

PP

APPROVAL RECORD

Planning Permission

Kancheepuram 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.

STP & ARGON GAS YARD
(PLAN & SECTION)

PROPOSED BUILDING AT SURVEY NOS. 202 PT, 199PT, 200PT AND 201PT, PLOT NO. 12 & 13 PT, SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR (PHASE - IV - MAMBAKKAM), MAMBAKKAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT - 602 106.

SIPCOT APPROVED LAYOUT NUMBER : 42/2024

NOTE : ALL DIMENSIONS AREA IN METRE

MANUFACTURE OF TIPPER, TRAILER, LOAD BODY & TANKER

INDUSTRY CATEGORY : ORANGE

SCHEDULE OF JOINERY :

ARGON GAS YARD

NAME	DESCRIPTION	SIZE
FG	FENCING GATE	5000 X 2000
FG1	FENCING GATE 1	1200 X 2000

COLOUR INDEX :	REFERENCE :
EXISTING	SCALE : 1 : 100
PROPOSED	DATE : 10.08.2024
BOUNDARY	DRAWN :
ROAD	CHECKED :
DRIVEWAY	APPROVED :

APPLICANT :

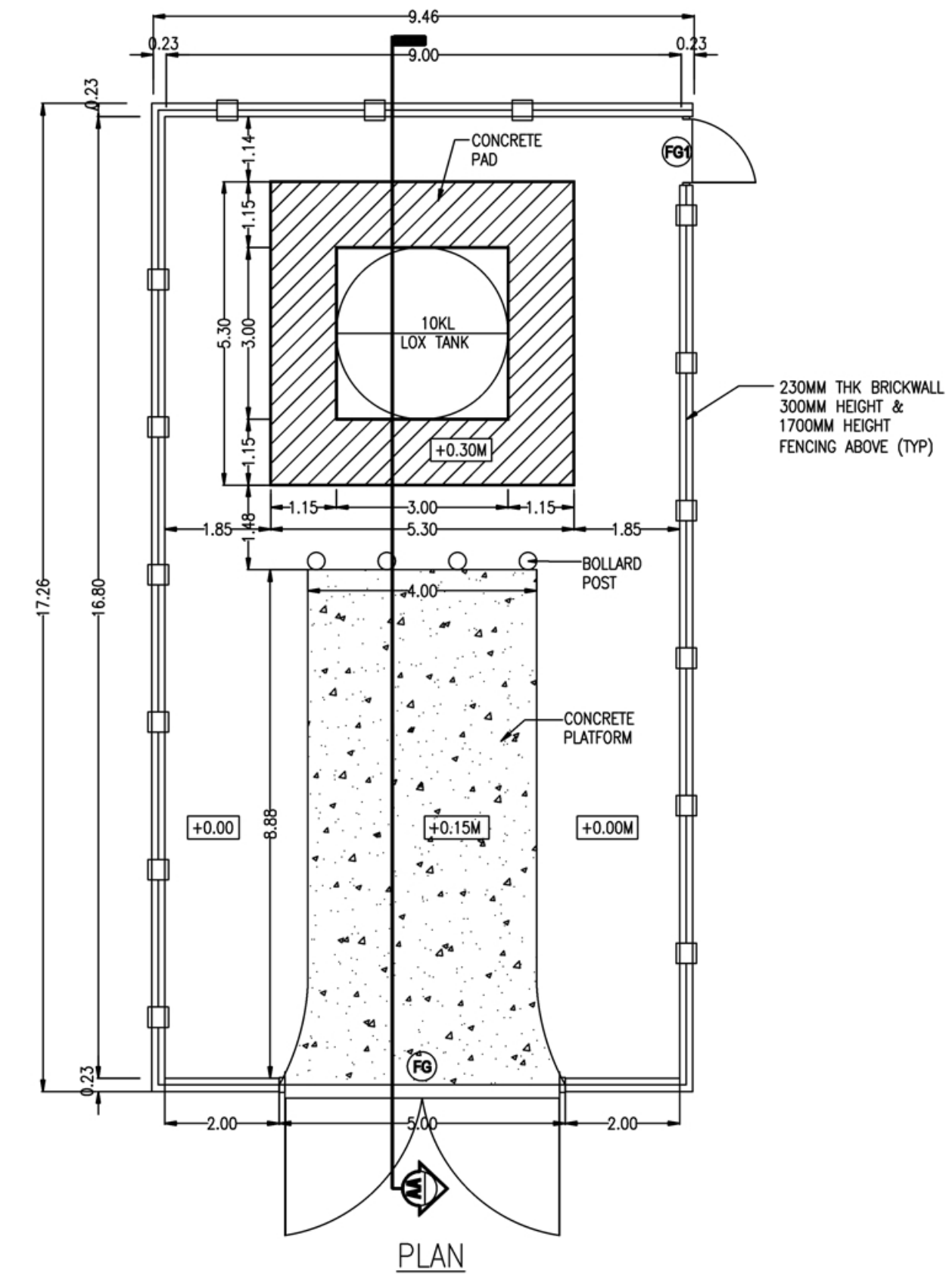
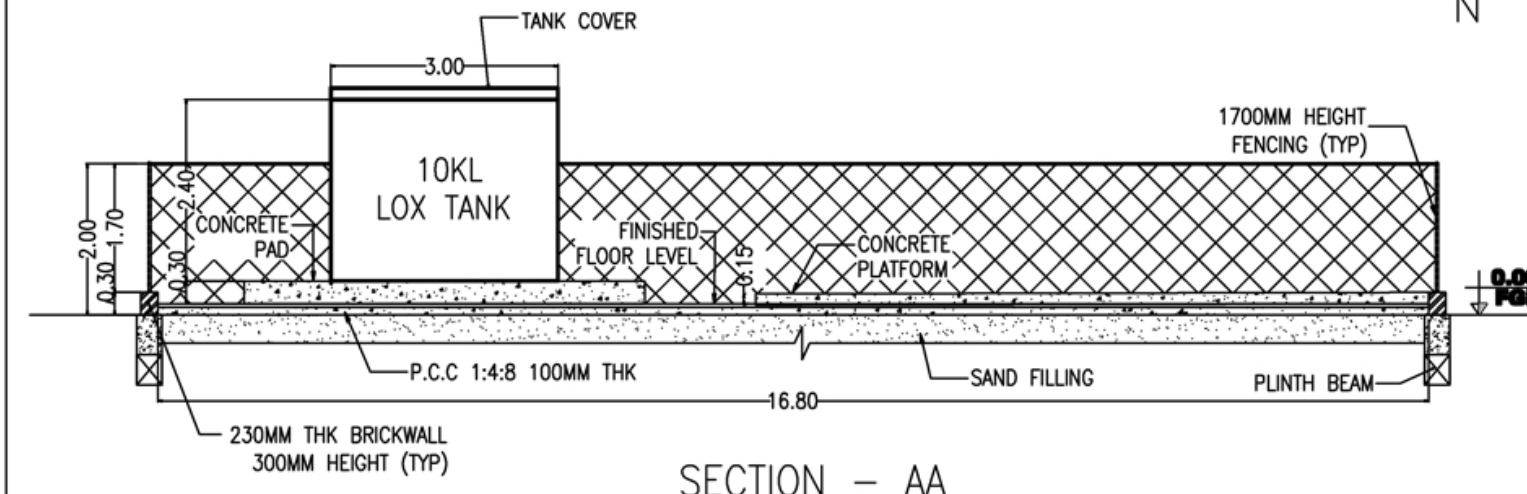


REGISTERED STRUCTURAL ENGINEER :

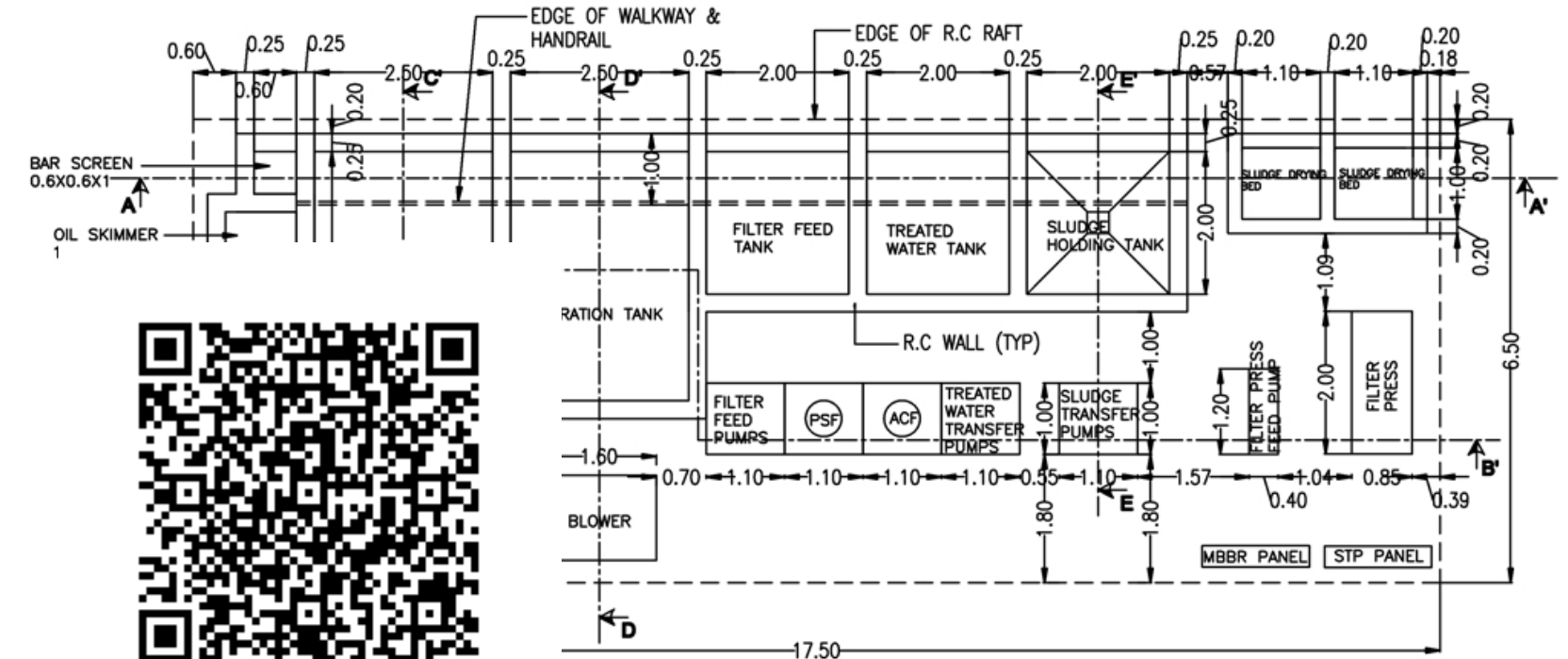
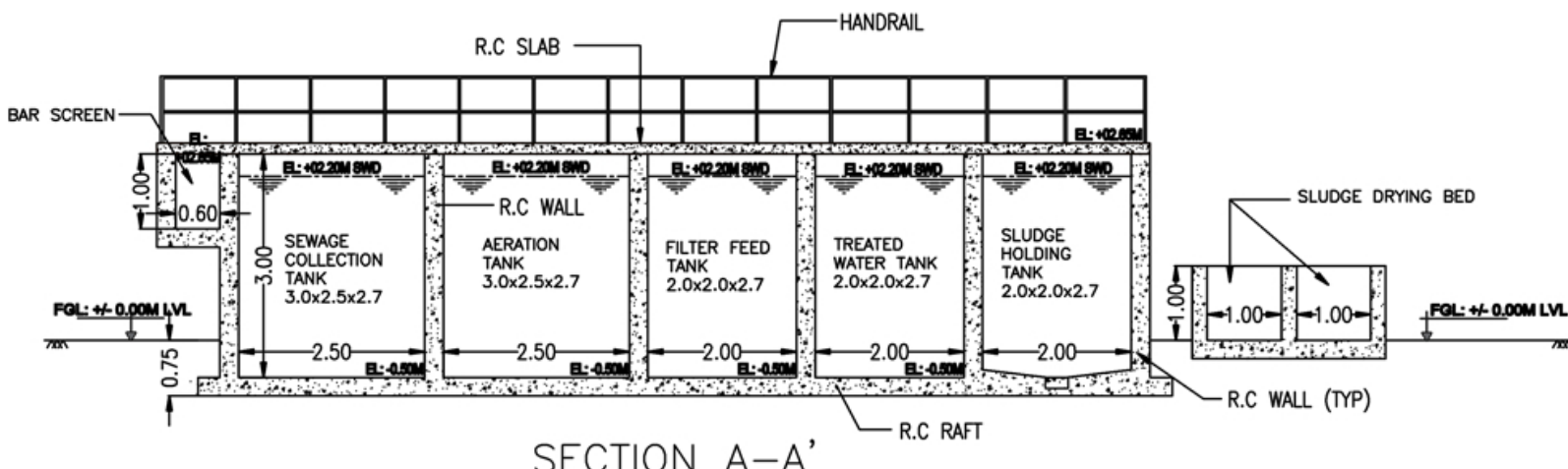
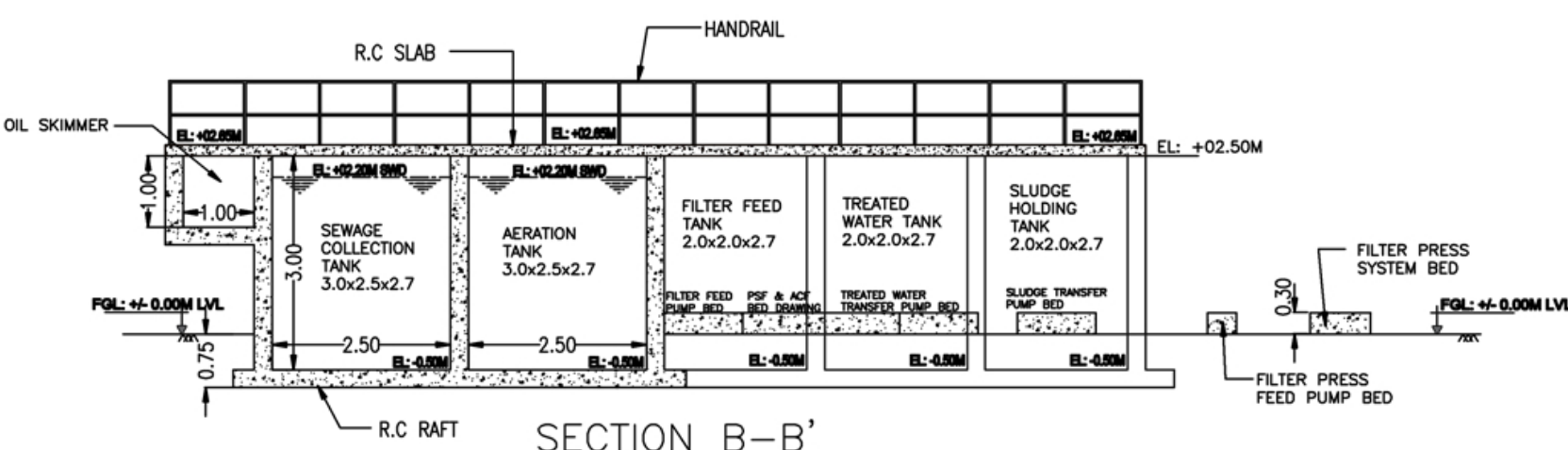
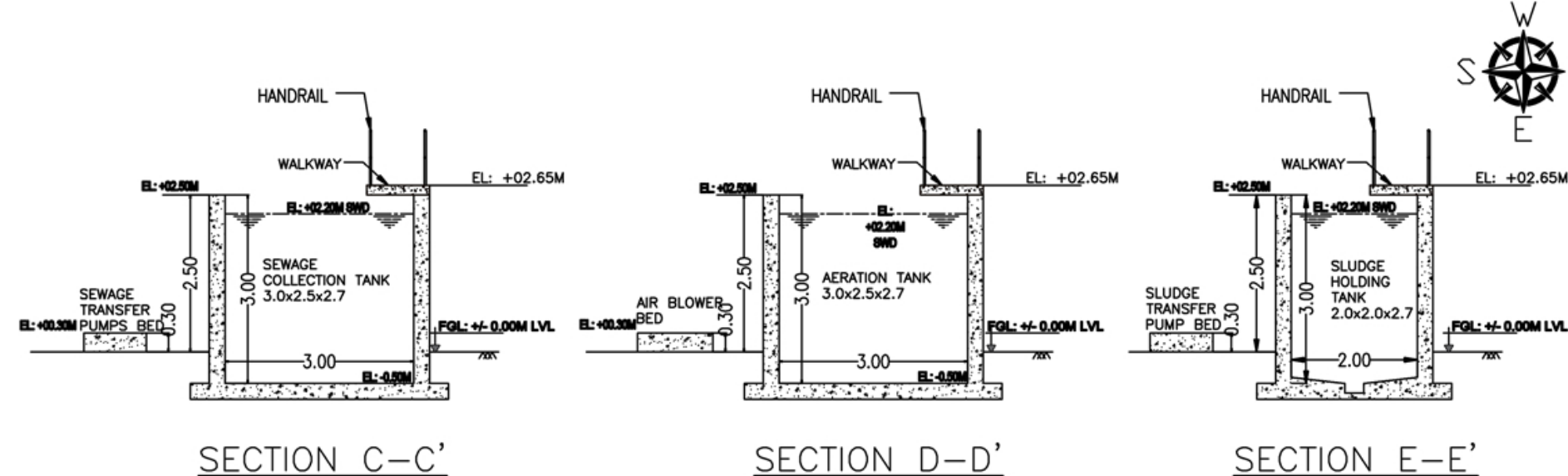
Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED STRUCTURAL ENGINEER
CMDA Registration No. SE/GR.I/19/05/132
DTCP Registration No. CGLRGN/SE/Gr-I/2019/07/025
No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.

