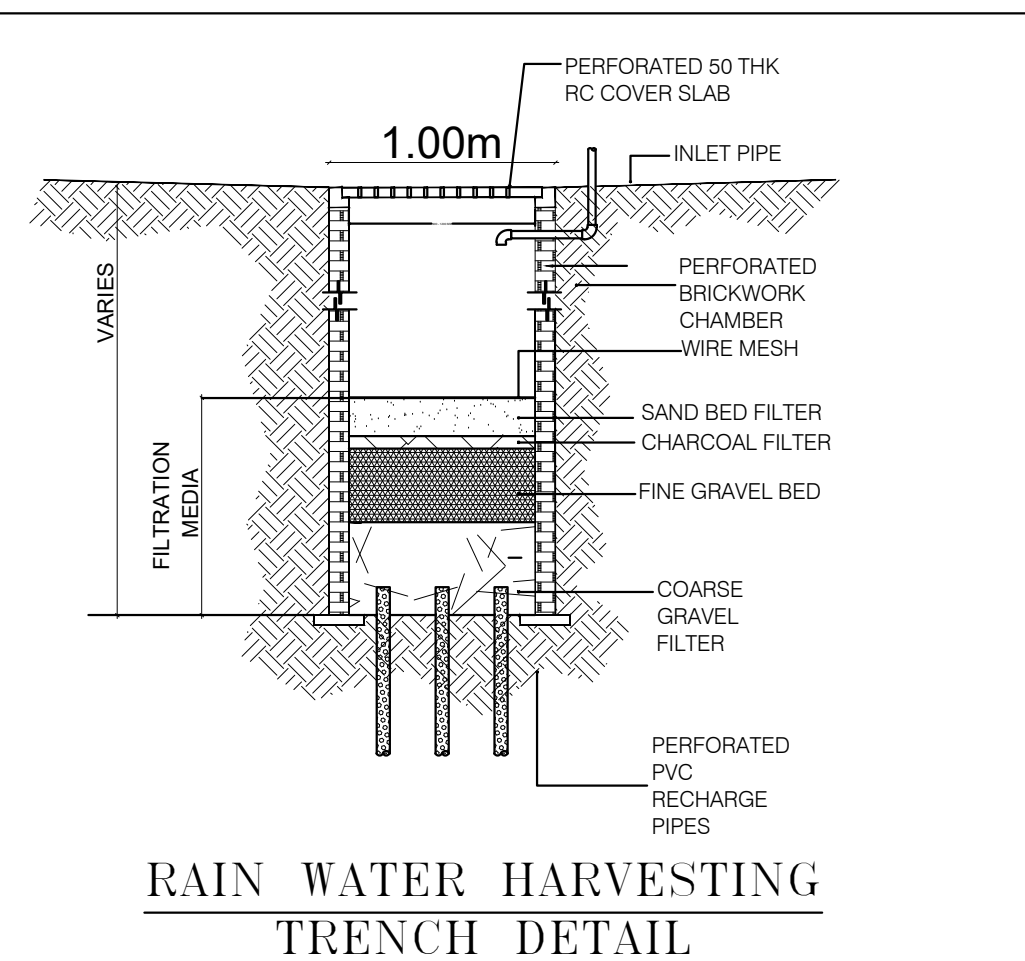
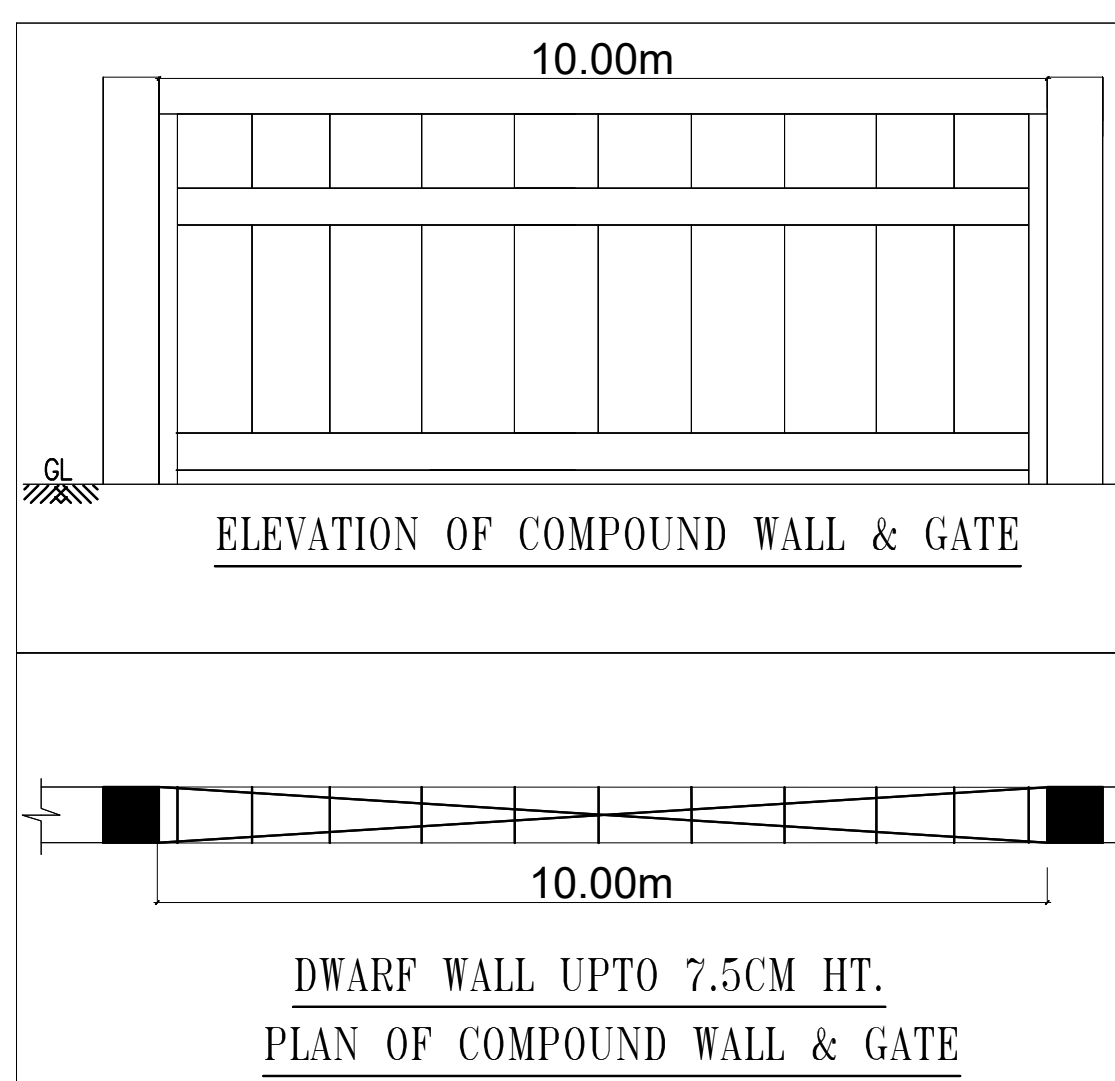
SCHEDULE OF JOINERIES FOR DOOR							
S.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAIL	MOC FOR FRAME	REMARKS
01	B03	D01	TYPE 01	SINGLE SWING DOOR	-	STEEL	1000x2100

