

PP

APPROVAL RECORD

Planning Permission

Pillaipakkam
Kancheepuram district, Tamil Nadu

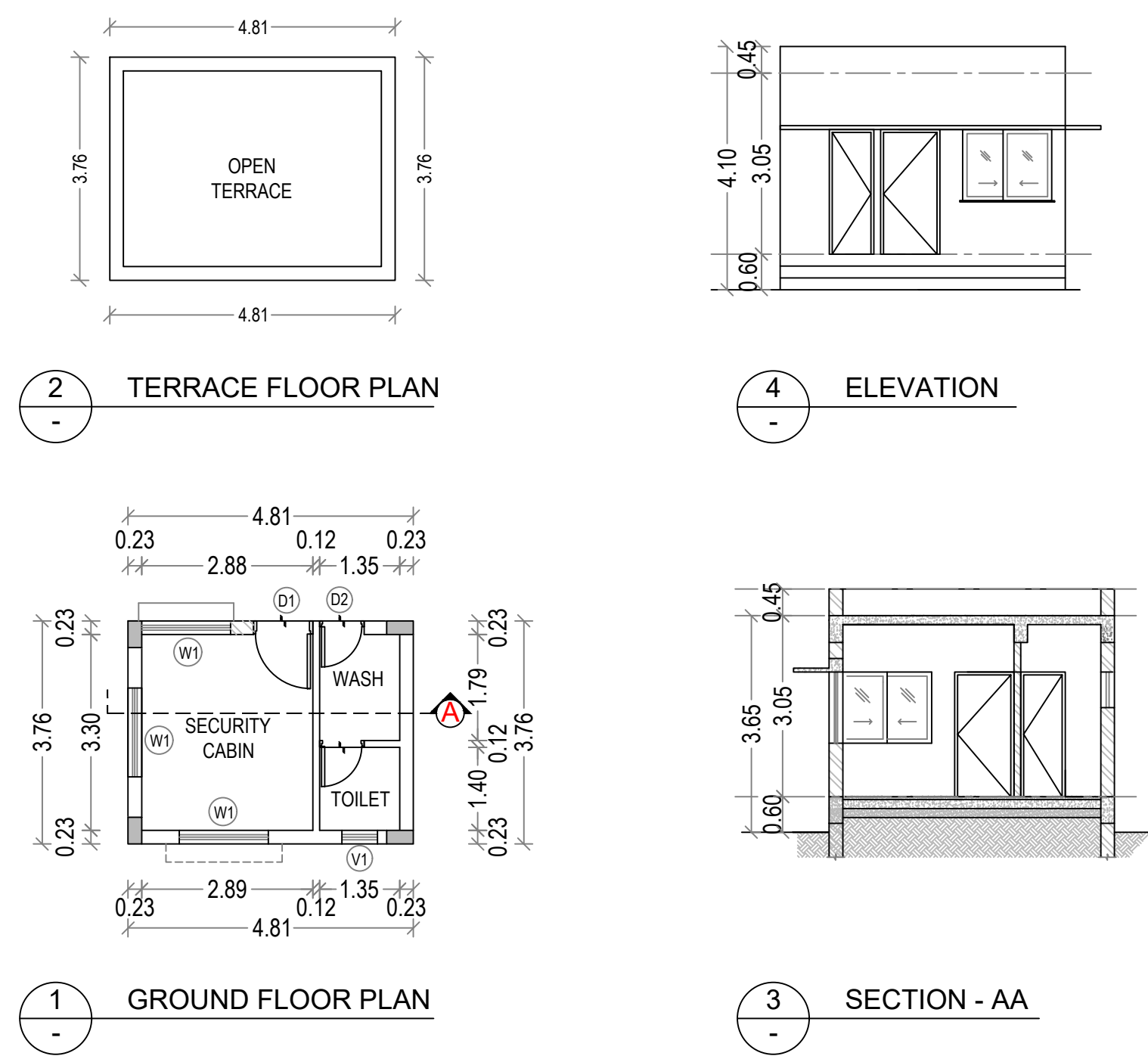
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