ARCHITECT / REGISTERED ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED ARCHITECT
CA/75/1521
CMDA Registration No. RA/Gr.I/19/05/215
DTCP Registration No. CGLRGN/RA/Gr-I/2019/07/024
No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.



ARGON GAS YARD

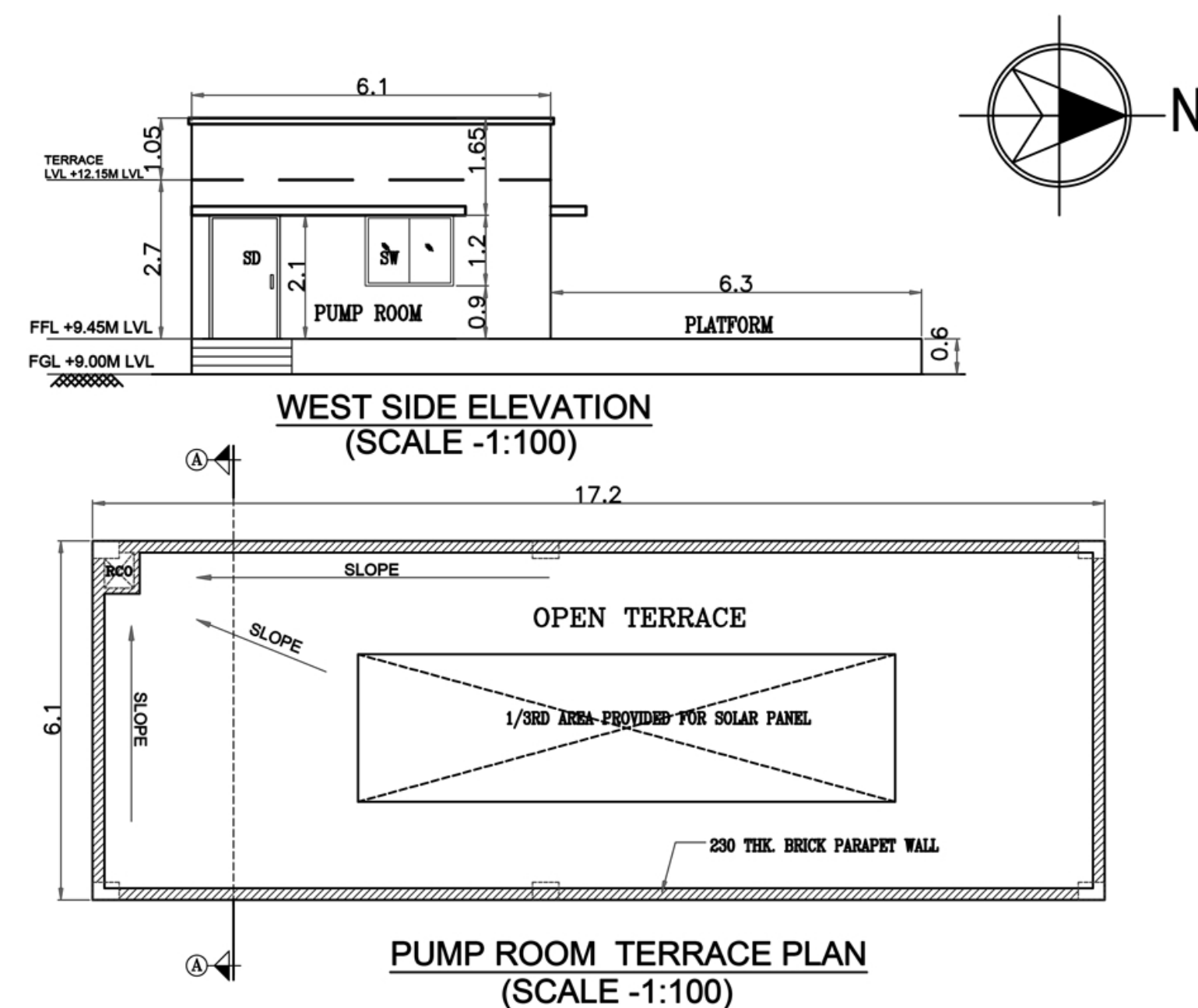
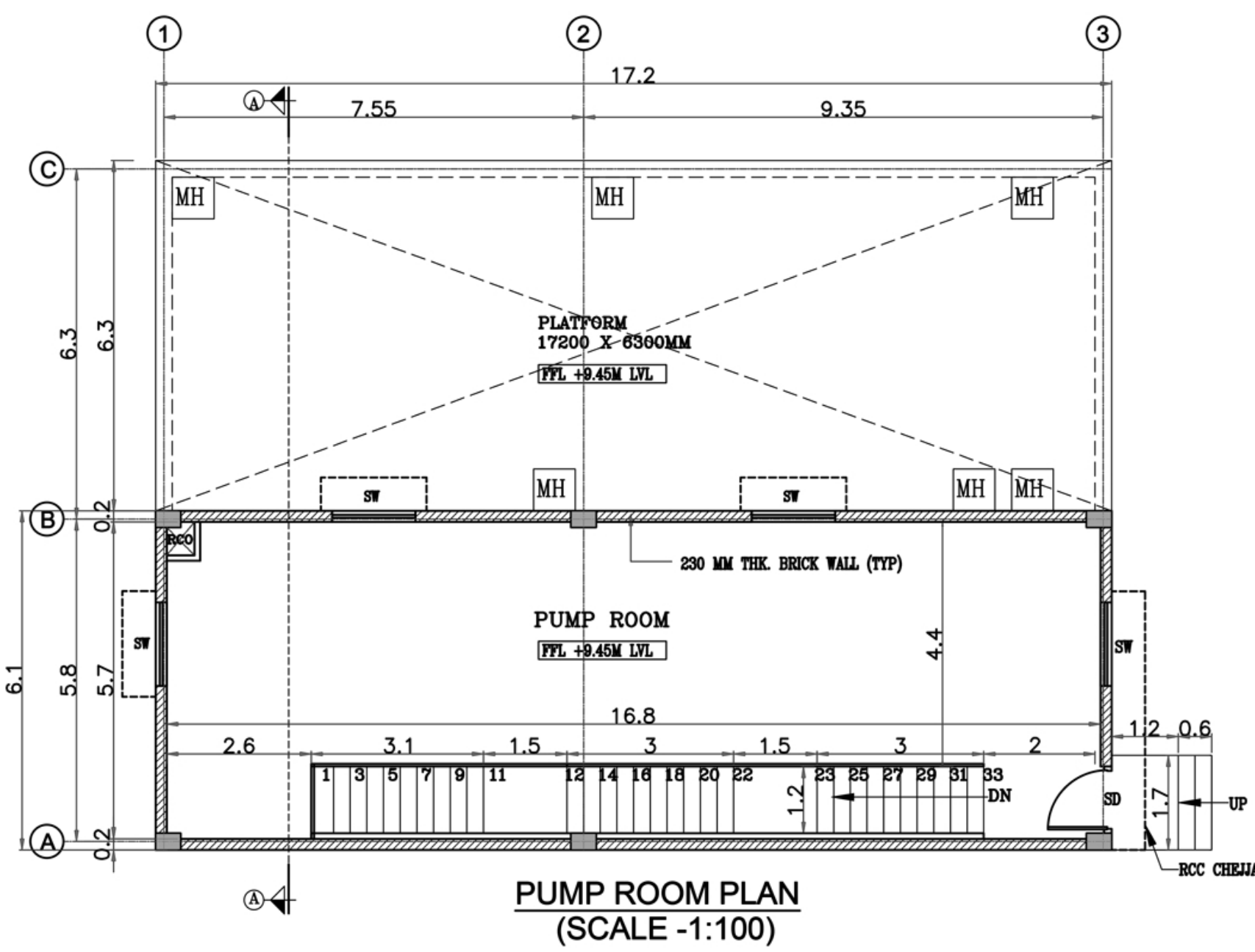
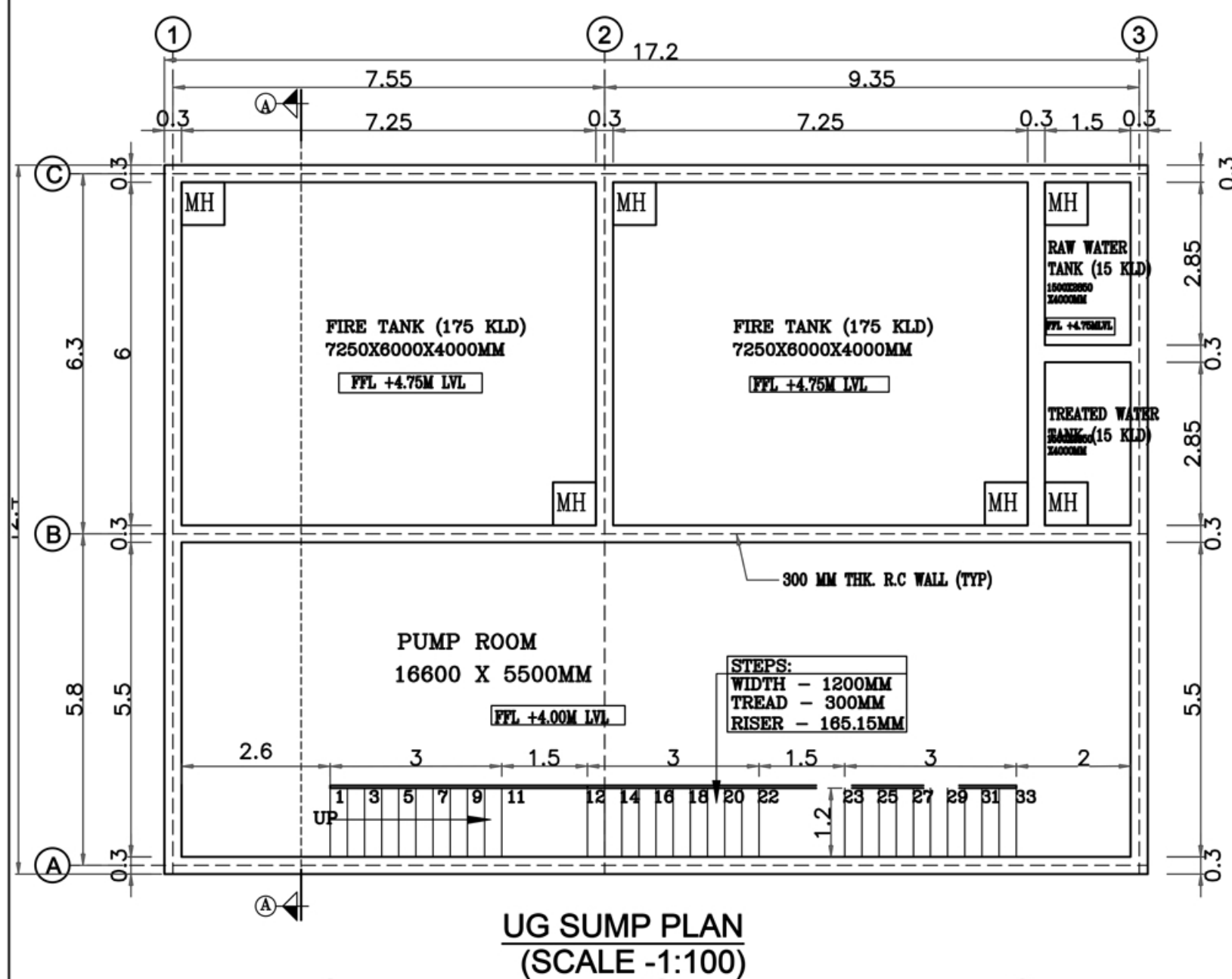