SCHEDULE OF JOINERY FOR EXHAUST FAN WITH FIXED GLASS							
S.NO	LOCATION	ITEM CODE	TYPE	DESCRIPTION	DETAIL	MOC FOR FRAME	REMARKS
01	B03	EF01+FG01	TYPE 01	EXHAUST FAN WITH FIXED GLASS	-	UPVC	2000x600x300
02	B03	EF01+FG01	TYPE 01	EXHAUST FAN WITH FIXED GLASS	-	UPVC	300x600x300

PLOT E-6 NEW FACTORY SITE
WORK UNDER PROGRESS



SITE PLAN
SCALE 1:100



SANITATION REQUIREMENTS FOR FACTORIES		
MENS	REQUIRED	PROVIDED
WATER CLOSET (From over 200 persons add at the rate of 2.5%)	05 Nos	05 Nos
URINALS (From over 200 persons add at the rate of 2.5%)	05 Nos	05 Nos
WOMENS	REQUIRED	PROVIDED
WATER CLOSET (3 for 41-57 persons)	03 Nos	03 Nos

SHEET NO:01/08
PLAN SHOWING THE PROPOSED CONSTRUCTION
OF INDUSTRIAL BUILDING
M/S. MANPRO EQUIPMENTS PVT LTD,
PLOT NO.E-6,SURVEY NO: 282PT, 283PT, 285PT,
286PT SIPCOT INDUSTRIAL PARK
IRUNGATTUKOTTAI, KATTERIPATTU VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
SRIPERUMBUDUR PANCHAYAT UNION.