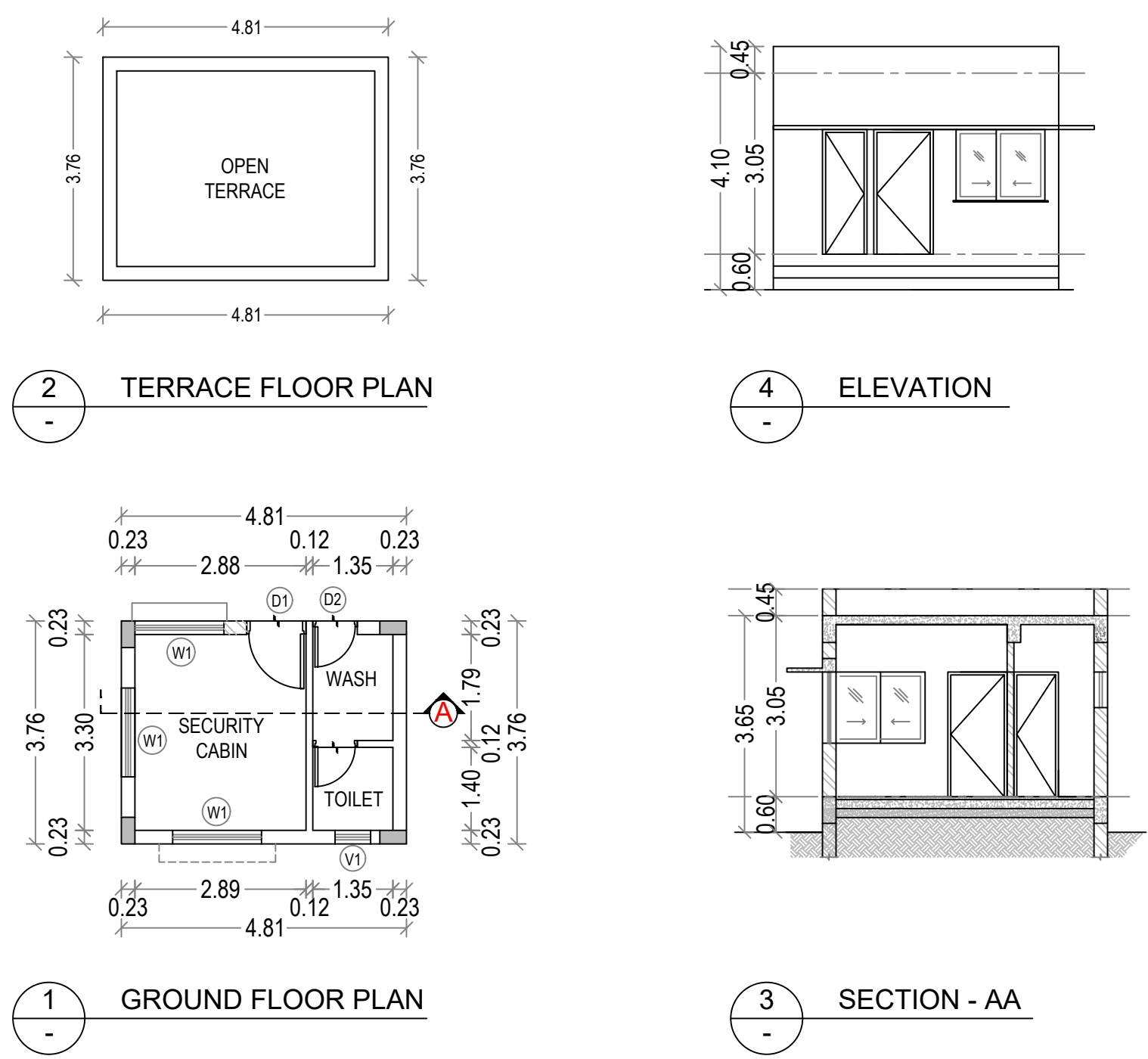
PURPOSE
Industrial

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

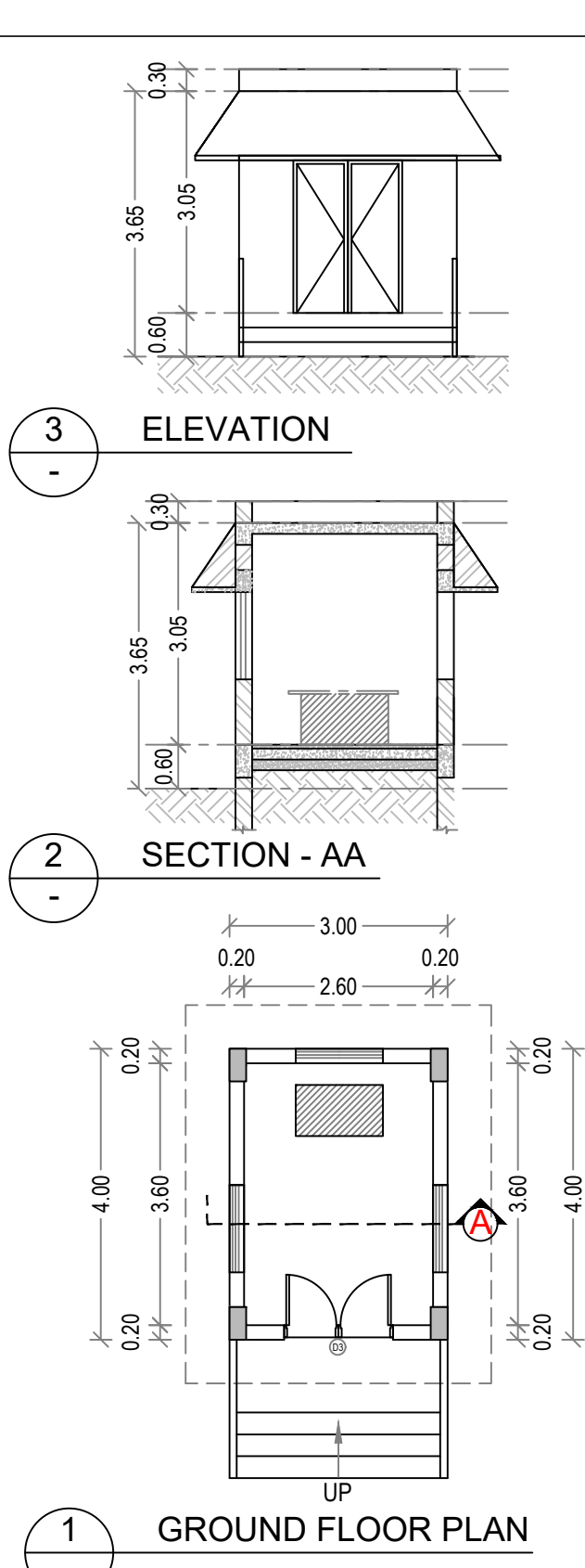
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