PLAN

STP



M/S. SATRAC ENGINEERING PRIVATE LIMITED
SECURITY BUILDING, ELECTRICAL PANEL ROOM AND UNDER GROUND SUMP & PUMP ROOM FLOOR PLAN, SECTION & ELEVATION
PROPOSED BUILDING AT SURVEY NOS. 199PT, 200PT, 201 PT AND 202PT, PLOT NO. 12 & 13 PT, SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR (PHASE IV - MAMBAKKAM), MAMBAKKAM VILLAGE, SRIPERUMBUDUR TALUK, KANACHEEPURAM DISTRICT - 602 106.
SIPCOT APPROVED LAYOUT NUMBER : 42/2024
NOTE : ALL DIMENSIONS AREA IN METRE
MANUFACTURE OF TIPPER, TRAILER, LOAD BODY & TANKER
INDUSTRY CATEGORY : ORANGE
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING



SCHEDULE OF JOINERY :
PUMP ROOM

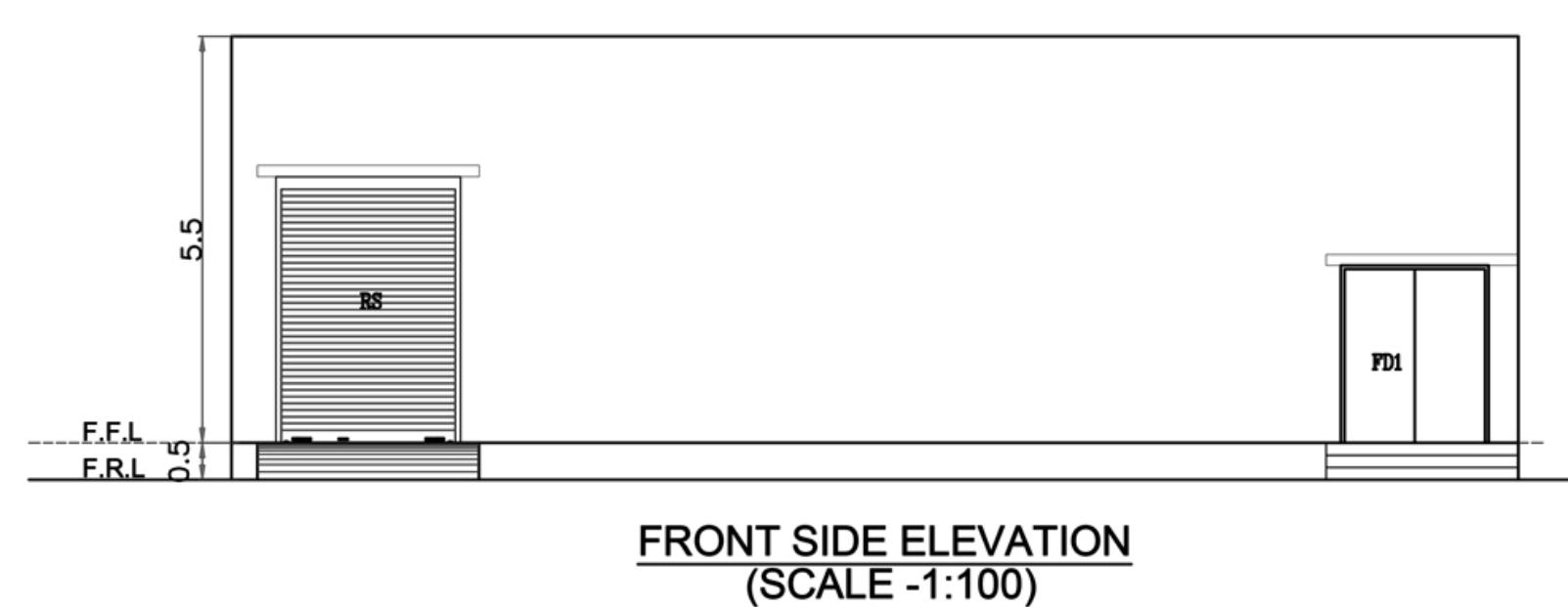
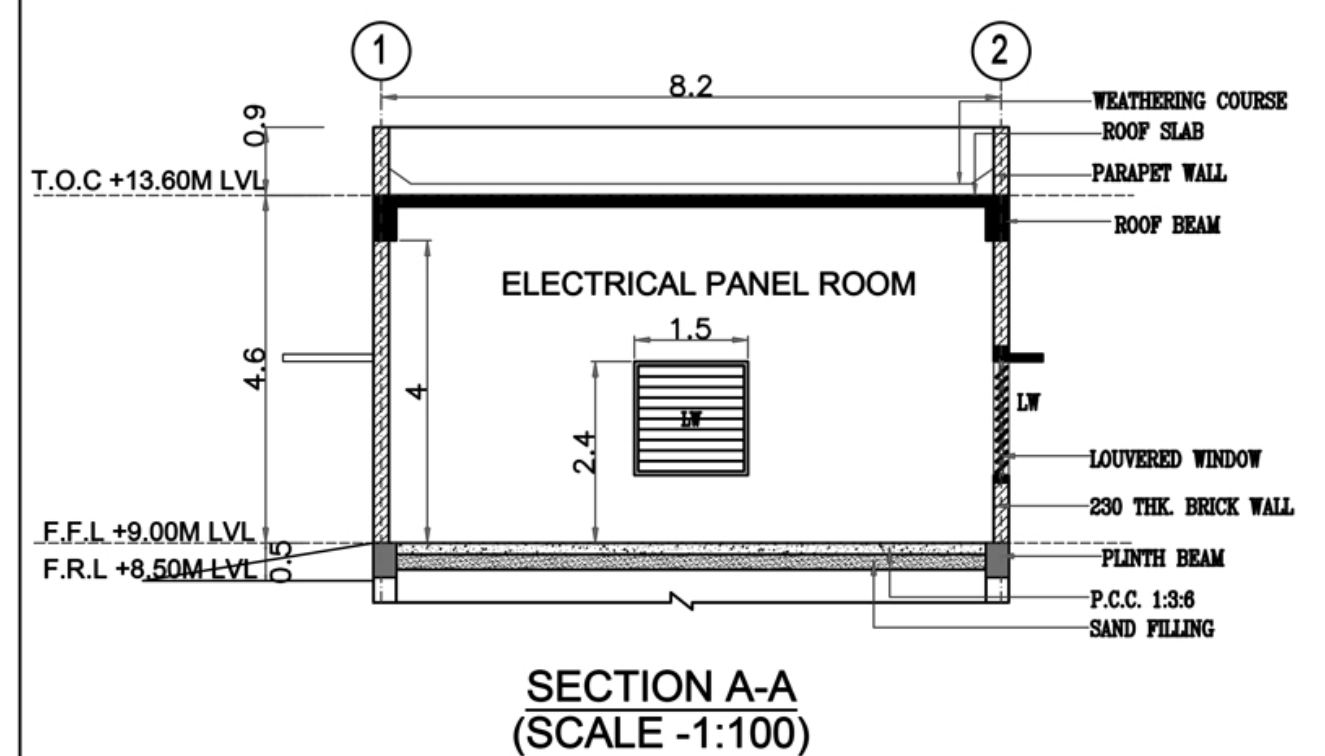
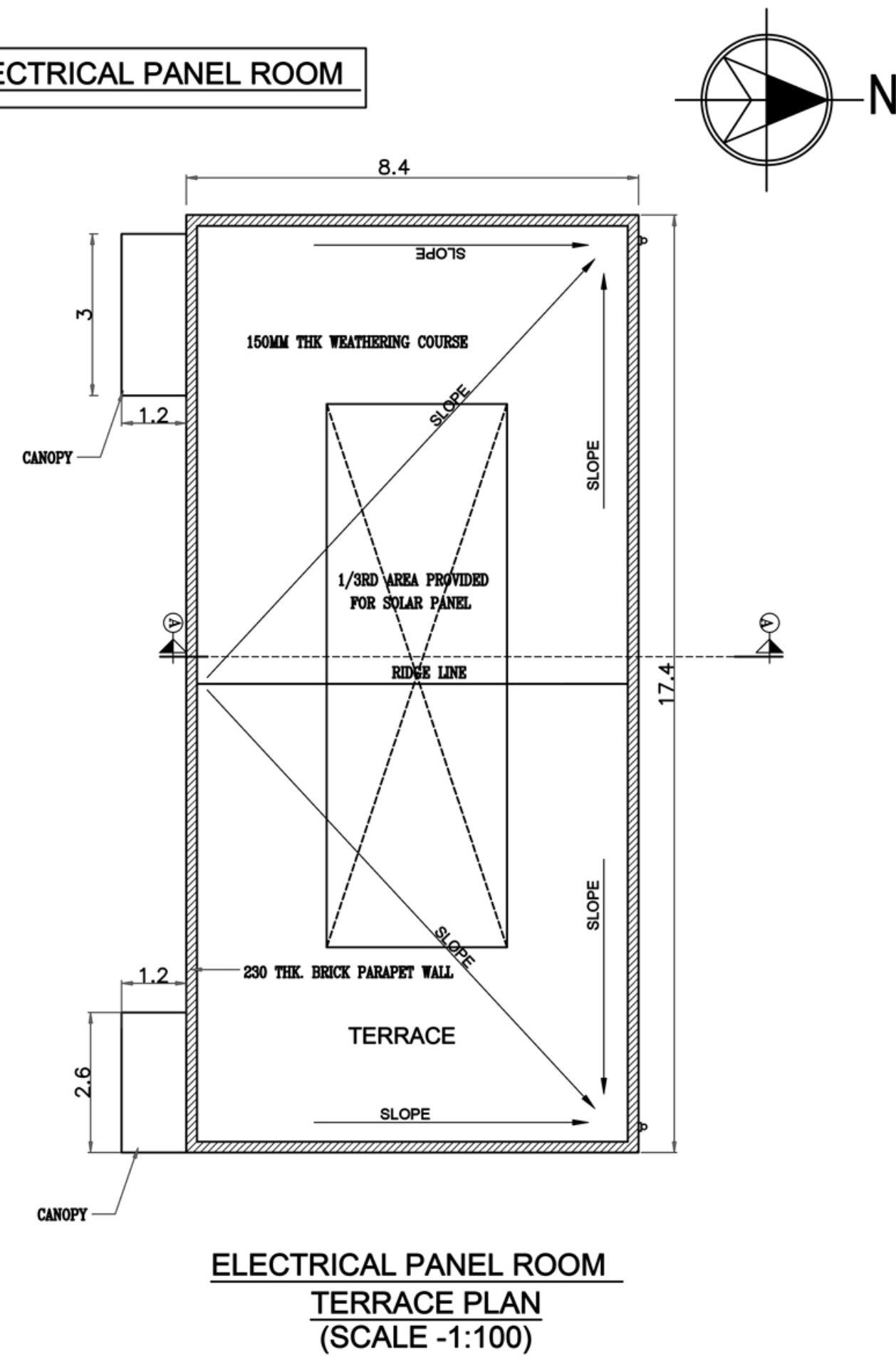
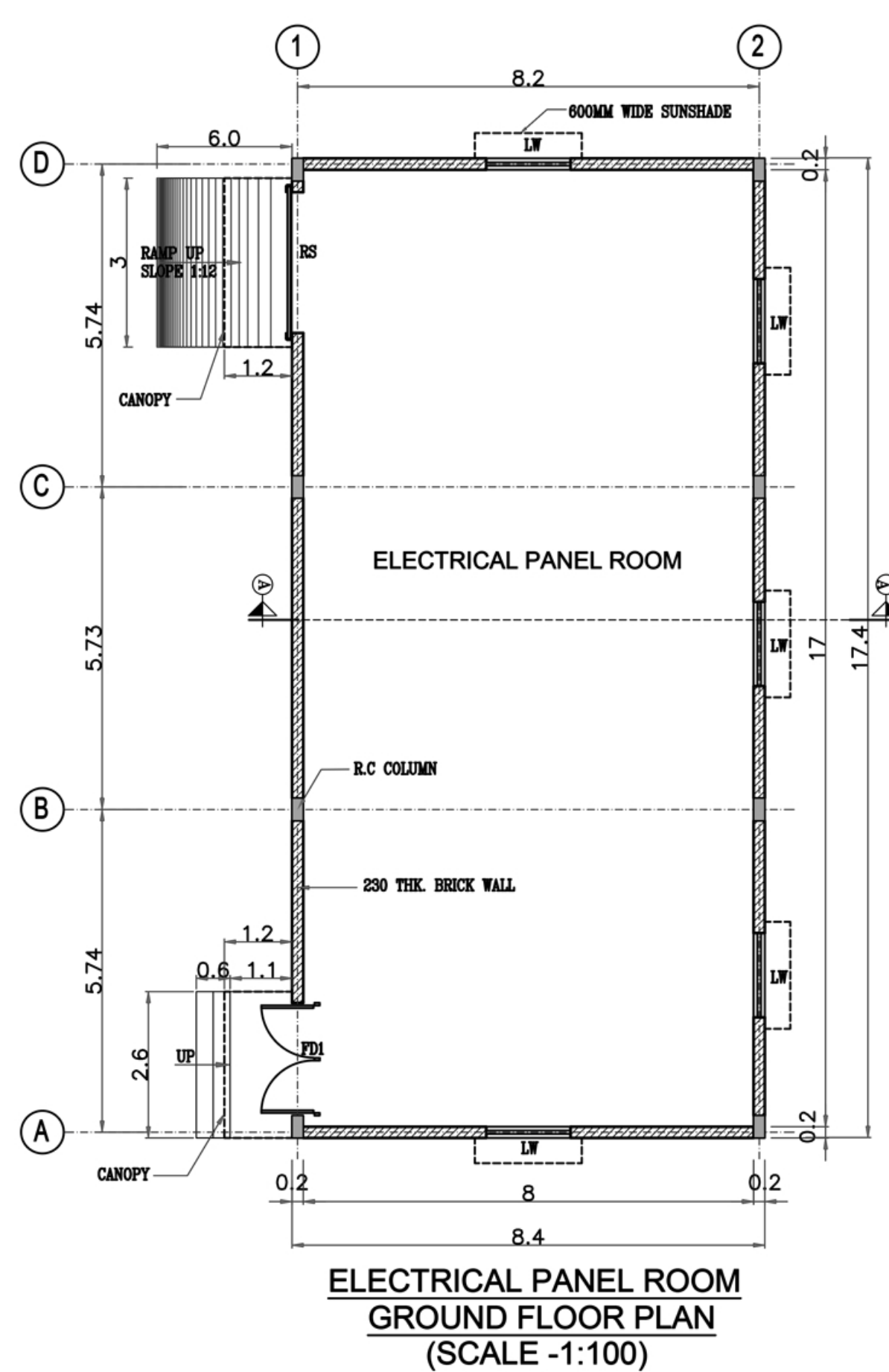
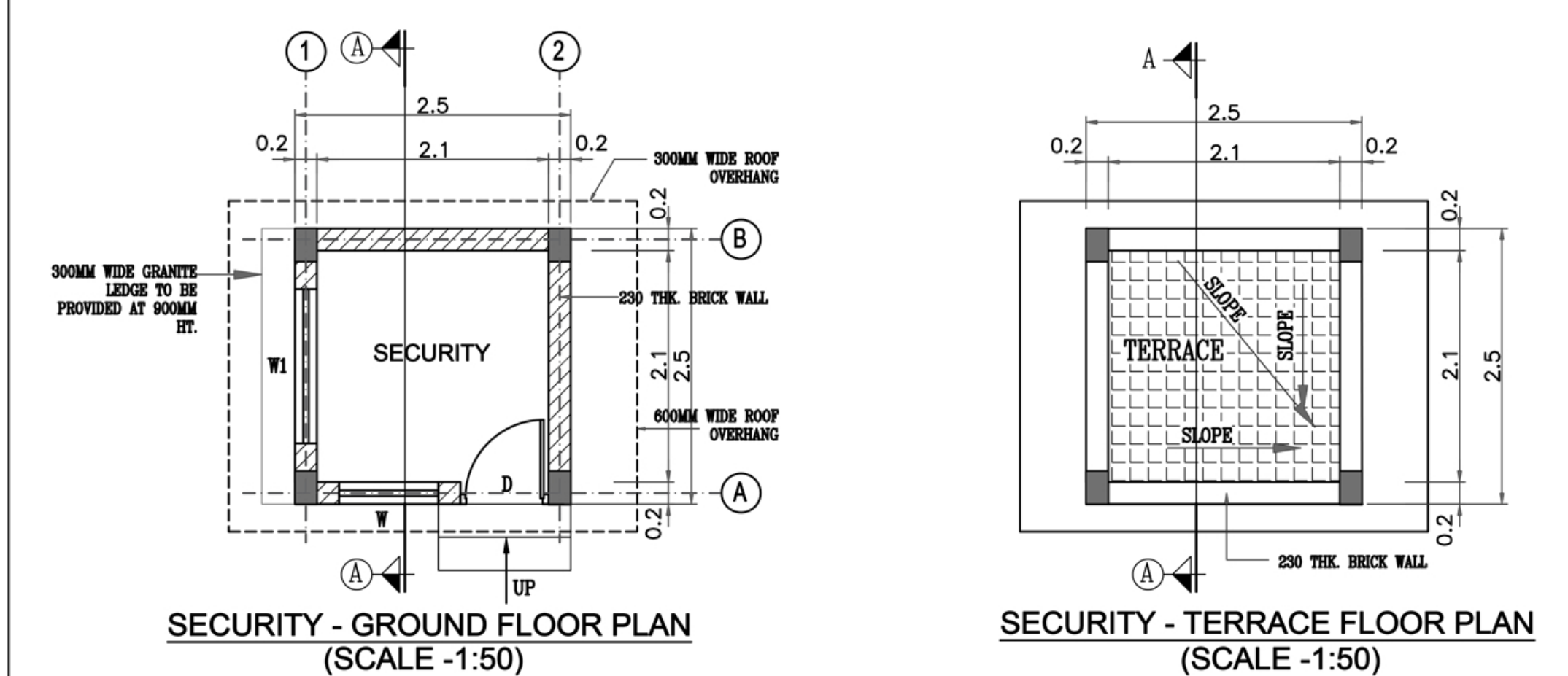
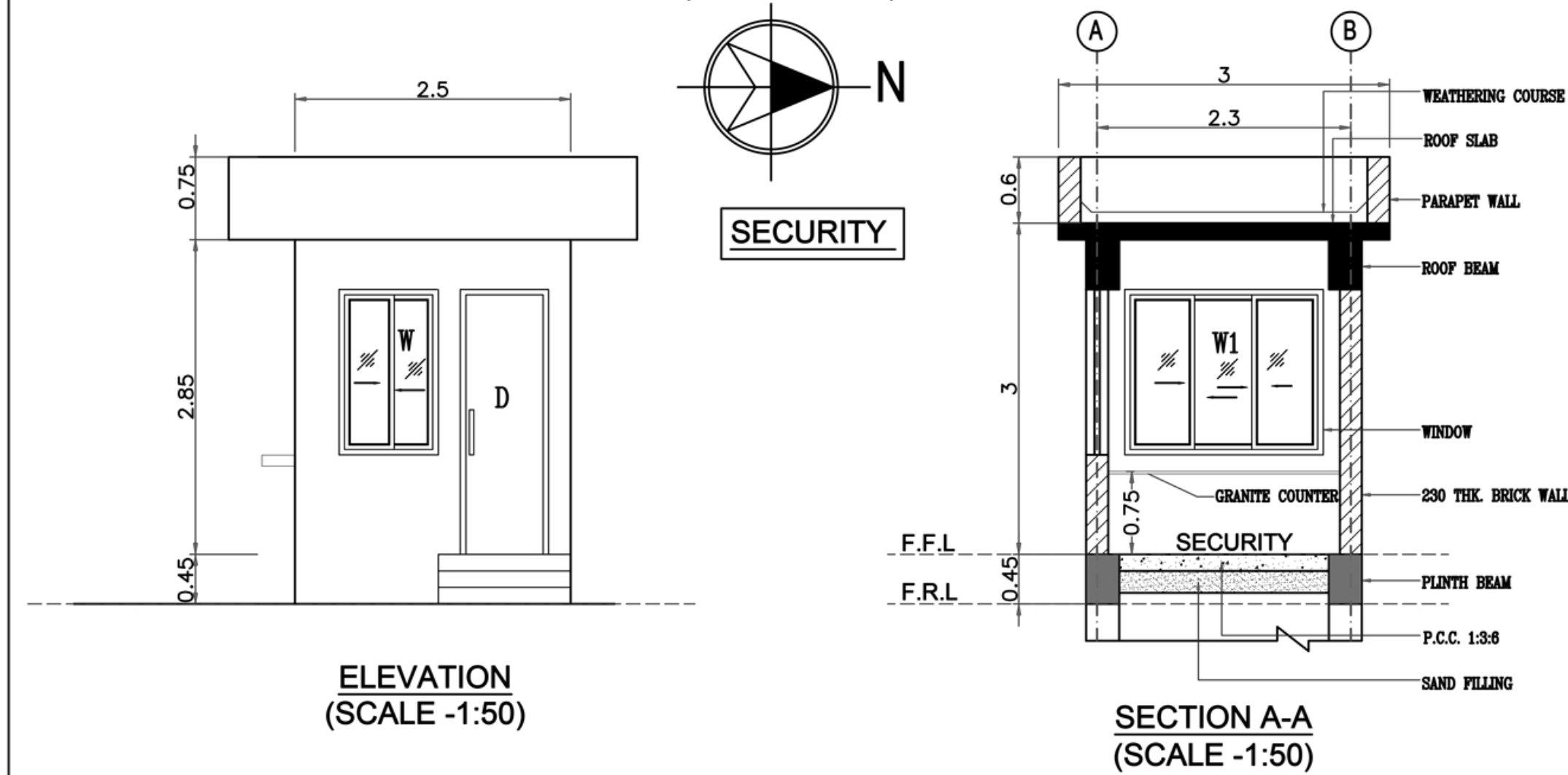
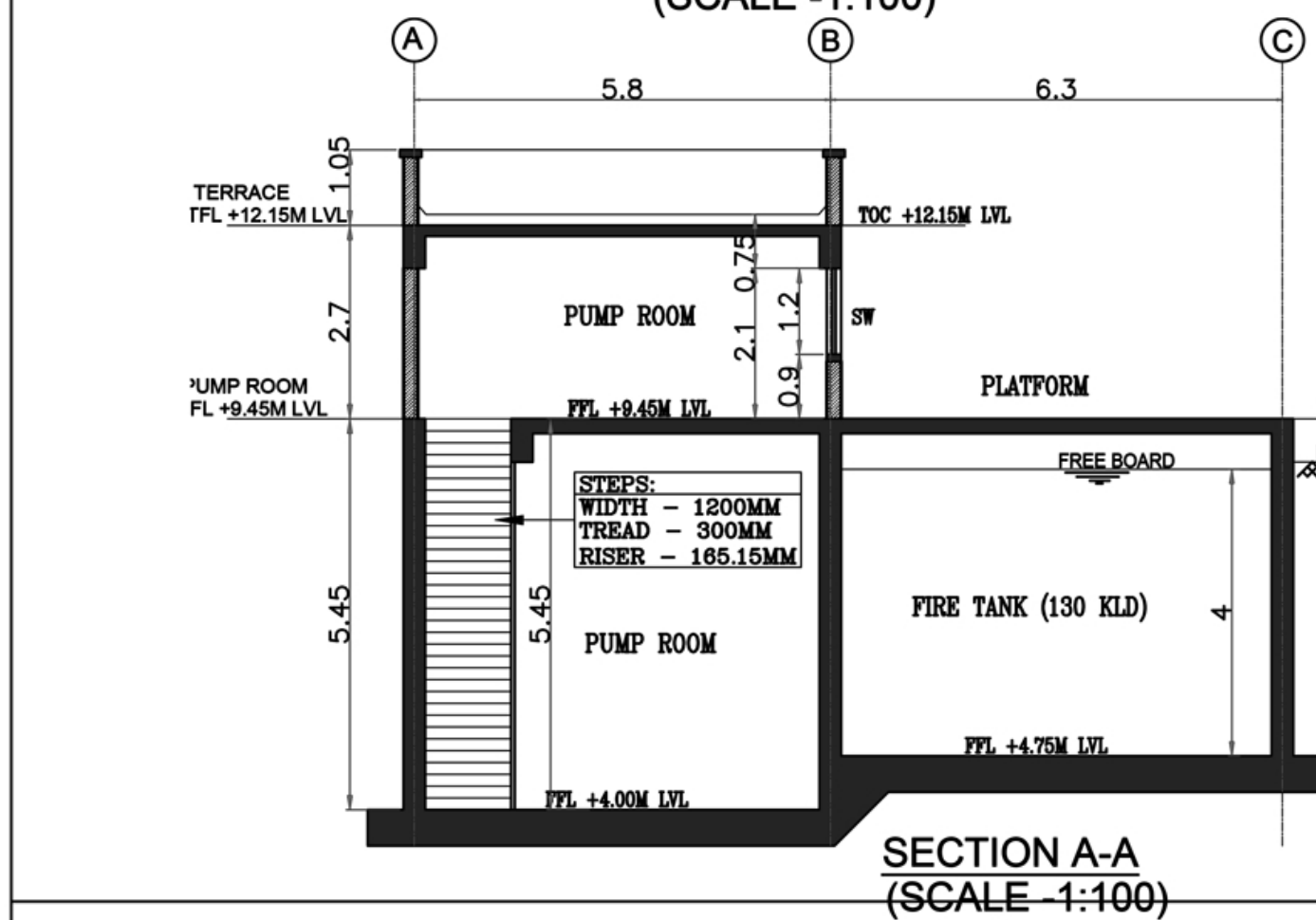
NAME	DESCRIPTION	SIZE
SD	STEEL DOOR	1200 X 2100
SW	STEEL WINDOW	1500 X 1200