DRAWING TITLE:
SITE PLAN
SIPCOT Layout Approval No:104/2023
TNPCB-ORANGE CATEGORY,
MANUFACTURING OF HIGH PRECISION
COMPONENTS TO OIL, GAS & VALVE INDUSTRIES
1. MAN POWER DETAIL:
MALE : 230 PERSONS
FEMALE : 50 PERSONS

REFERENCE:	
PROPOSED	
ROAD	
BOUNDARY	
SCALE:	NORTH POINT:
1 : 100	N
1" = 8' 0"	W E S

AREA STATEMENT
AS PER PATTA = 16673.05 SQ.M
AS PER DOCUMENT = 16673.05 SQ.M

BLOCK NAME	FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILD UP AREA	BUILDING HT.
INDUSTRIAL BUILDING - 1	GROUND FLOOR	7378.40	-	7378.40	13.95
INDUSTRIAL BUILDING - 2	FIRST FLOOR (MEZZANINE)	289.43	-	289.43	13.95
INDUSTRIAL BUILDING - 2	GROUND FLOOR	589.79	-	589.79	13.95
INDUSTRIAL BUILDING - 2	FIRST FLOOR (CANTINE SPACE)	589.79	-	589.79	13.95
SECURITY BUILDING	GROUND FLOOR	-	06.25	06.25	13.95
HT. YARD	GROUND FLOOR	-	06.00	06.00	13.95
TRANSFORMER	GROUND FLOOR	-	45.99	45.99	13.95
DG01 & DG02	GROUND FLOOR	-	31.46	31.46	13.95
DG STACK	GROUND FLOOR	-	9.00	9.00	13.95
WATER PUMP	GROUND FLOOR	-	11.32	11.32	13.95
GROUND SUPPORTED FIRE WATER TANK	GROUND FLOOR	61.23	-	61.23	13.95
GROUND SUPPORTED DM & RO WATER TANK	GROUND FLOOR	10.20	-	10.20	13.95
STP	GROUND FLOOR	-	21.00	21.00	13.95
ETP	GROUND FLOOR	-	21.00	21.00	13.95
BM DM & RO WATER PLANT	GROUND FLOOR	27.47	-	27.47	13.95
TOTAL		8,876.31	212.02	9088.33	

PLOT COVERAGE	=	49.34 %
FSI	=	0.532
PARKING	REQUIRED	PROVIDED
LORRY PARKING	17	17
CAR PARKING	02	03
TWO WHEELER PARKING	167	167
CYCLE PARKING	167	167

EQUIPMENT DETAILS :		
ID.NO	NAME OF THE MACHINE	NO. OF MACHINES
65	DG - 500 KVA	2.00
EQUIPMENT DETAILS :		
S.NO	DESCRIPTION	TOTAL H.P
01	SHEET NO 002/008	1907.532
02	SHEET NO 003/008	40.00
03	SHEET NO 006/008	440.19
	TOTAL IN HP	2387.722

OWNER(S):
For MANPRO EQUIPMENTS PVT LTD
Managing Director

ARCHITECT /LICENSED SURVEYOR
A.V. PRAKASH, B.Arch.,
Regd. LPA: RA/Ca-1/003/2018,
40-AB, 1st Floor, S.V.N. Pillai Street,
KANCHIPURAM - 2.

STRUCTURAL ENGINEER
Dr. M. SEKAR, M.E., Ph.D.,
(PRIEST, REGD.),
REGD. STRUCTURAL ENGINEER, GRADE-4,
DPCP, Reg. No. SE/76-1/003/2001,
PLOT No. 25, Kastalapuram Kall Street,
KAYEEDURAM - 2, S.W.,
Rangpet Dt. Tamil Nadu, India.
Mobile: +91-9449214626 / 9445146287.

SITE ENGINEER
SUJAYATHULLAH, S
Registered Construction Engineer Grade 1
Regd. No: CGLR/NC/REG/2818/08/003
Regd. No: CGLR/NC/REG/2818/08/003
Plot No. 52/12R, Kall Kuthal Thakka Street,
Thesampattinai-606 601, Ph: 86956 57507
E-mail: ysujay77@gmail.com

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.