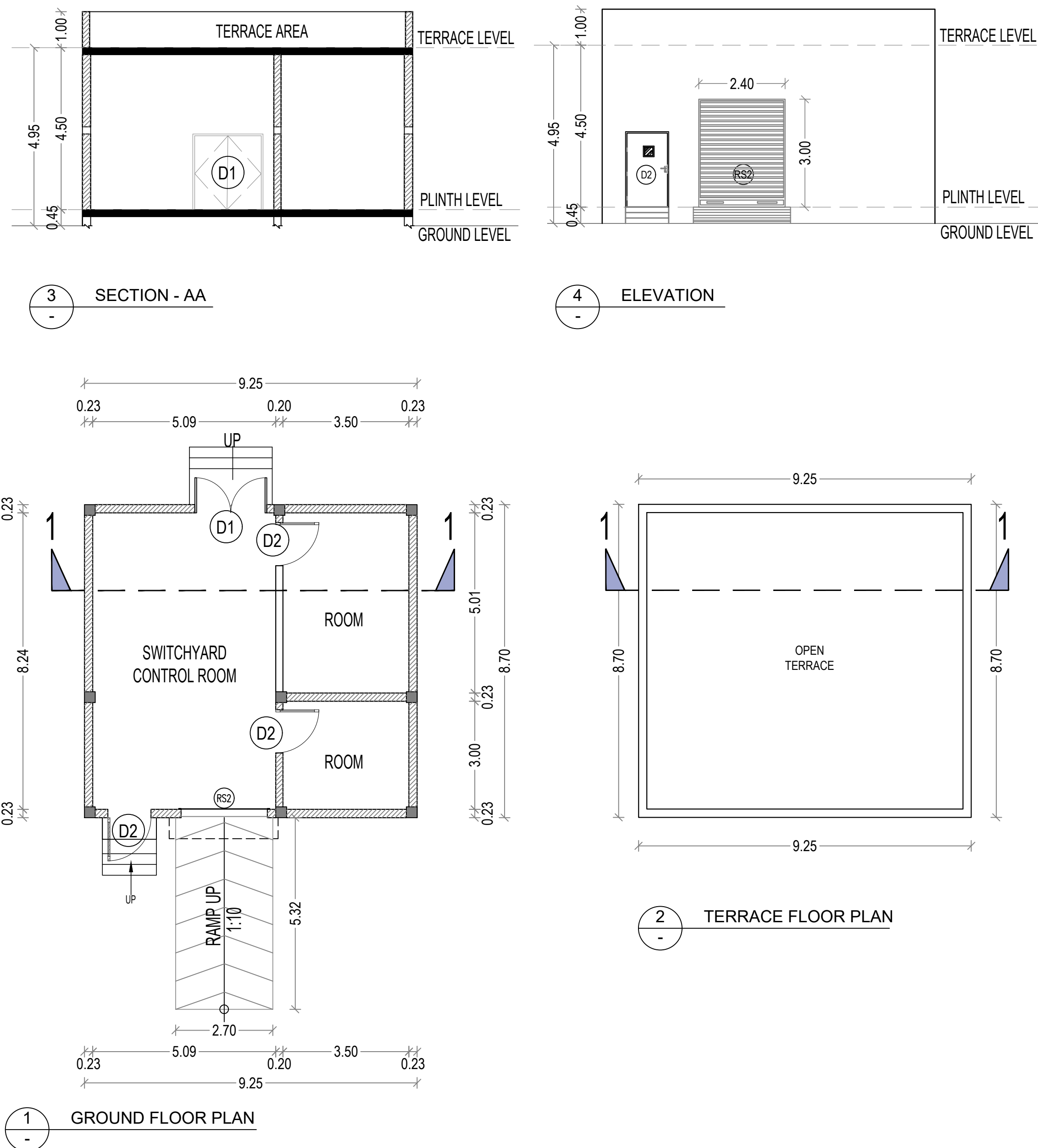
BLOCK - 1
GATE OFFICE



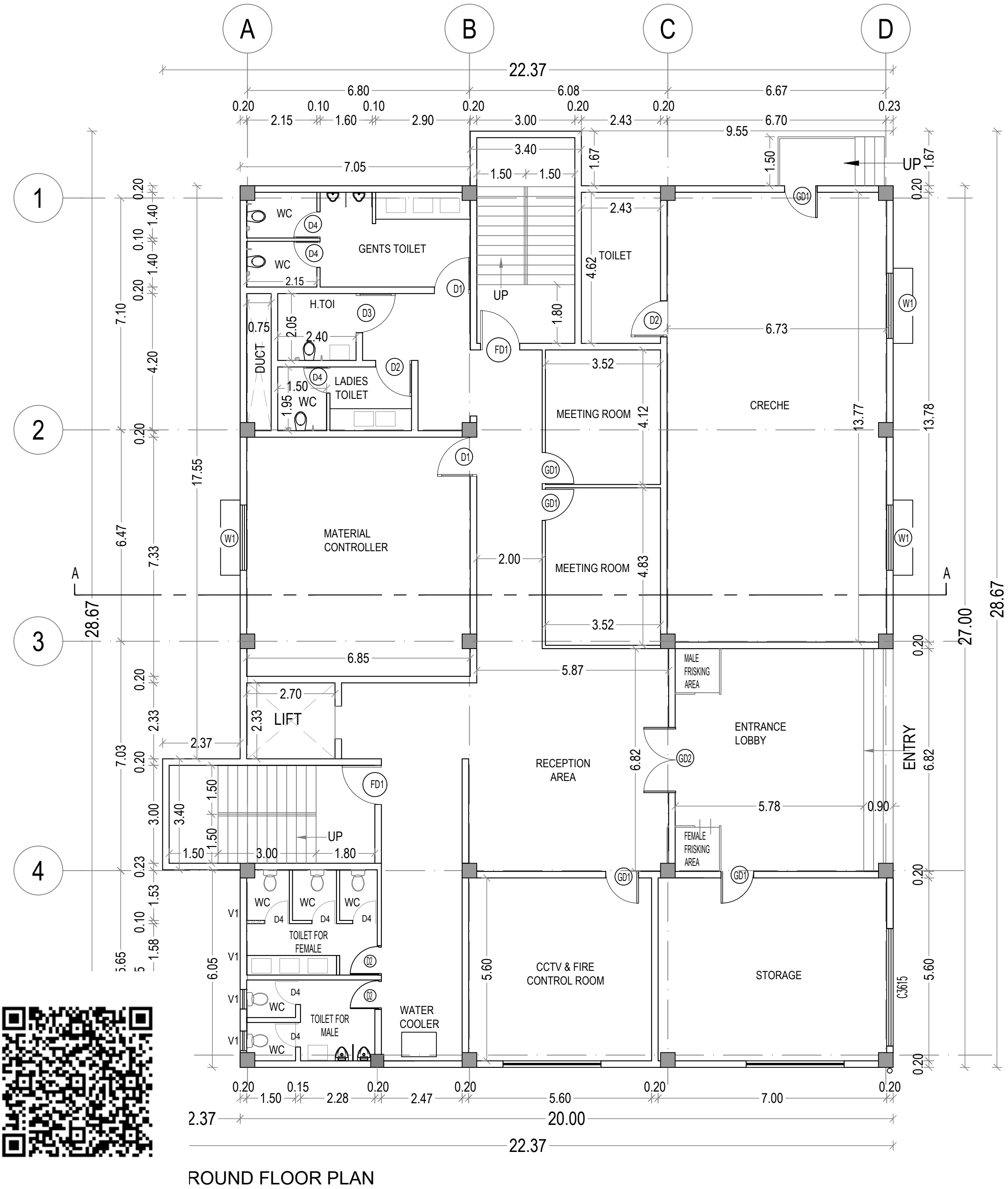
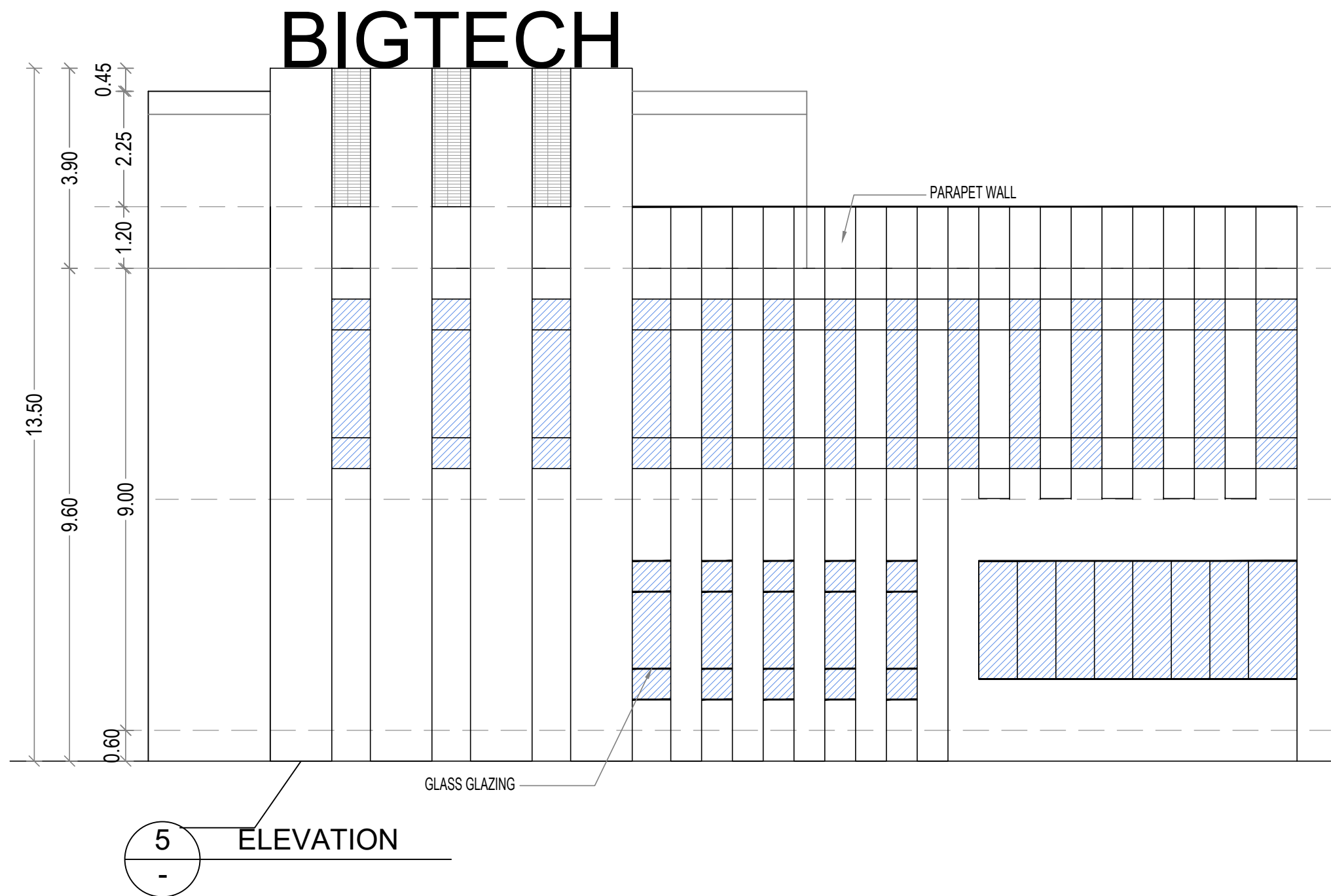
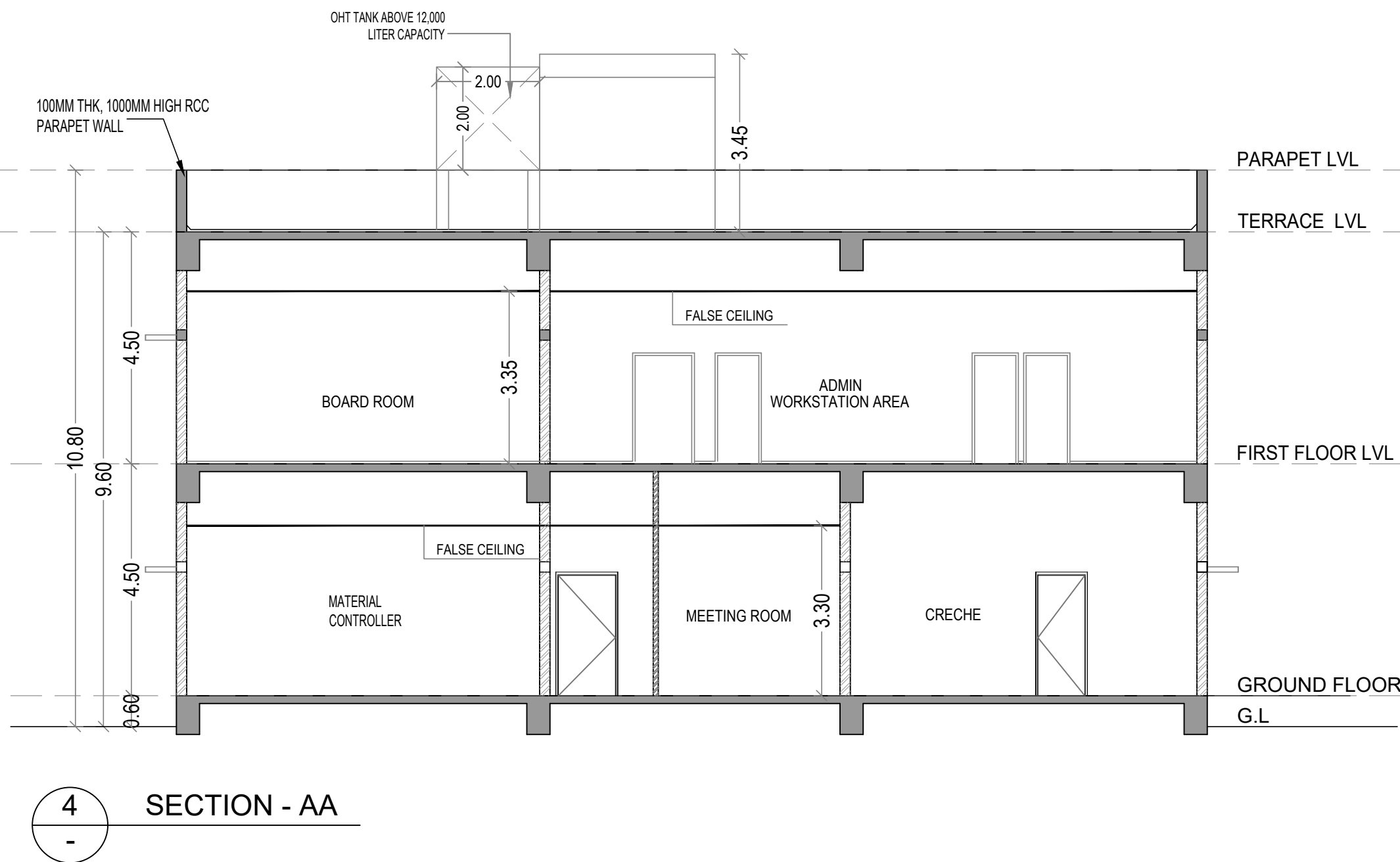
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GATE OFFICE