SCHEDULE OF JOINERY :
SECURITY

NAME	DESCRIPTION	SIZE
D	DOOR	900 X 2400
W	WINDOW	900 X 1500
W1	WINDOW	1800 X 1500

SCHEDULE OF JOINERY :
SECURITY - 3

NAME	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2500 X 3600
FD1	FIRE RATED DOOR	2000 X 2400
LW	LOUVERED WINDOW	1500 X 1500



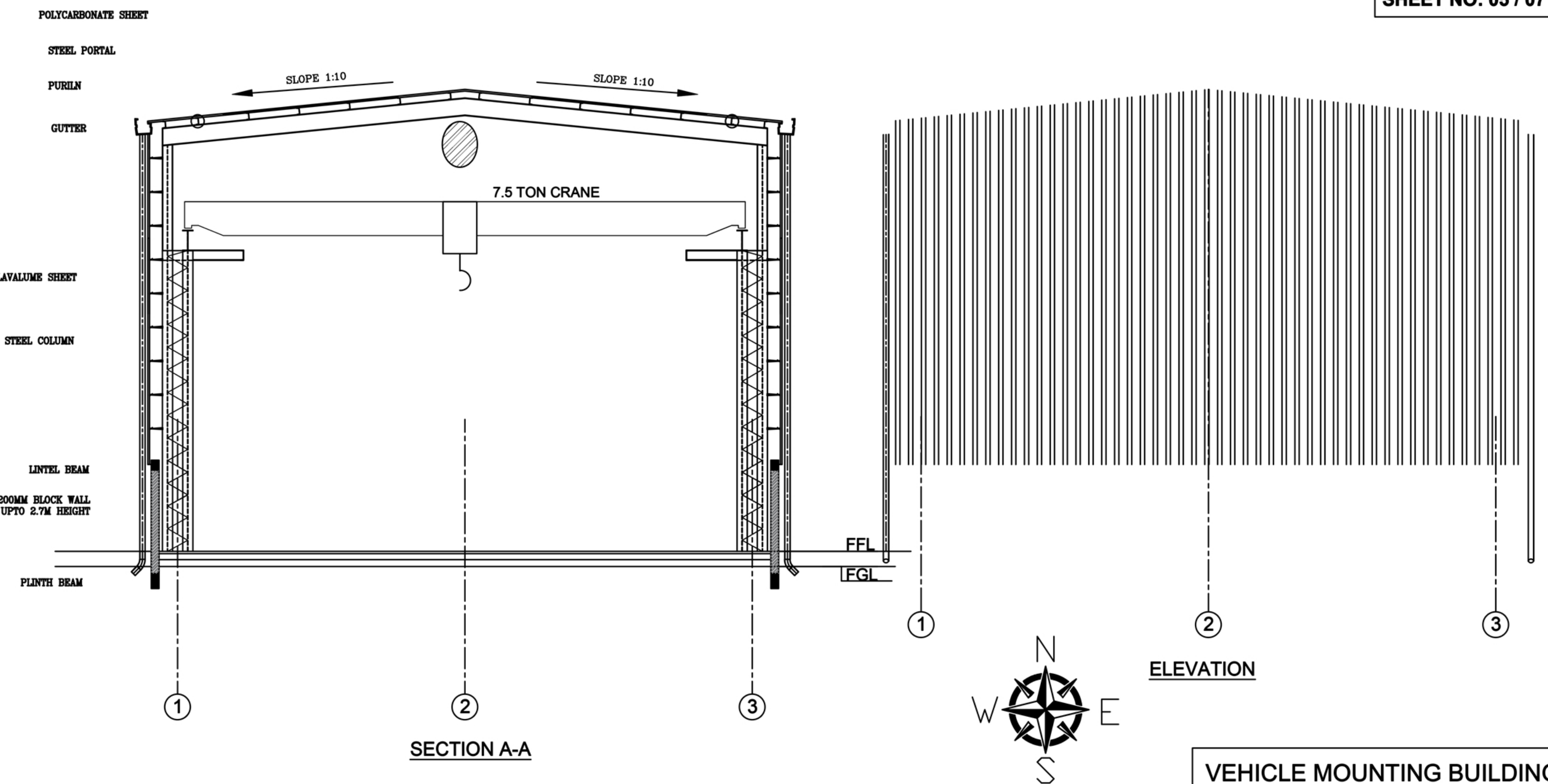
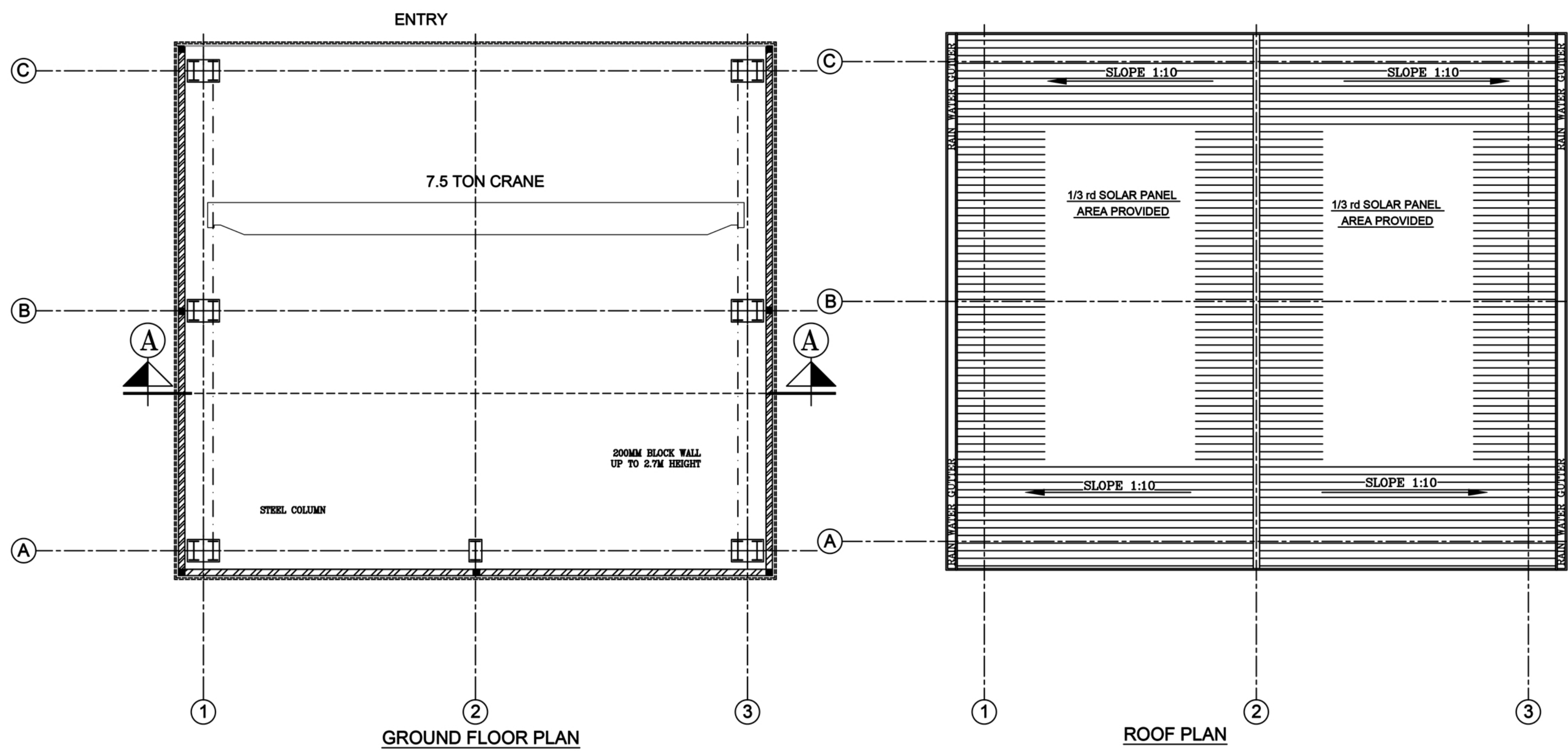
SERVICE BUILDING & VEHICLE MOUNTING BUILDING
FLOOR PLAN, SECTION & ELEVATIONPROPOSED BUILDING AT SURVEY NOS. 199PT, 200PT, 201 PT AND
202PT, PLOT NO. 12 & 13 PT, SIPCOT INDUSTRIAL PARK,
SRIPERUMBUDUR (PHASE - IV - MAMBAKKAM), MAMBAKKAM VILLAGE,
SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT - 602 106.

SIPCOT APPROVED LAYOUT NUMBER : 42/2024

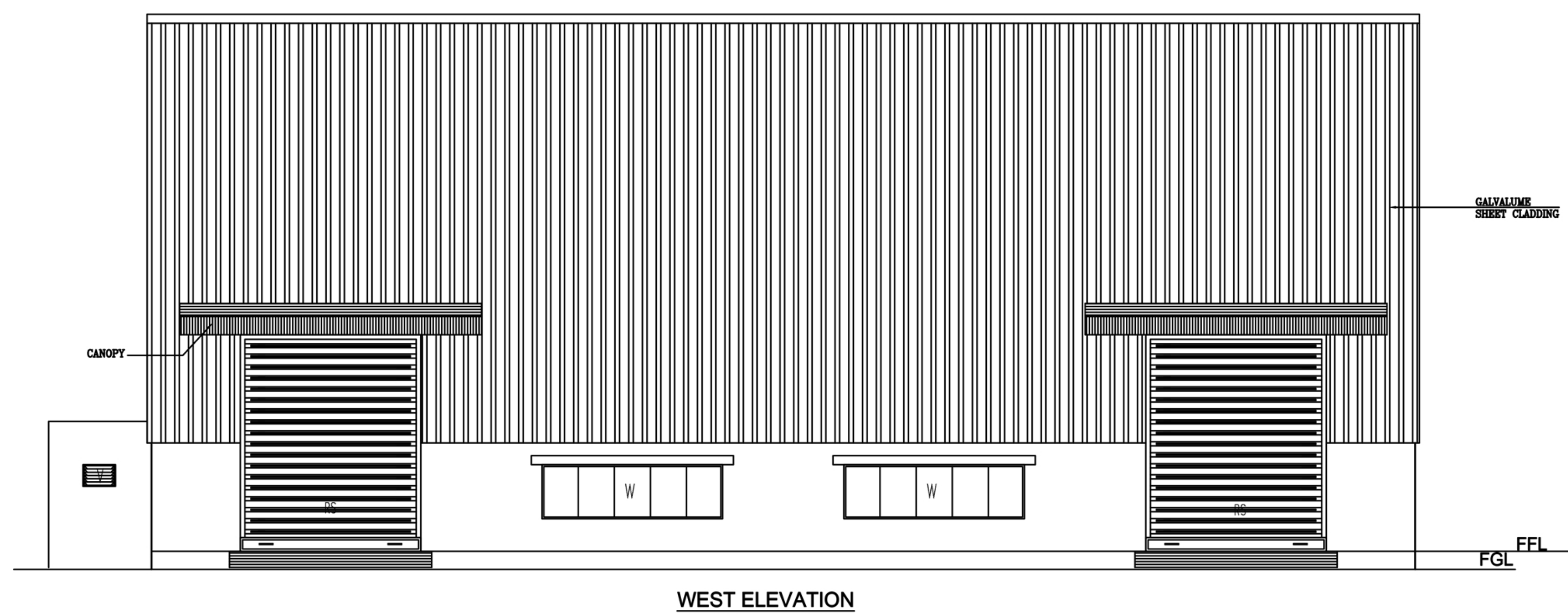
NOTE : ALL DIMENSIONS AREA IN METRE

MANUFACTURE OF TIPPER, TRAILER, LOAD BODY & TANKER

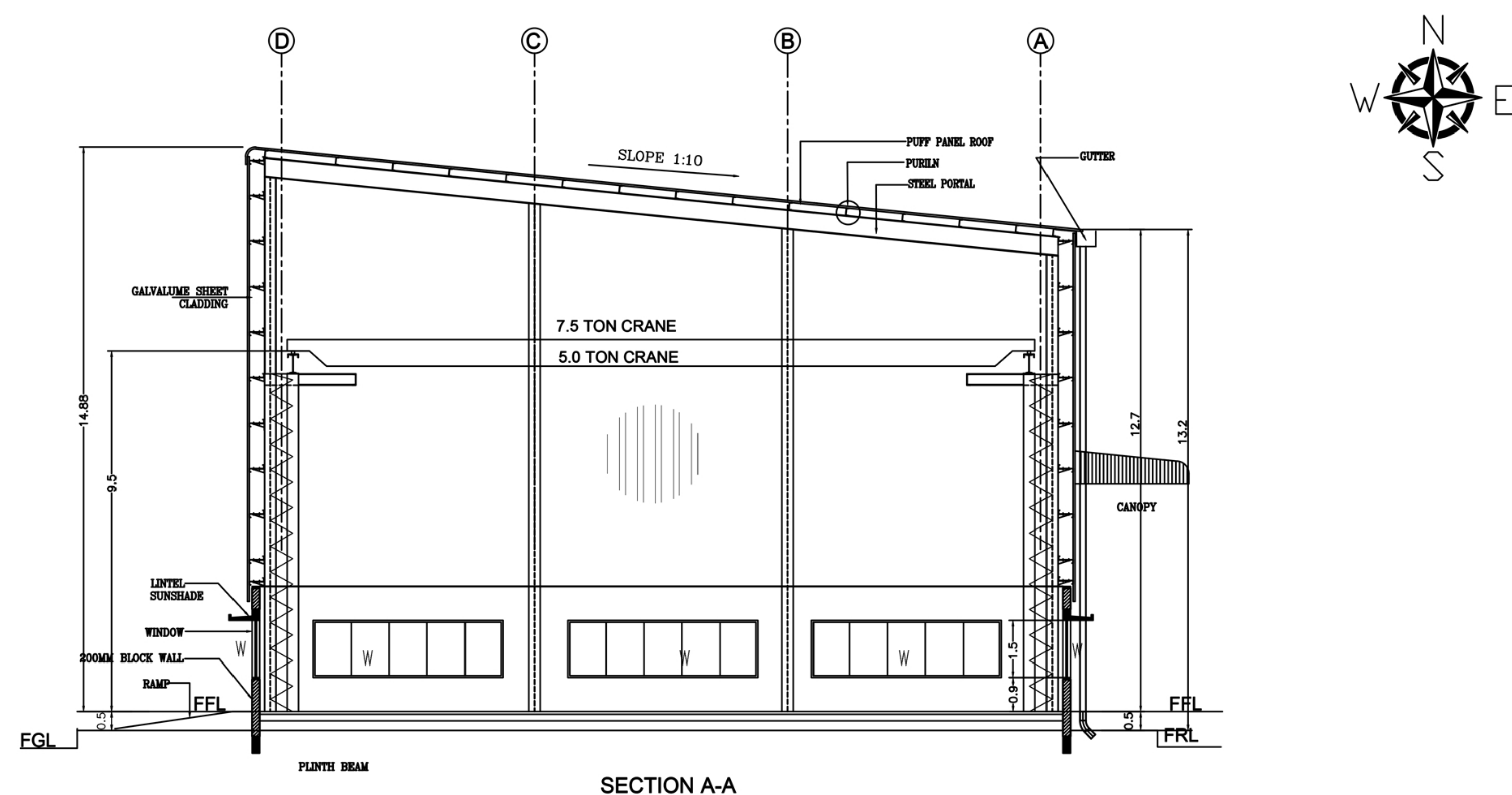
INDUSTRY CATEGORY : ORANGE

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED
FOR ENTIRE BUILDING

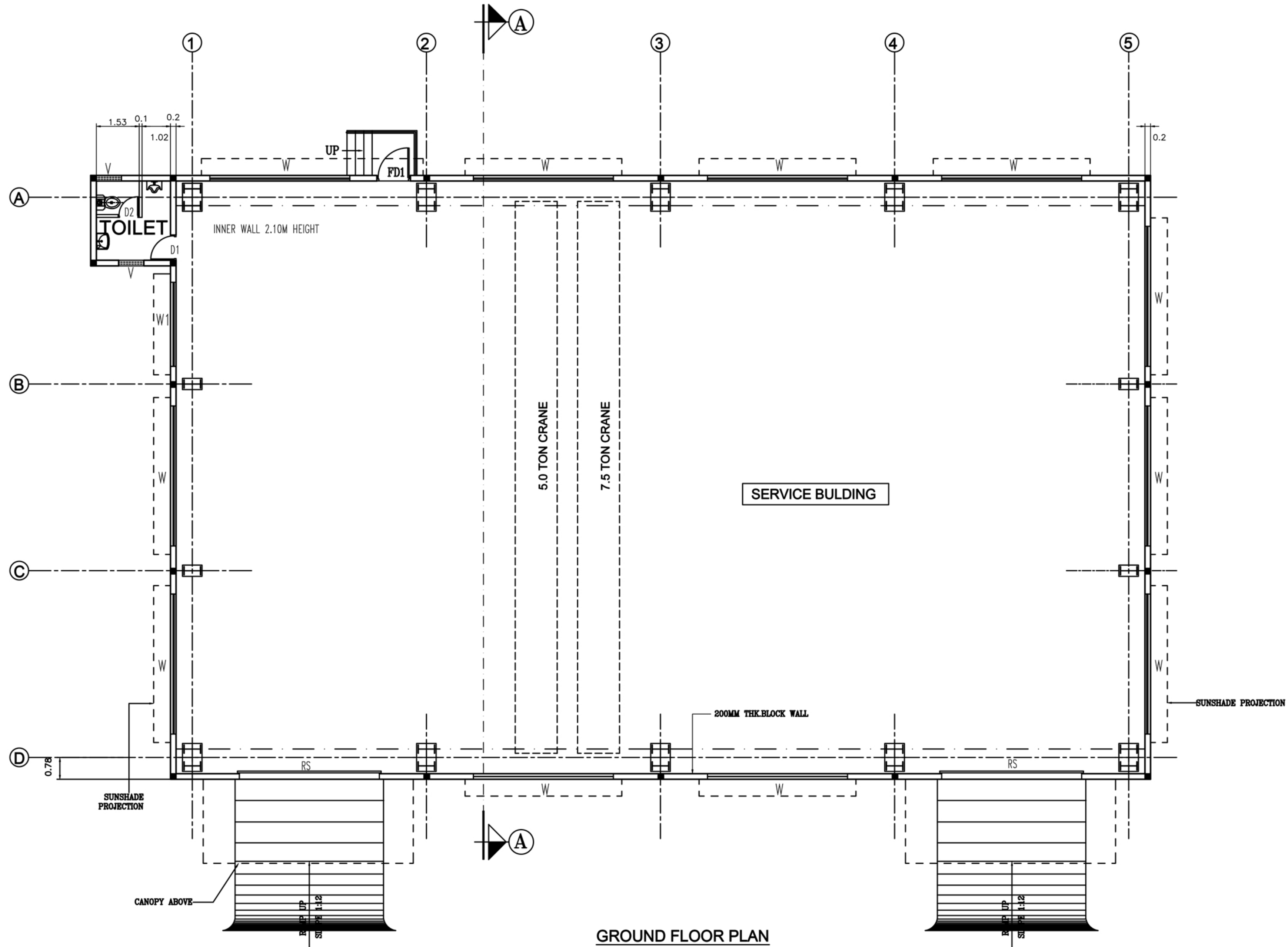
VEHICLE MOUNTING BUILDING



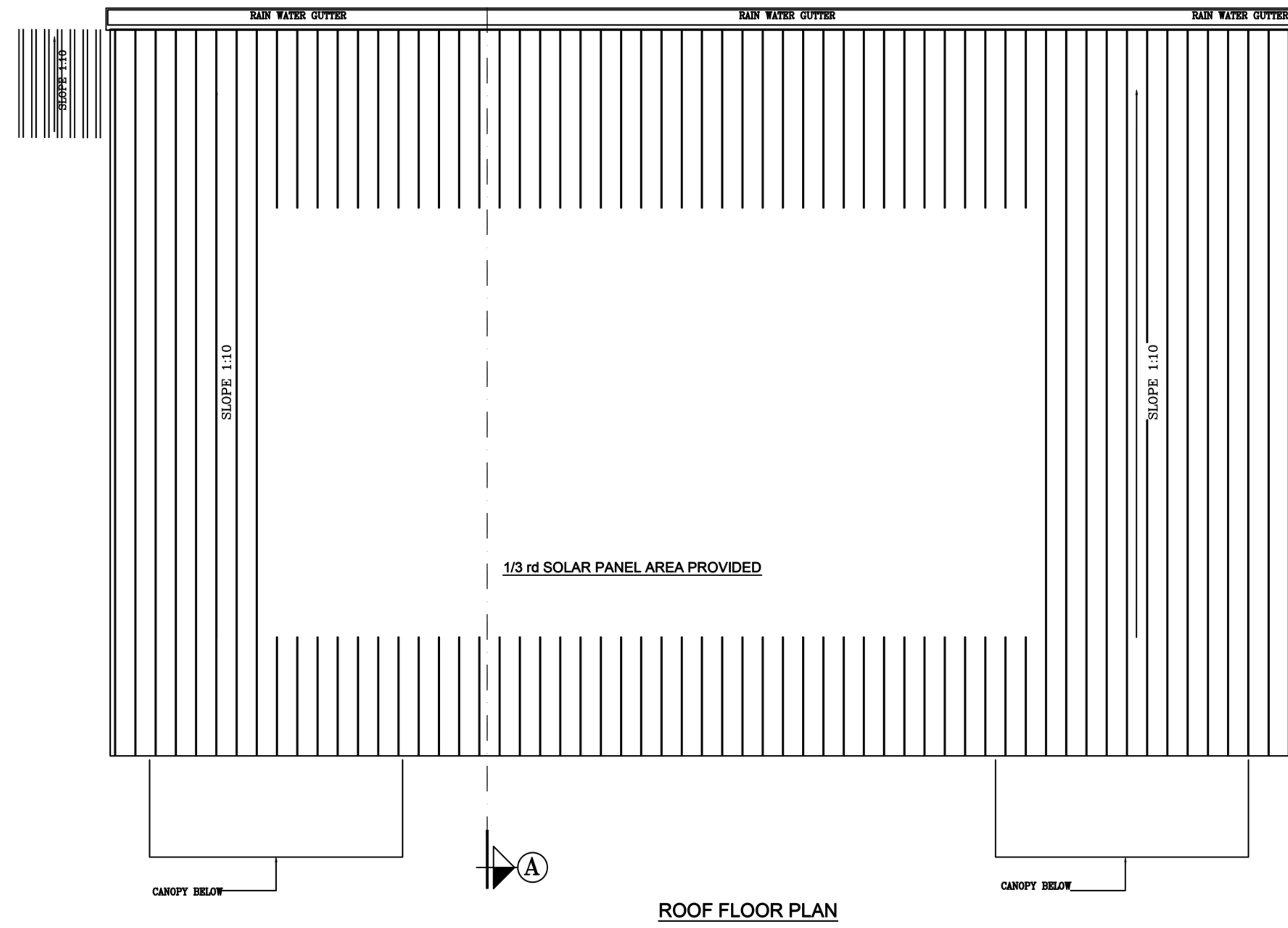
WEST ELEVATION



SECTION A-A



GROUND FLOOR PLAN



ROOF FLOOR PLAN

SERVICE BUILDING - 1

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	5000 X 6000
FD1	FIRE DOOR	1200 X 2400
D1	DOOR	900 X 2400
D2	DOOR	750 X 2100
W	WINDOW	5000 x 1500
W1	WINDOW	3000 x 1500
V	VENTILATOR	900 x 600

COLOUR INDEX :	REFERENCE :
EXISTING ☐	SCALE : 1 : 100
PROPOSED ☐	DATE : 30.05.2024
BOUNDARY ☐	DRAWN :
ROAD ☐	CHECKED :
DRIVEWAY ☐	APPROVED :

APPLICANT :



REGISTERED STRUCTURAL ENGINEER :

Dr. C.N. SRINIVASAN

B.Tech., (Hons), M.S. (ILL), Ph.D.

Assoc.M.Am.Soc.C.E., F.I.E., F.I.V.,

REGISTERED STRUCTURAL ENGINEER

CMDA Registration No. SE/GR.I/19/05/132

DTC Registration No. CGLRGN/SE/Gr-II/2019/07/025

No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.

ARCHITECT / REGISTERED ENGINEER :

Dr. C.N. SRINIVASAN

B.Tech., (Hons), M.S. (ILL), Ph.D.

Assoc.M.Am.Soc.C.E., F.I.E., F.I.V.,

REGISTERED ARCHITECT

CA/75/1521

CMDA Registration No. RA/Gr.I/19/05/215

DTC Registration No. CGLRGN/RA/Gr-I/2019/07/024

No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.

MAIN FACTORY BUILDING

SECTIONS & ELEVATION

PROPOSED BUILDING AT SURVEY NOS. 199PT, 200PT, 201 PT AND 202PT, PLOT NO. 12 & 13 PT, SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR (PHASE - IV - MAMBAKKAM), MAMBAKKAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT - 602 106.

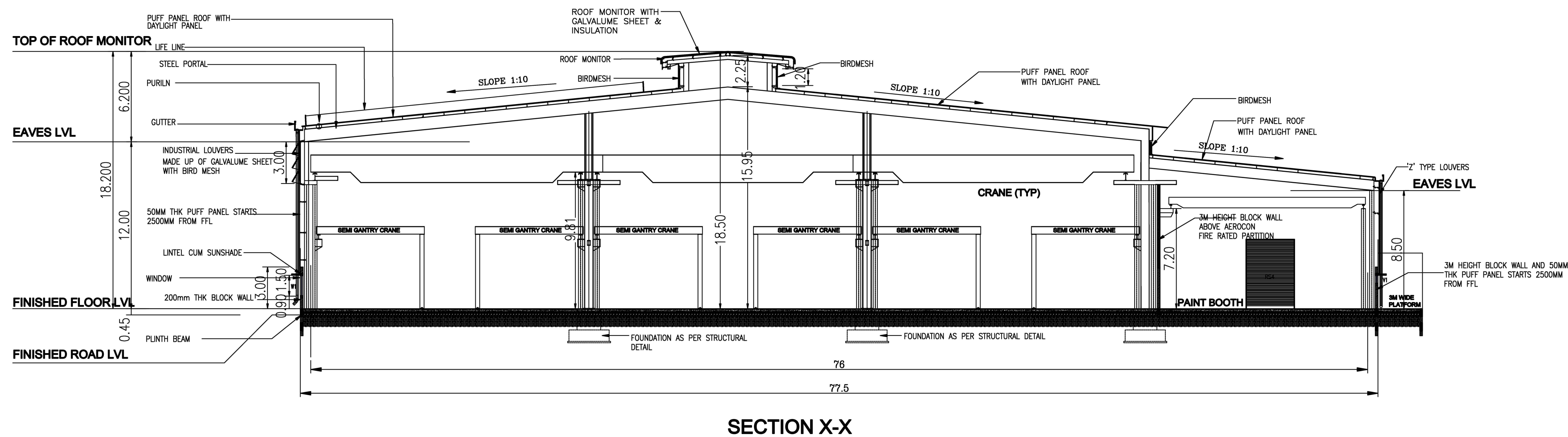
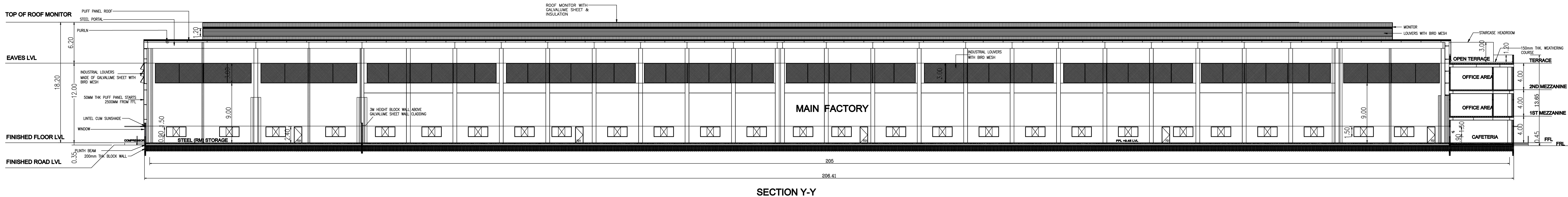
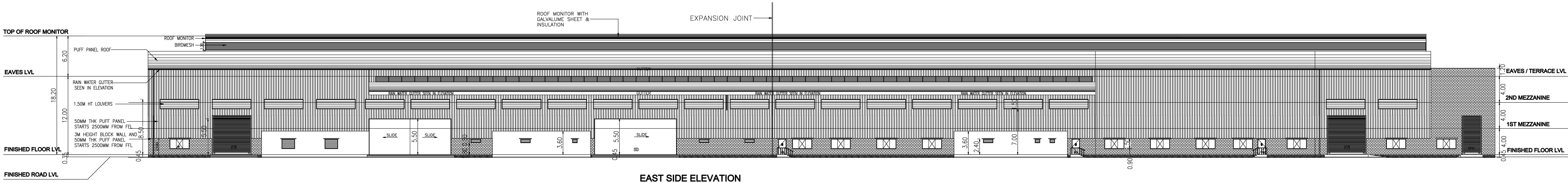
SIPCOT APPROVED LAYOUT NUMBER : 42/2024

NOTE : ALL DIMENSIONS AREA IN METRE

MANUFACTURE OF TIPPER, TRAILER, LOAD BODY & TANKER

INDUSTRY CATEGORY : ORANGE

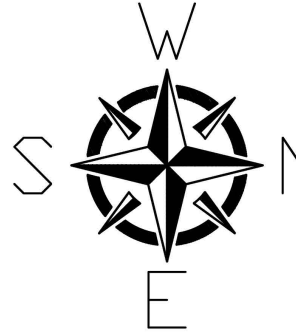
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING



SCHEDULE OF JOINERY FOR FACTORY MEZZANINE FLOOR

NAME	DESCRIPTION	SIZE
GD1	GLASS DOOR	1000 X 2100
D2	DOOR	900 X 2400
D3	DOOR	750 X 2100
FRD1	FIRE RATED DOOR	1200 X 2400
TD	DUCT DOOR	600 X 2100
SD	SLIDING DOOR	12600 X 6000
SLD	SLIDING DOOR	1000 X 2100
VP	VISION PANEL	1500 X 600
V2	VENTILATOR	600 X 600

COLOUR INDEX :	REFERENCE :
EXISTING ☐	SCALE : 1 : 200
PROPOSED ☐	DATE : 30.05.2024
BOUNDARY ☐	DRAWN :
ROAD ☐	CHECKED :
DRIVEWAY ☐	APPROVED :



APPLICANT :



REGISTERED STRUCTURAL ENGINEER :

e.s.v.
Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED STRUCTURAL ENGINEER
CMDA Registration No. SE/GR.I/19/05/132
DTCP Registration No. CGLRGN/SE/Gr-I/2019/07025
No.10, Karpagamal Nagar, Myslapore, Chennai- 600 004.

ARCHITECT / REGISTERED ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED ARCHITECT
CA/75/1521
CMDA Registration No. RA/Gr.I/19/05/215
DTCP Registration No. CGLRGN/RA/Gr-I/2019/07024
No.10, Karpagamal Nagar, Myslapore, Chennai- 600 004.

SCHEDULE OF JOINERY FOR FACTORY MEZZANINE FLOOR

NAME	DESCRIPTION	SIZE
GD1	GLASS DOOR	1000 X 2100
D2	DOOR	900 X 2400
D3	DOOR	750 X 2100
FRD1	FIRE RATED DOOR	1200 X 2400
TD	DUCT DOOR	600 X 2100
SD	SLIDING DOOR	12600 X 6000
SLD	SLIDING DOOR	1000 X 2100
VP	VISION PANEL	1500 X 600
V2	VENTILATOR	600 X 600

COLOUR INDEX :	REFERENCE :
EXISTING ☐	SCALE : 1 : 100
PROPOSED ☐	DATE : 30.05.2024
BOUNDARY ☐	DRAWN :
ROAD ☐	CHECKED :
DRIVEWAY ☐	APPROVED :



APPLICANT :