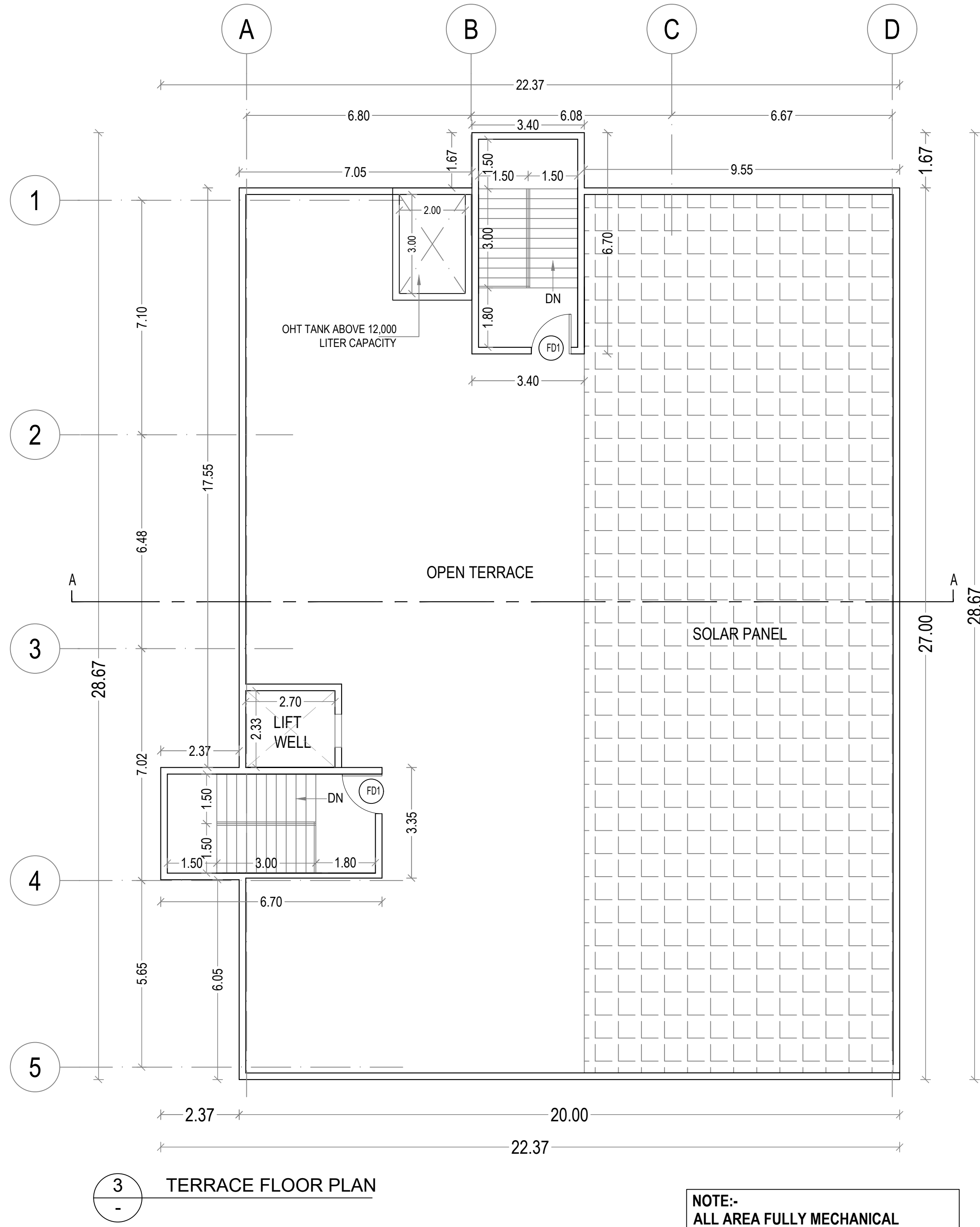
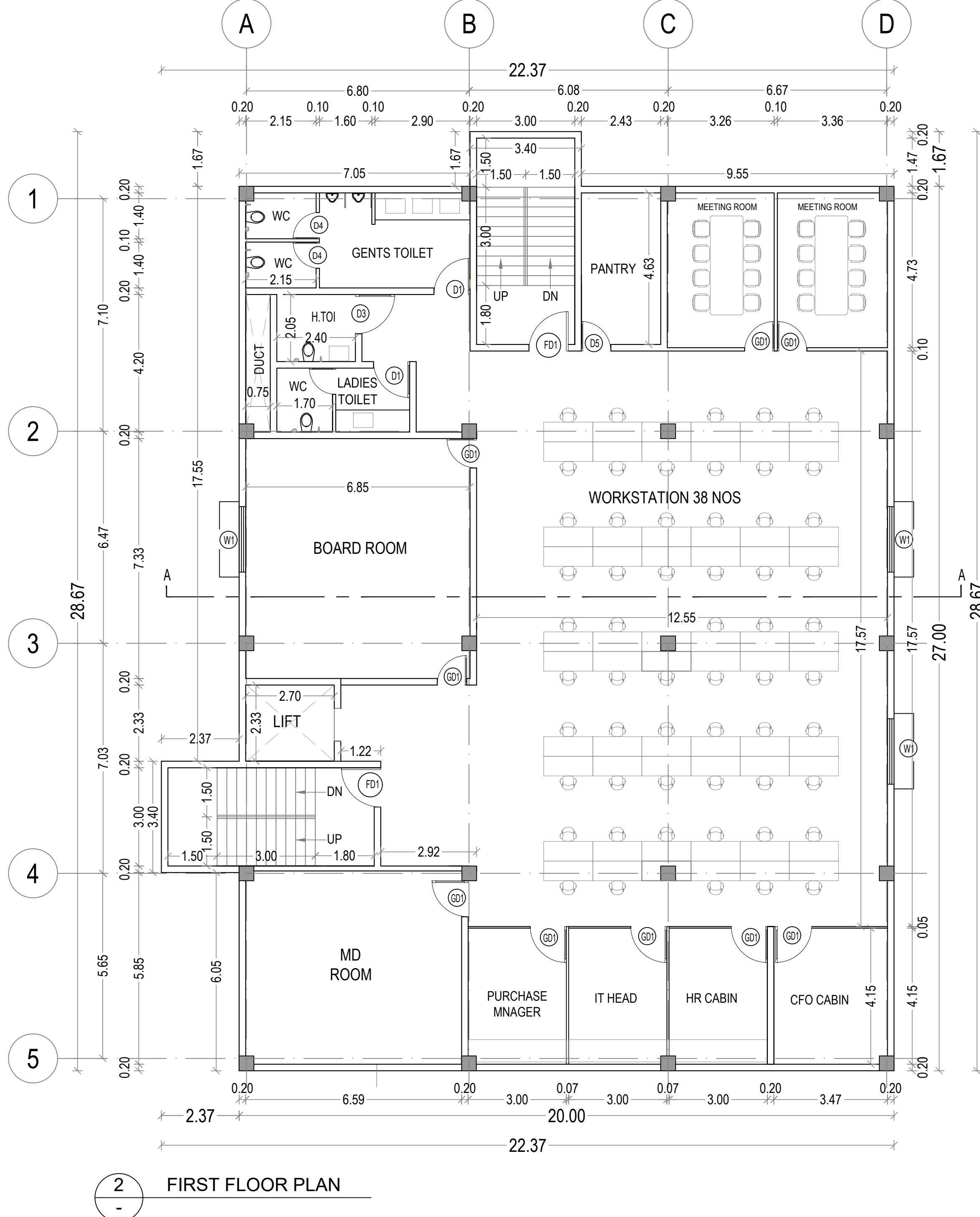
BLOCK - 8 (PRAYER HALL)