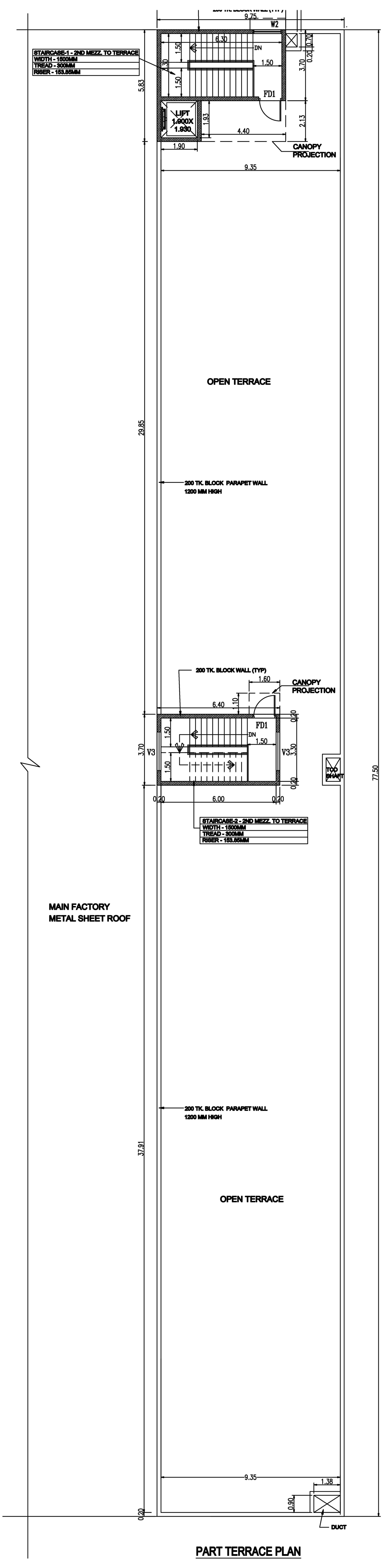
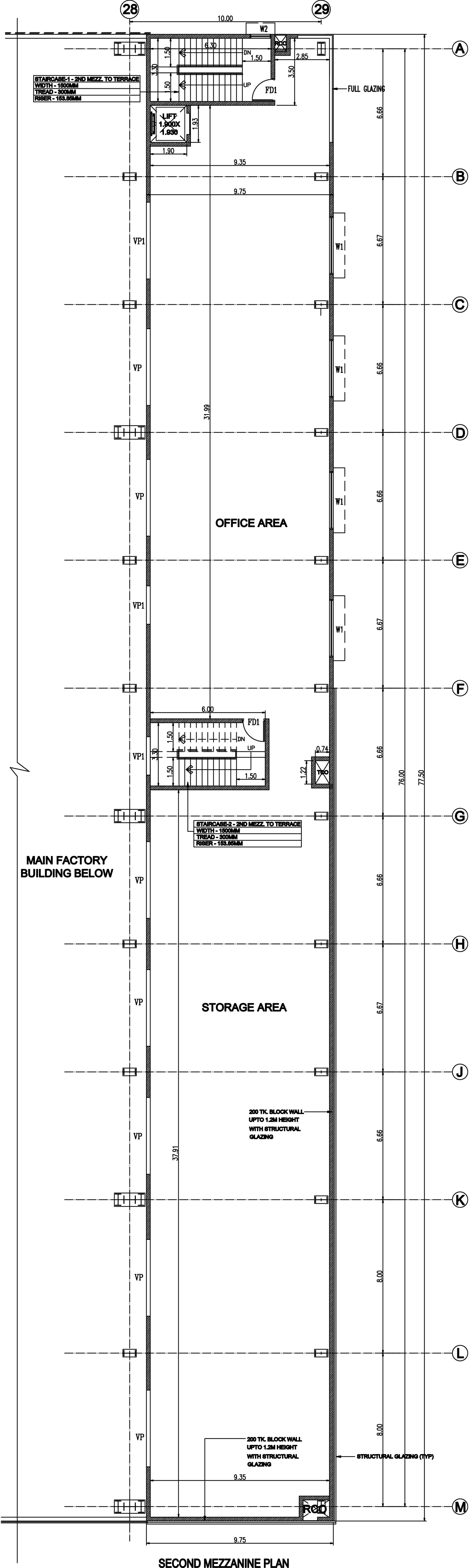
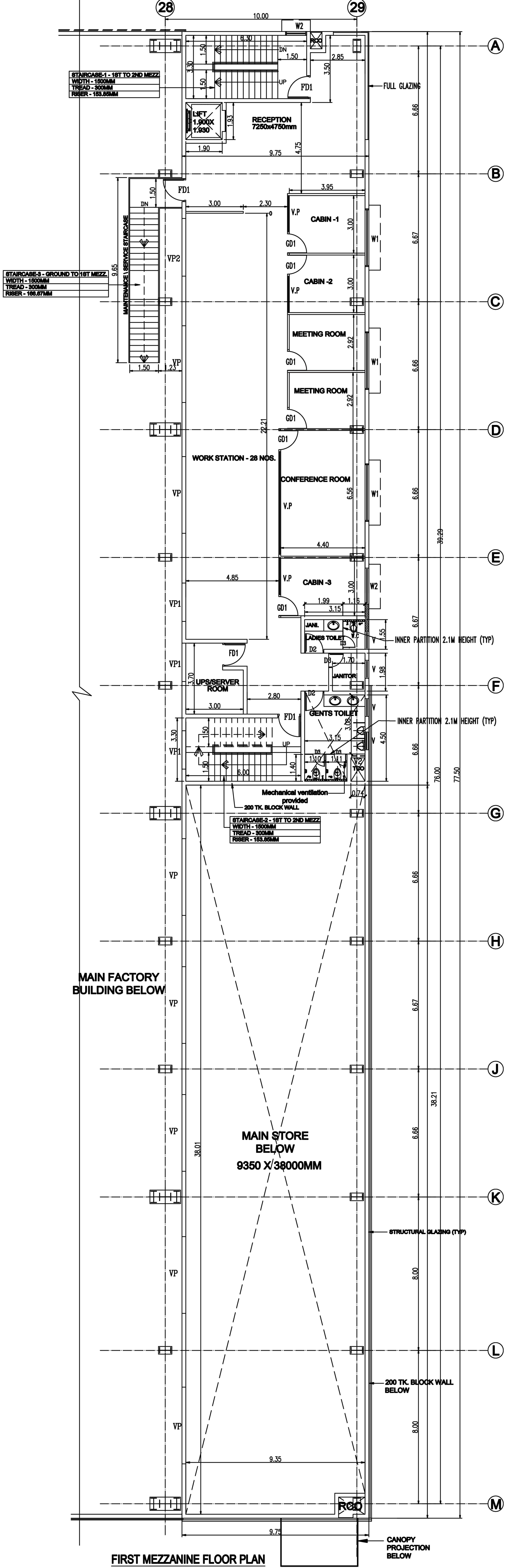


REGISTERED STRUCTURAL ENGINEER :

e lu
Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED STRUCTURAL ENGINEER
CMDA Registration No.SE/IGR.I/19/05/132
DTCF Registration No.CGLRGN/SE/IG-I/2019/07/025
No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.

ARCHITECT / REGISTERED ENGINEER :

a
Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED ARCHITECT
CA/75/1521
CMDA Registration No.RA/IGR.I/19/05/215
DTCF Registration No.CGLRGN/RA/IGr-1/2019/07/024
No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.



MAIN FACTORY BUILDING
GROUND FLOOR & ROOF PLAN

PROPOSED BUILDING AT SURVEY NOS. 199PT, 200PT, 201PT AND 202PT,
PLOT NO. 12 & 13 PT, SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR
(PHASE - IV - MAMBAKKAM), MAMBAKKAM VILLAGE, SRIPERUMBUDUR
TALUK, KANCHEEPURAM DISTRICT - 602 106.

SIPCOT APPROVED LAYOUT NUMBER : 42/2024

NOTE : ALL DIMENSIONS AREA IN METRE

MANUFACTURE OF TIPPER, TRAILER, LOAD BODY & TANKER

INDUSTRY CATEGORY : ORANGE

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED
FOR ENTIRE BUILDING

LIST OF MACHINERY				
CONNECTED LOAD DETAILS				
S.NO	NAME OF MACHINERY	QUANTITY	LOAD CAPACITY INDIVIDUAL-HP	LOAD CAPACITY Total-HP
1	Coy. - Welding Machine	80	3.02	241.6
2	Screw Compressor-1	1	50.29	50.29
3	Screw Compressor-2	1	30.17	30.17
4	Screw Compressor-3	1	7.38	7.38
5	Cyclone Filter	1	15.09	15.09
6	Shearing Machine - 1 & 2	2	30.17	60.34
7	Press Break Machine - 1 & 2	2	30.17	60.34
8	CNC Plasma - 1	1	10.06	10.06
9	Saw Welding Machine - 1	1	134.1	134.1
10	Power Press	1	2.51	2.51
11	EOT Crane - 5.0 Ton	1	1.84	1.84
12	EOT Crane - 3.2 Ton	12	1.24	14.88
13	EOT Crane - 7.5 Ton - (1 Number in vehicle mounting Building)	8	2.51	20.08
14	Radial Drilling Machine	1	3.69	3.69
15	Power Hack Saw Machine - 1&2	2	1.26	2.52
16	Hydraulic Power Pack	5	5.03	25.15
17	Hydraulic pump	1	1.24	1.24
18	Auto Blasting Machine	1	201.15	201.15
19	Cut Off Machine	2	4.96	9.92
20	STP - PUMP	1	10.06	10.06
21	Manual Blasting Booth	1	10.06	10.06
22	Painting Booth - 1 & 2	2	29.5	59
23	Oven - Drying oven booth-1 & 2	2	20.12	40.24
			Total (HP)	1011.71

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	6000 x 6000
RS2	ROLLING SHUTTER	3500 x 6000
RS3	ROLLING SHUTTER	2500 x 3000
RS4	ROLLING SHUTTER	3500 x 5000
F01	FIRE DOOR (TWO HOURS)	1200 x 2400
F02	FIRE DOOR (TWO HOURS)	2000 x 2400
S0	SLIDING DOOR	12800 x 6000
W1	WINDOW	2000 x 1500
W2	WINDOW	1200 x 1500
LW	LOUVER WINDOW	1200 x 1500
VP	VISION PANEL	4000 x 1500
VP1	VISION PANEL	2000 x 1500
VP2	VISION PANEL	3000 x 1500
M0	MAIN DOOR (GLASS DOOR)	2000 x 2400
D0	DOOR	1500 x 2400
D1	DOOR	1200 x 2400
D2	DOOR	1000 x 600
D3	DOOR	750 x 600
G0	GLASS DOOR	1200 x 2400
G01	GLASS DOOR	1000 x 2400
V	VENTILATOR	1000 x 600
V1	VENTILATOR	2000 x 600
V2	VENTILATOR	700 x 600
T0	TRAP DOOR	600 x 1500
V3	VENTILATOR	4000 x 600

CLOUR INDEX :

EXISTING ☐
PROPOSED ☐
BOUNDARY ☐
ROAD DRIVEWAY ☐

REFERENCE :

SCALE : 1:200
DATE : 11.11.2024
DRAWN :
CHECKED :
APPROVED :



APPLICANT :

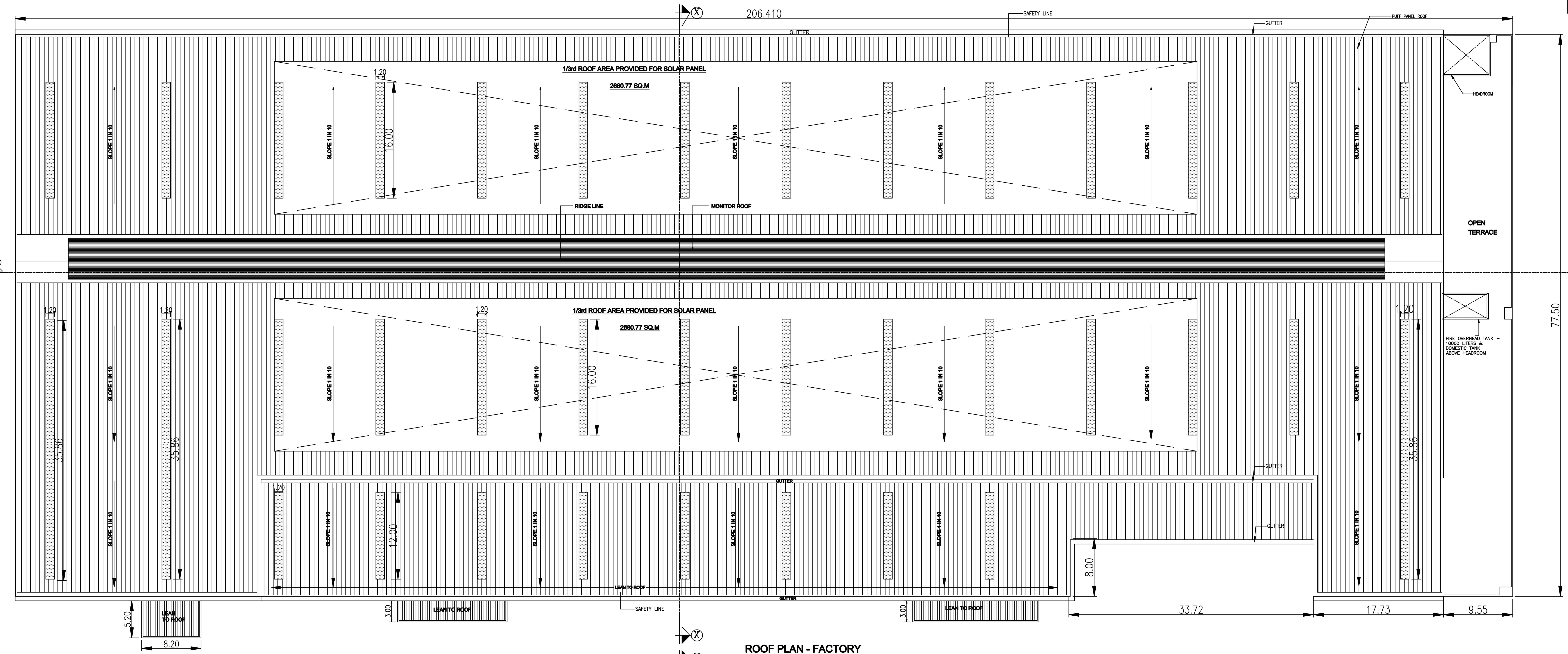


REGISTERED STRUCTURAL ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.,
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED STRUCTURAL ENGINEER
CMDA Registration No.CGLRGN/RA/Gr-I/19/05/152
DTCP Registration No.CGLRGN/SE/Gr-I/2019/07/025
No.10, Karpagamal Nagar, Myslapore, Chennai- 600 004.