BLOCK - 7
SWITCH YARD CONTROL ROOM



BLOCK - 2
ADMIN & SECURITY BLOCK



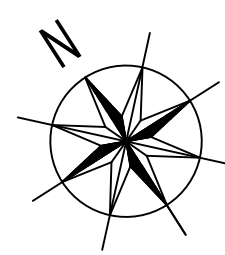
NOTE:-
ALL AREA FULLY MECHANICAL
VENTILATION CONDITIONED PROVIDED.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDINGS FOR 'M/S.BHARAT INNOVATIVE GLASS TECHNOLOGIES PVT LTD. AT PLOT NO - A-1/5, & A-1/6, SIPCOT INDUSTRIAL PARK, PILLAIPAKKAM.COMPRISED IN S.NO - 25 PT, 44 PT, 45 PT, 46A PT, 46B, 47A PT, 53 PT, 54A PT, 54B PT, 57 PT, 736 PT & 737 PT. OF PILLAIPAKKAM A & B VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TYPE OF INDUSTRY - UNDER RED CATEGORY
MANUFACTURE - MOBILE COVER GLASS
MANUFACTURING
APPROVED SIPCOT LAYOUT NO.104/2024.

COLOUR CODE :

PROPOSED BUILDING



OWNER

For Bharat Innovative Glass Technologies Pvt. Ltd.

[Signature]
Authorized Signatory

ARCHITECT

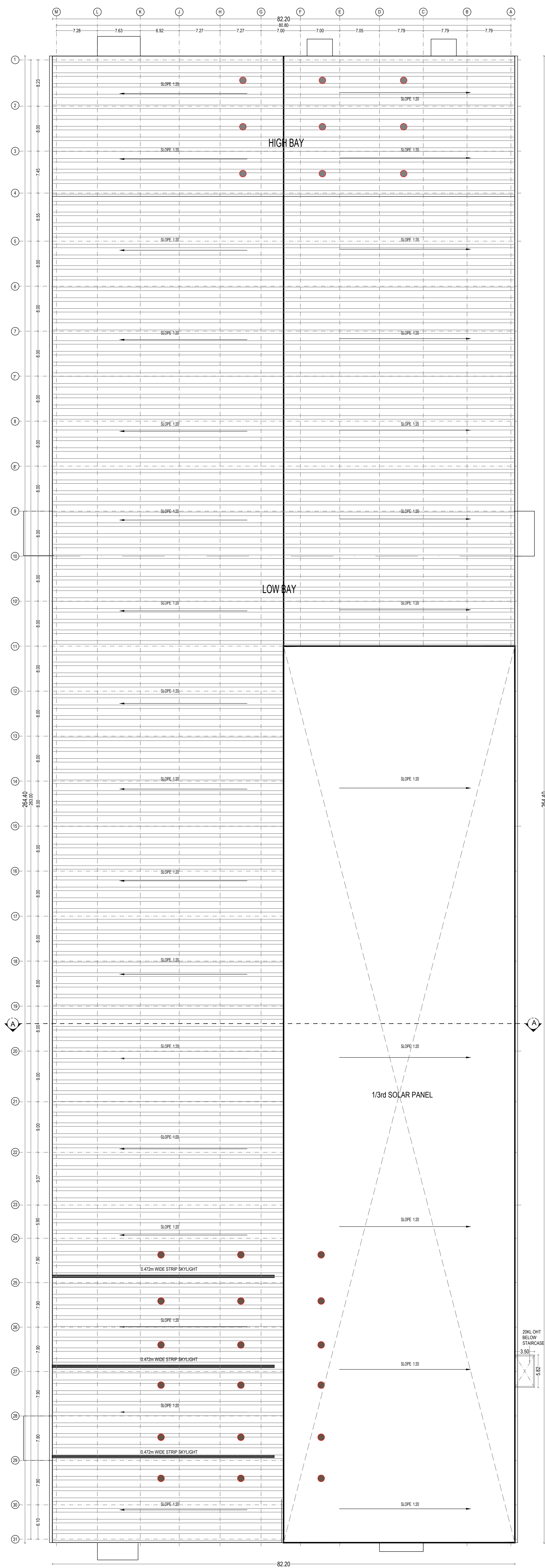
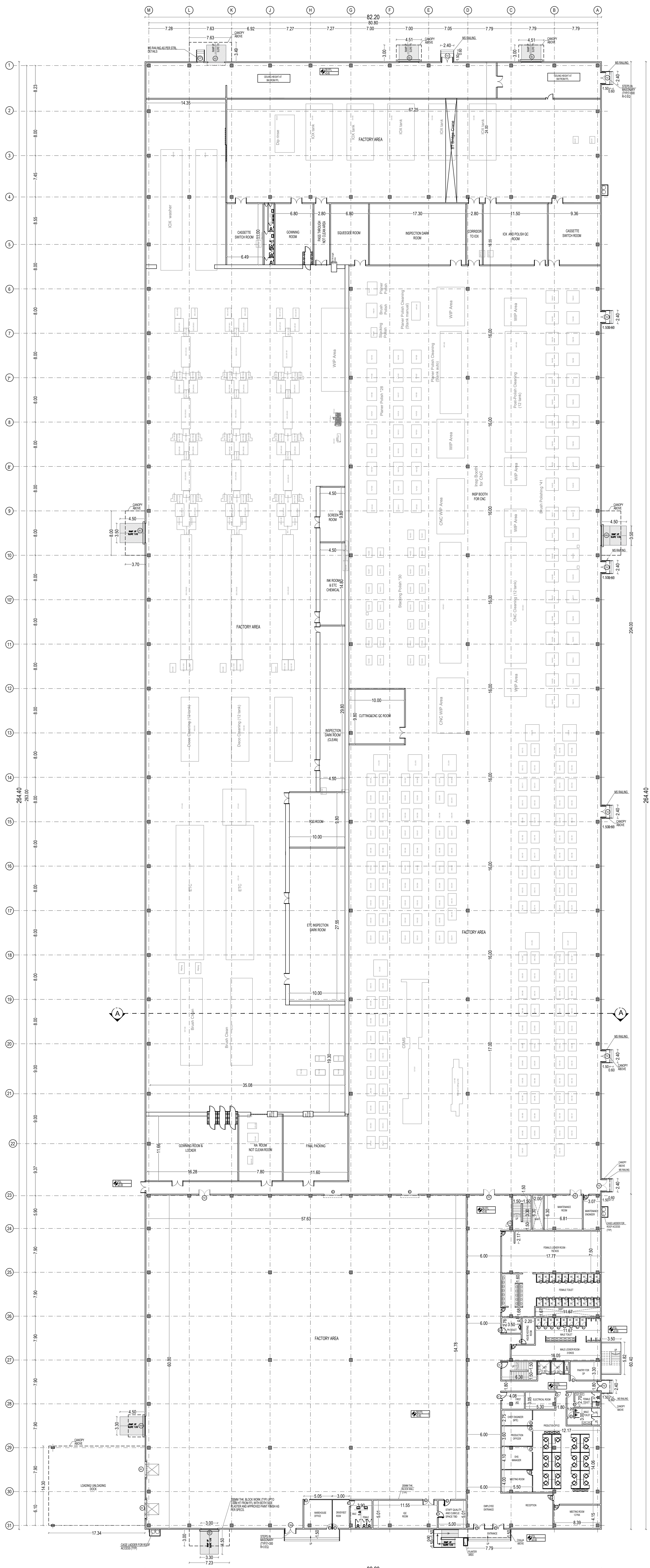
[Signature]
K. JAMAL MOHIDEEN, B.Arch.
Registered Architect - CA/83/07686
New No:-15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile: 9840098425
E-mail: rjarchitects@gmail.com

STRUCTURAL ENGINEER

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ES. KUMAR, M.Tech. - Structures
DTCP Structural Engineer - Grade-1,
Reg. No. COG/RS/SEI/01-11/2019/04/001
97-B/1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Metamajur
Chengalpattu - 603 003
Cell: 9840448613

BLOCK - 1,2,3,7 & 8
FLOOR PLANS, SECTION & ELEVATION
SCALE - 1:100

SHEET NO - 2/8



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDINGS FOR 'M/S.BHARAT INNOVATIVE GLASS TECHNOLOGIES PVT LTD. AT PLOT NO - A-1/5, & A-1/6, SIPCOT INDUSTRIAL PARK, PILLAIAPPAKKAM.COMPRSED IN S.NO - 25 PT, 44 PT, 45 PT, 46A PT, 46B, 47A PT, 53 PT, 54A PT, 54B PT, 57 PT, 736 PT & 737 PT. OF PILLAIAPPAKKAM A & B VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TYPE OF INDUSTRY - UNDER RED CATEGORY
MANUFACTURE - MOBILE COVER GLASS MANUFACTURING
APPROVED SIPCOT LAYOUT NO.104/2024.

MACHINERY DETAILS			
S. No.	Equipment Name	Equip. Qty. (105K)	Equip. Connected Load in Kw (105K)
1	GFMS Auto Cutter line	1	55
2	GFMS-Cutter by manual filling	1	3
3	CNC	166	1162
4	CNC	2	800
5	Stacking Polishing	30	165
6	Brush Polishing	41	902
7	Planer Polishing	28	950
8	Polish Cleaning (Manual)	1	45
9	Polish Cleaning (Auto)	1	120
10	Polish Cleaning	1	400
11	Pre-IOX cassette Switch fixture	1	3
12	Pre-IOX cassette Adjust fixture	1	3
13	DIOX	5	950
14	Dry mix	1	320
15	Pre-IOX cassette Switch fixture	1	3
16	Cleaning after IOX	2	800
17	loader	6	24
18	transportation before pre-cure	9	137
19	transportation after pre-cure	9	103
20	transportation before printer, include transfer arm	18	410
21	BMI- Screen Printer	6	137
22	BMI, Ink block and Cassette hole-Screen Printer	18	410
23	DMC- Inkjet printer	6	160
24	Transportation before final cure	3	65
25	Surface curing	9	628
26	Final cure	3	750
27	Buffer	18	108
28	Unloader	6	24
29	Automatic cassette adjustment machine for decoration	3	6
30	NPI decoration	1	11
31	NPI oven	1	10
32	Cleaning after decoration	3	758
33	ETC-coater	2	44
34	ETC-oven	2	650
35	Cleaning after ETC	2	260
36	Packing machine	5	5
37	Central coolant	8	160
38	Auto cassette exchanger	1	2
39	Ink mixing work station	15	3
40	WFD measurement	3	3
41	Tx measurement gauge	1	0.25
42	Automatic image measuring instrument	1	1
43	Automatic image measuring instrument	3	3
44	Automatic image measuring instrument	1	1
45	Full-size visual rapid inspection equipment	3	5
46	Automatic image measuring instrument	4	6
47	Optical measurements	1	2
48	Water contact angle tester	1	0.25
49	Abrasion tester	1	1
50	High transparency tester	3	11
51	Thermal Shock	1	44
52	UV-A/UV-B tester	1	2
53	Boiling water tester	1	4
54	Salt water tester	1	4
55	HVAC and Chiller system load	1	3180
56	Air Compressor system	1	1042
57	Process Vacuum	1	70
58	Fire Pumps	1	250
59	PHI Pumps	1	216
60	STP	1	36
61	WTP + RO Plant	1	250
62	ETP	1	440
63	DI Water system	1	168
64	Scrubber system	1	458
65	Lift	4	30
66	Lighting Loads	1	132
TOTAL KW			18650
TOTAL HP			25000

TYPE	SIZE		SPECIFICATION
	WIDTH	HEIGHT	
GD1	2.00	2 1/2	FRAMELESS DOUBLE LEAF TOUGHENED GLASS DOOR
GD2	1.80	2 1/2	FRAMELESS DOUBLE LEAF TOUGHENED GLASS DOOR
D1	1.50	2 1/2	DOUBLE LEAF FLUSH DOOR WITH VISION PANEL
D2	1.50	2 1/2	SINGLE LEAF FLUSH DOOR WITH VISION PANEL
D3	1.00	2 1/2	SINGLE LEAF FLUSH DOOR
D4	1.00	2 1/2	SINGLE LEAF FLUSH DOOR
D5	0.75	2 1/2	SINGLE LEAF PVC DOOR
D6	1.00	2 1/2	DISABLE TOILET DOOR
LD	0.75	2 1/2	SINGLE LEAF LOUVERED DOOR
FD1	1.20	2 1/2	FIRE EXIT DOOR (SINGLE LEAF)
FD2	2.00	2 1/2	FIRE EXIT DOOR (DOUBLE LEAF)
RS1	3.00	3.00	ROLLING SHUTTER
RS2	3.50	3.50	ROLLING SHUTTER
RS3	3.50	3.00	ROLLING SHUTTER

COLOUR CODE :

PROPOSED BUILDING

OWNER

For Bharat Innovative Glass Technologies Pvt. Ltd.


Authorised Signatory

ARCHITECT

K. Jamal Mohideen
K. JAMAL MOHIDEEN, B.Arch.
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Chengalpattu - 603 003
Cell: 98 40 44 86 13

BLOCK - 11 - PRODUCTION FACTORY BUILDING

FLOOR PLANS

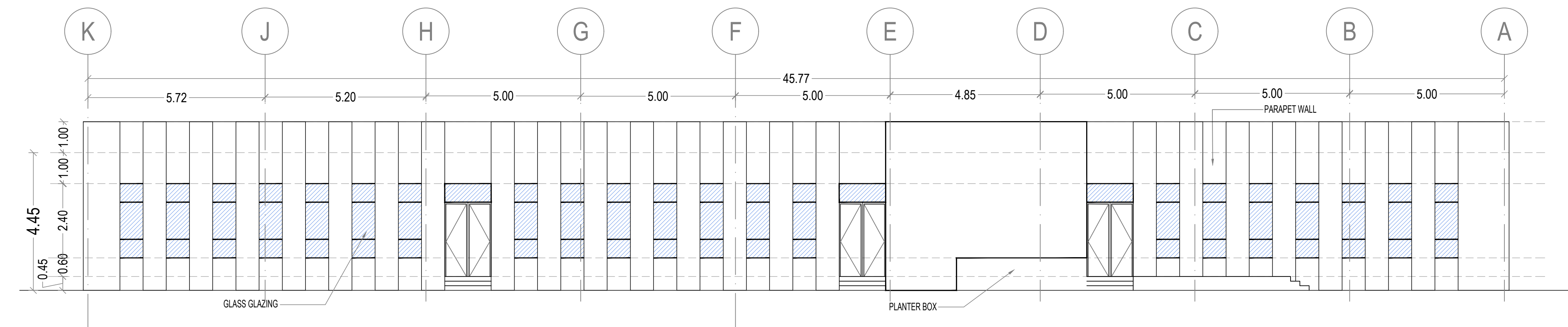
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SHEET NO - 3/8

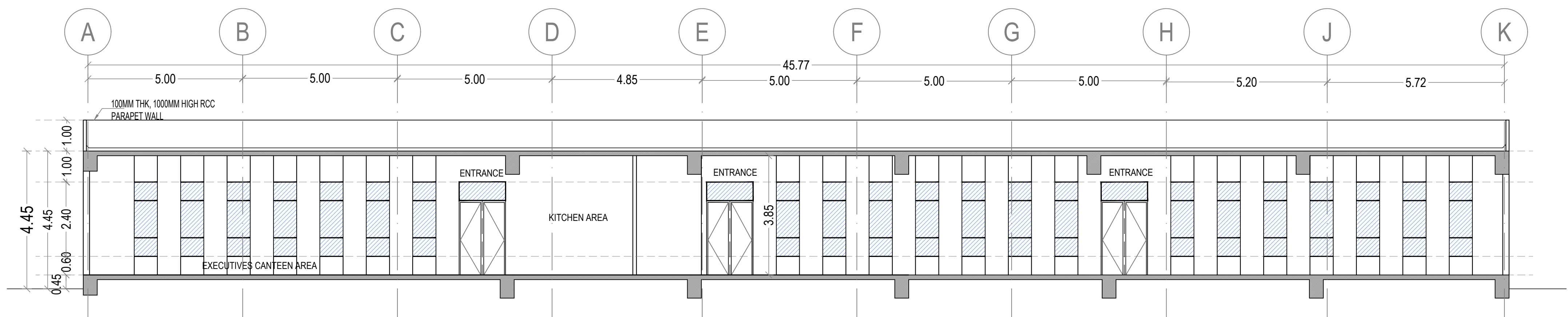
NOTE:-
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VENTILATION CONDITIONED PROVIDED