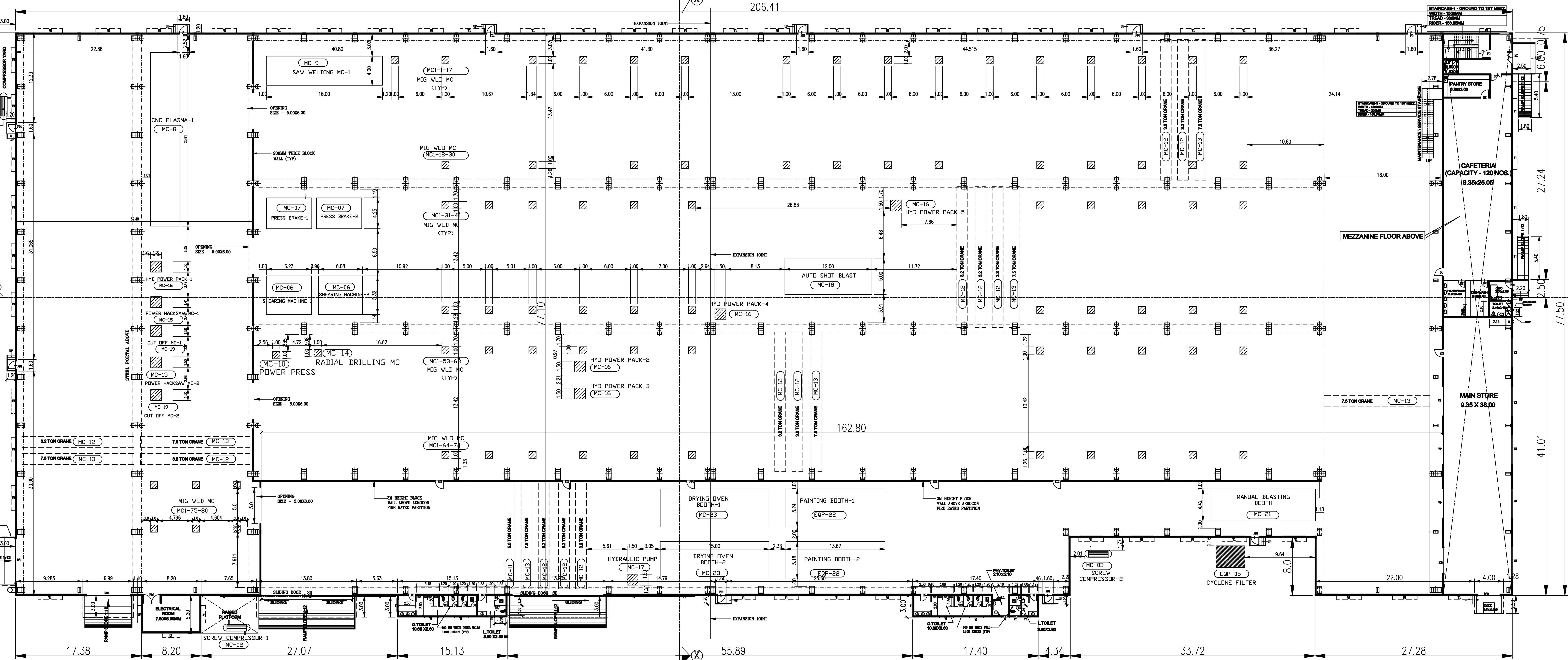
ARCHITECT / REGISTERED ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech., (Hons), M.S. (I.L.L.), Ph.D.,
Assoc.M.Am.Soc. C.E., F.I.E., F.I.V.,
REGISTERED ARCHITECT
CA/75/1521
CMDA Registration No.CGLRGN/RA/Gr-I/19/05/152
DTCP Registration No.CGLRGN/RA/Gr-I/2019/07/024
No.10, Karpagamal Nagar, Myslapore, Chennai- 600 004.



ROOF PLAN - FACTORY

206.41



GROUND FLOOR PLAN - FACTORY

SITE PLAN

PROPOSED BUILDING AT SURVEY NOS. 199PT, 200PT, 201PT and 202 PT,
PLOT NO. 12 & 13 PT, SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR
(PHASE - IV - MAMBAKKAM), MAMBAKKAM VILLAGE, SRIPERUMBUDUR
TALUK, KANCHEEPURAM DISTRICT - 602 106.

SIPCOT APPROVED LAYOUT NUMBER : 42/2024

NOTE : ALL DIMENSIONS AREA IN METRE

MANUFACTURE OF TIPPER, TRAILER, LOAD BODY & TANKER

INDUSTRY CATEGORY : ORANGE

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

AREA STATEMENT DETAILS

PLOT AREA AS PER DOCUMENT : 48805.088 SQ.M / 12.06 ACRE
SUPER IMPOSED PLOT AREA : 48805.088 SQ.M / 12.06 ACRE

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	MAIN FACTORY BUILDING			
	FACORY	15854.23	-	15854.23
	CANOPY	208.93	-	208.93
	1ST MEZZANINE FLOOR	383.03	-	383.03
	2ND MEZZANINE FLOOR	755.63	-	755.63
2	SECURITY ROOM - 1	-	63.37	63.37
	HEADROOM AREA	-	6.25	6.25
3	ELECTRICAL PANEL ROOM	146.16	-	146.16
	CANOPY	6.72	-	6.72
4	PUMP ROOM	104.92	-	104.92
	SERVICE BUILDING	783.79	-	783.79
5	CANOPY	45.00	-	45.00
	VEHICLE MOUNTING	307.35	-	307.35
6	VEHICLE MOUNTING	307.35	-	307.35
	ARGON GAS TANK	-	137.7	137.7
7	STP	143.28	-	143.28
	OPEN TRANSFORMER YARD	-	50.00	50.00
TOTAL BUILT UP AREA		18720.04	247.32	18967.36

F.S.I = TOTAL BUILTUP AREA = 18720.04 = 0.384
PLOT AREA = 48805.088

PLOT COVERAGE = GROUND FLOOR COVERAGE AREA = 17513.88
PLOT AREA = 48805.088
= 35.88 %

WORKERS DETAILS

MALE WORKERS = 270

FEMALE WORKERS = 30

TOTAL = 300

COLOUR INDEX :

EXISTING

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:400

DATE : 30.05.2024

DRAWN :

CHECKED :

APPROVED :



APPLICANT :



REGISTERED STRUCTURAL ENGINEER :

Dr. C.N. SRINIVASAN

B.Tech., (Hons), M.S. (IIT), Ph.D.

Assoc.M.Am.Soc.C.E., F.I.E., F.I.V.,

REGISTERED STRUCTURAL ENGINEER

CMDA Registration No.SRGR/J1918/05/132

DTCP Registration No.CGLRGN/REG-12/2019/07025

No.10, Karpagamal Nagar, Mylapore, Chennai- 600 014.

ARCHITECT / REGISTERED ENGINEER :

Dr. C.N. SRINIVASAN

B.Tech., (Hons), M.S. (IIT), Ph.D.

Assoc.M.Am.Soc.C.E., F.I.E., F.I.V.,

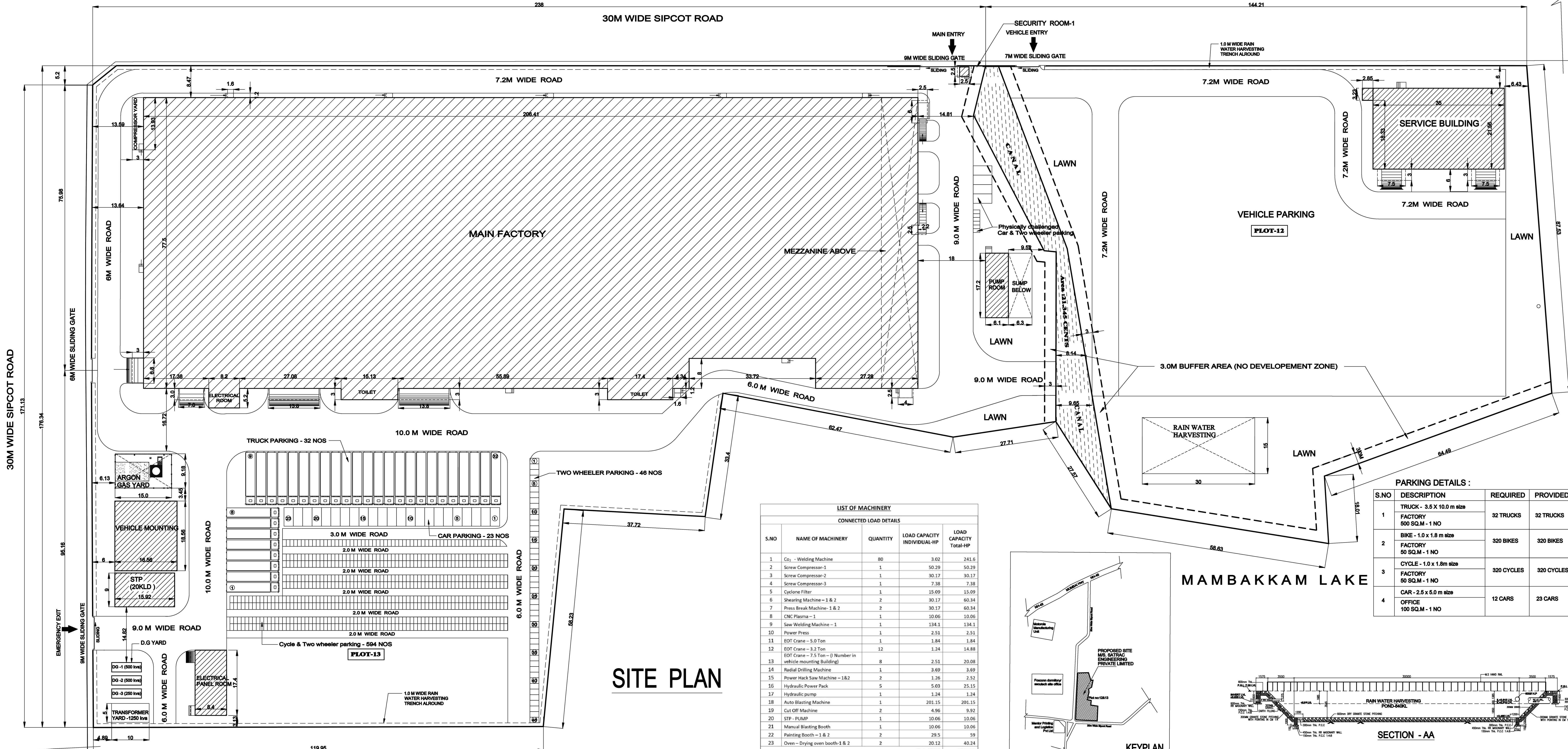
REGISTERED ARCHITECT

CA/75/1521

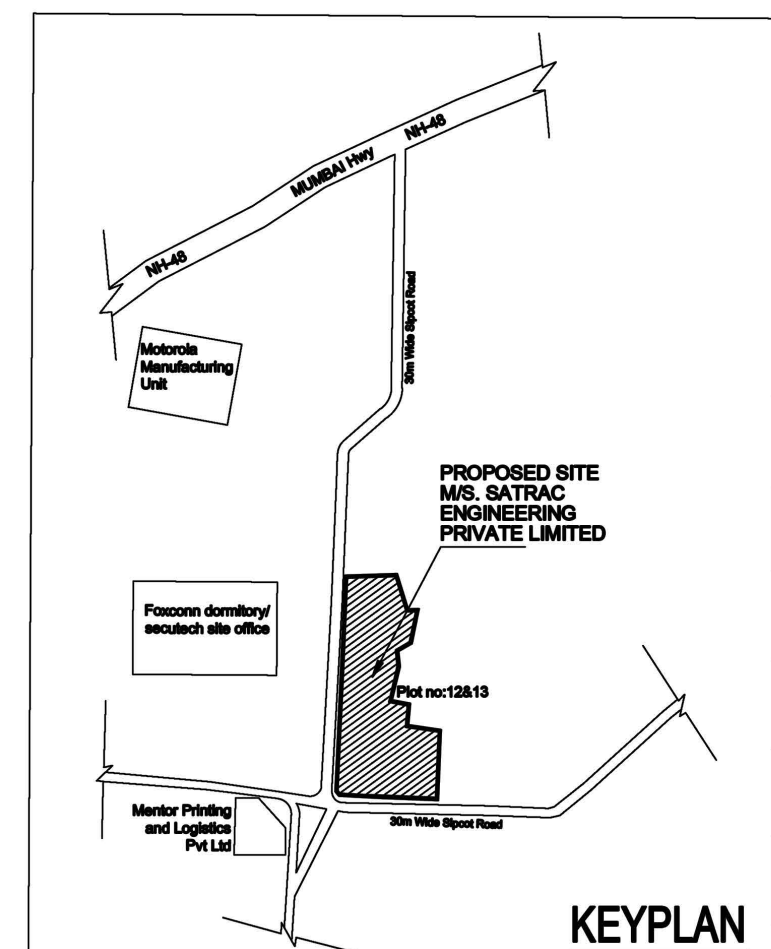
CMDA Registration No.RA/Gr.I/19/05/215

DTCP Registration No.CGLRGN/RA/Gr-1/2019/07024

No.10, Karpagamal Nagar, Mylapore, Chennai- 600 004.



LIST OF MACHINERY				
CONNECTED LOAD DETAILS				
S.NO	NAME OF MACHINERY	QUANTITY	LOAD CAPACITY INDIVIDUAL-HP	LOAD CAPACITY Total-HP
1	CO ₂ - Welding Machine	80	3.02	241.6
2	Screw Compressor-1	1	50.29	50.29
3	Screw Compressor-2	1	30.17	30.17
4	Screw Compressor-3	1	7.38	7.38
5	Cyclone Filter	1	15.09	15.09
6	Shearing Machine - 1 & 2	2	30.17	60.34
7	Press Break Machine- 1 & 2	2	30.17	60.34
8	CNC Plasma - 1	1	10.06	10.06
9	Saw Welding Machine - 1	1	134.1	134.1
10	Power Press	1	2.51	2.51
11	EOT Crane - 5.0 Ton	1	1.84	1.84
12	EOT Crane - 3.2 Ton	12	1.24	14.88
13	EOT Crane - 7.5 Ton - (1 Number in vehicle mounting Building)	8	2.51	20.08
14	Radial Drilling Machine	1	3.69	3.69
15	Power Hack Saw Machine - 1 & 2	2	1.26	2.52
16	Hydraulic Power Pack	5	5.03	25.15
17	Hydraulic pump	1	1.24	1.24
18	Auto Blasting Machine	1	201.15	201.15
19	Cut Off Machine	2	4.96	9.92
20	STP - PUMP	1	10.06	10.06
21	Manual Blasting Booth	1	10.06	10.06
22	Painting Booth - 1 & 2	2	29.5	59
23	Oven - Drying oven booth-1 & 2	2	20.12	40.24
			Total (HP)	1011.71

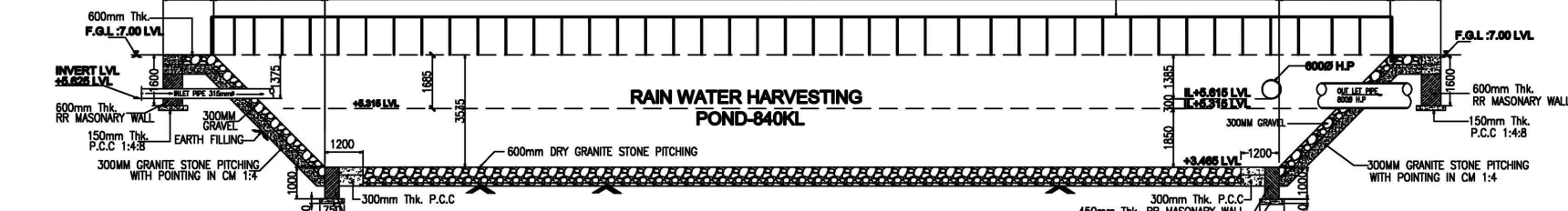


MAMBAKKAM LAKE

PARKING DETAILS :

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	TRUCK - 3.5 X 10.0 m size	32 TRUCKS	32 TRUCKS
2	FACTORY 500 SQ.M - 1 NO	320 BIKES	320 BIKES
	BIKE - 1.0 x 1.8 m size		
3	FACTORY 50 SQ.M - 1 NO	320 CYCLES	320 CYCLES
	CYCLE - 1.0 x 1.8m size		
4	CAR - 2.5 x 5.0 m size	12 CARS	23 CARS
	OFFICE 100 SQ.M - 1 NO		

SECTION - AA



SITE PLAN

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.