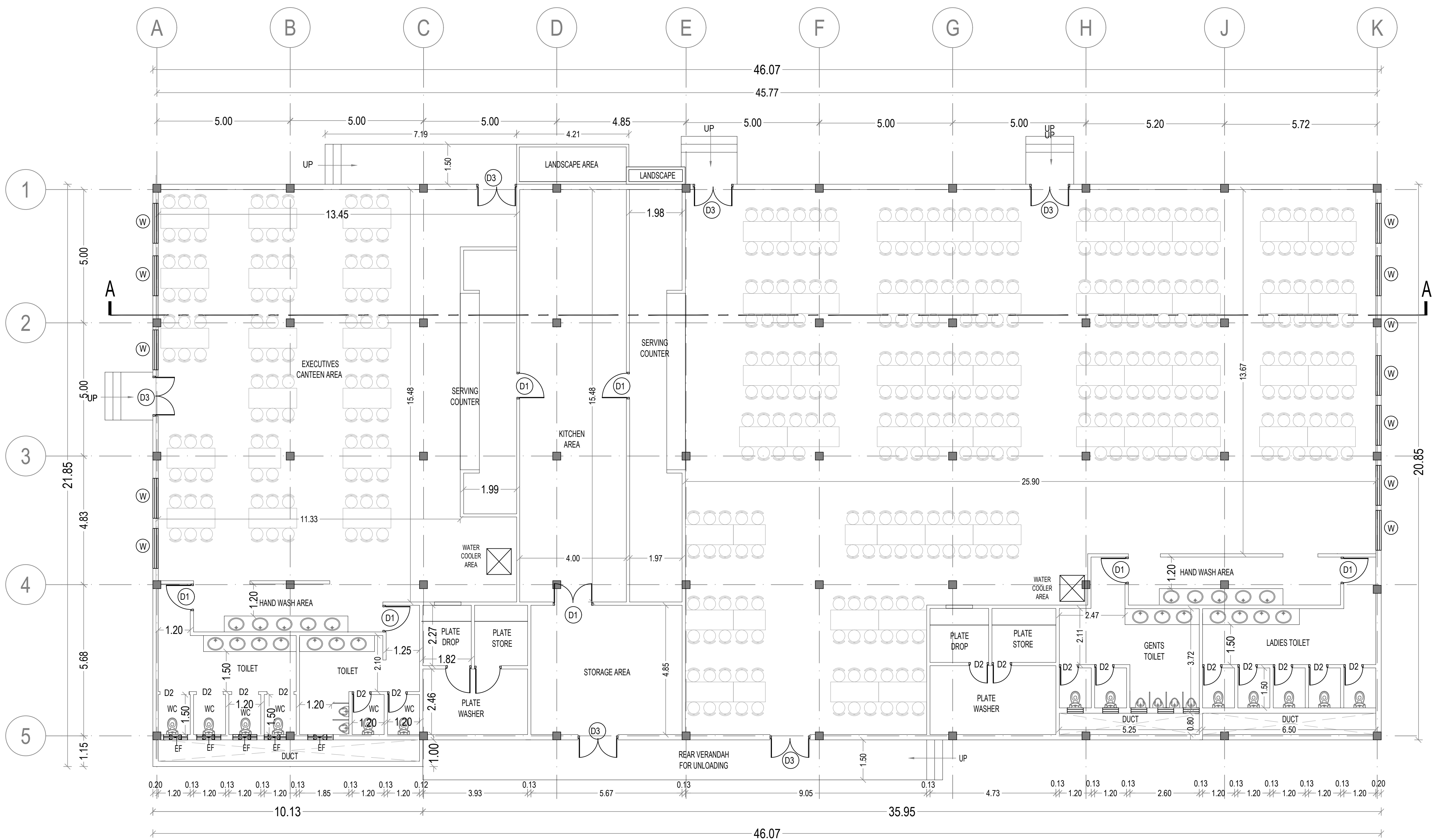
BLOCK - 11 - PRODUCTION FACTORY BUILDING FLOOR PLAN, SECTION & ELEVATION	
ED. SCALE - 1:100	SHEET NO - 4/7



4
ELEVATION

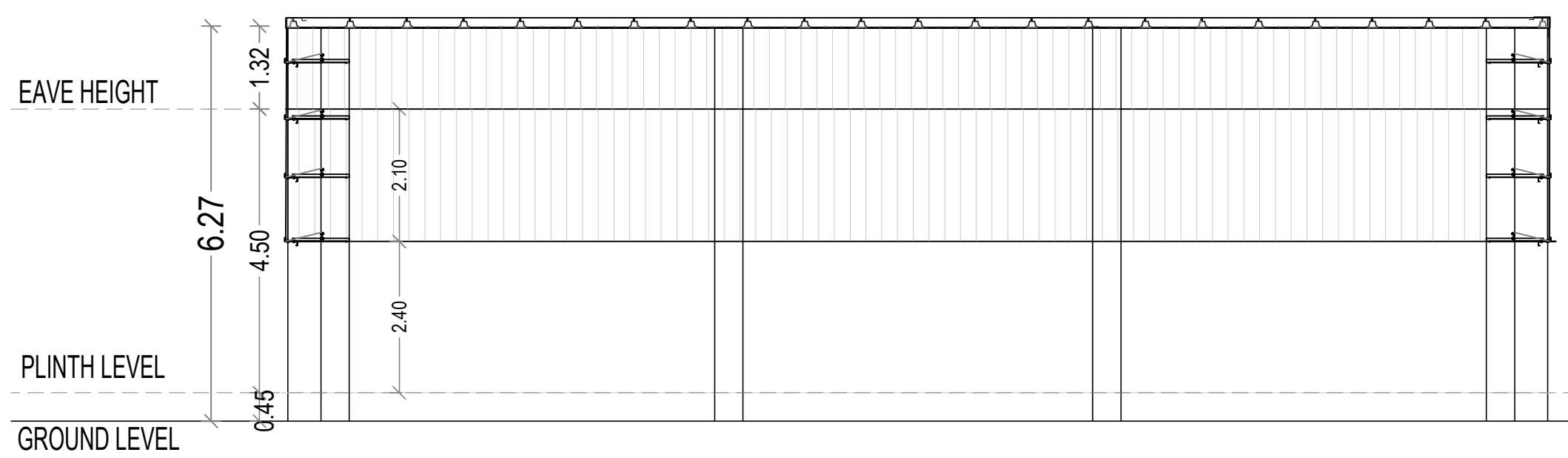


3
SECTION A-A

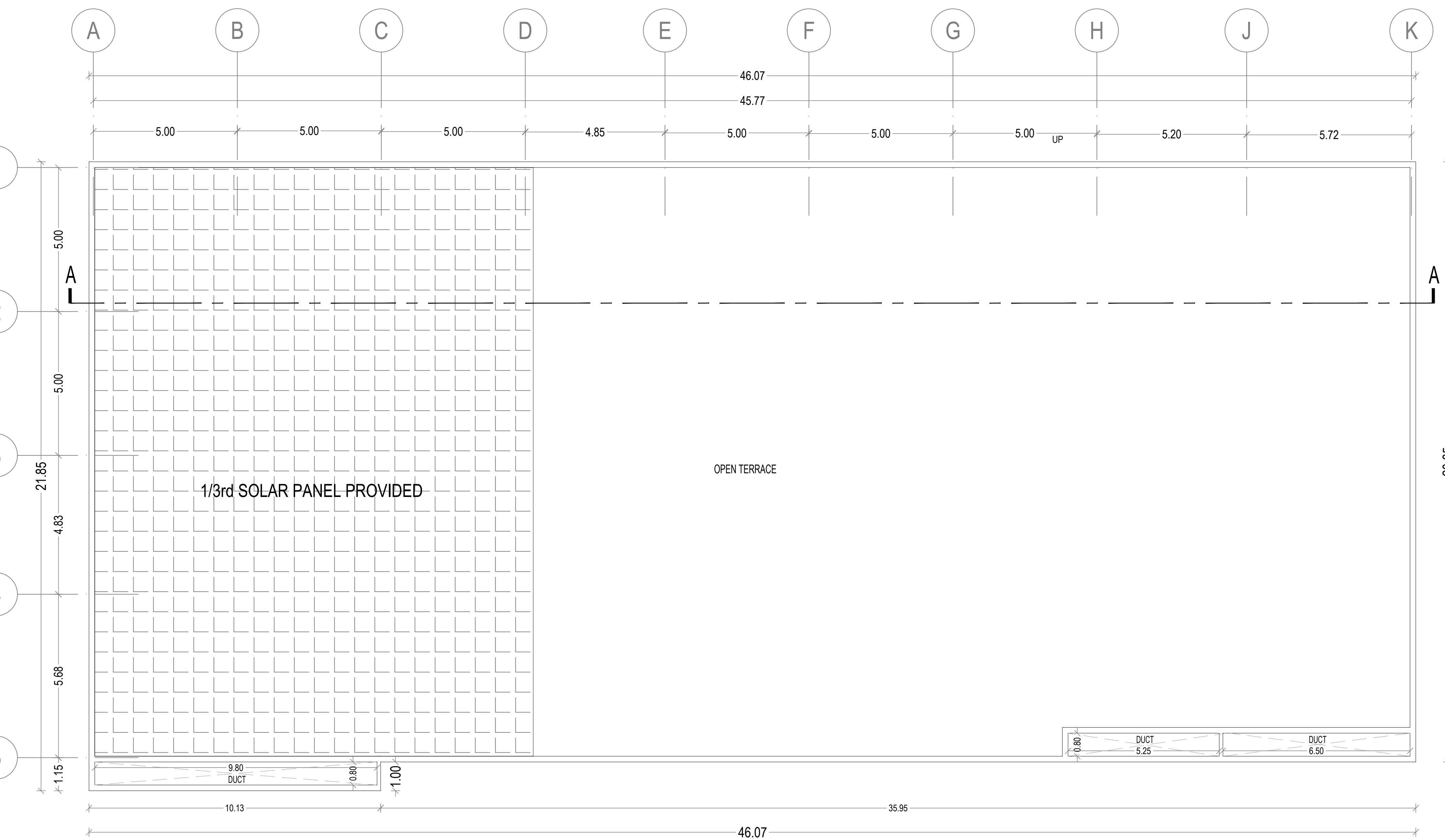


1
GROUND FLOOR PLAN

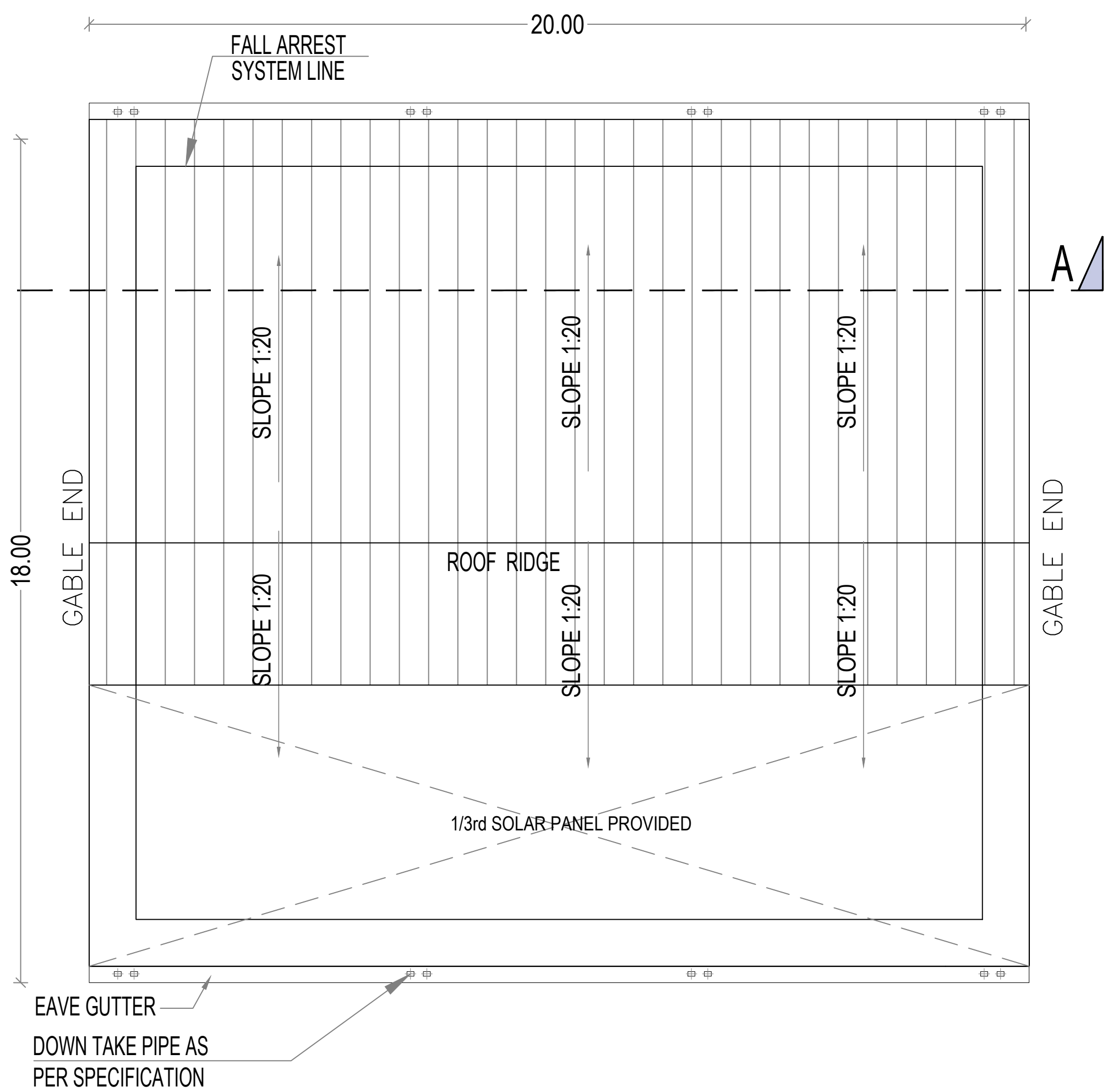
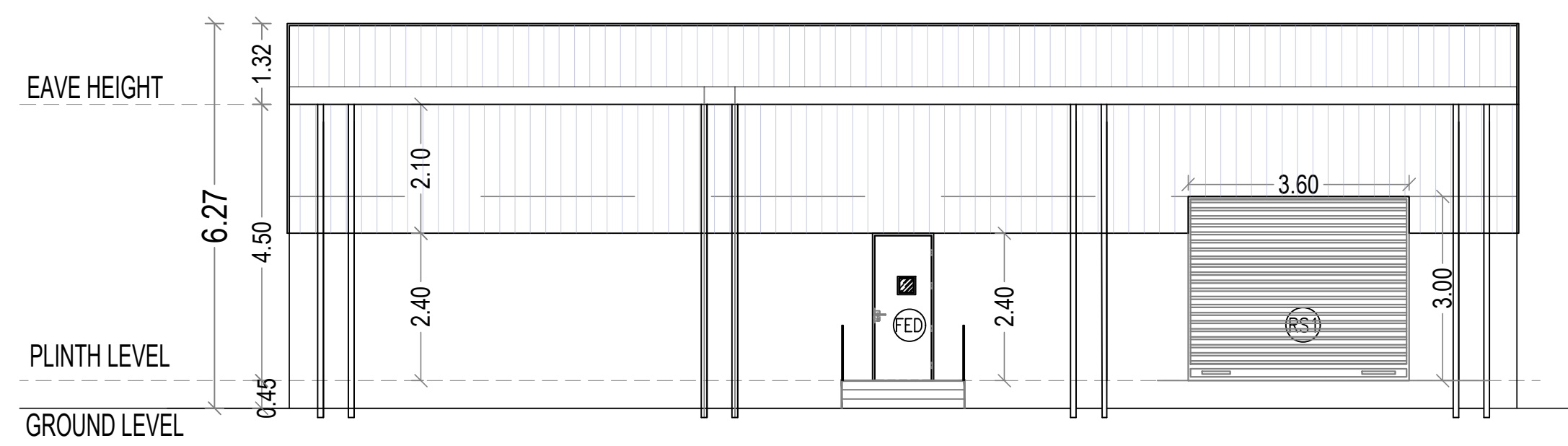
BLOCK - 9
CANTEN BUILDING



BLOCK - 19
PUMP ROOM



2
ROOF PLAN



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K. JAMAL MOHIDEEN
Authorized Signatory

ARCHITECT

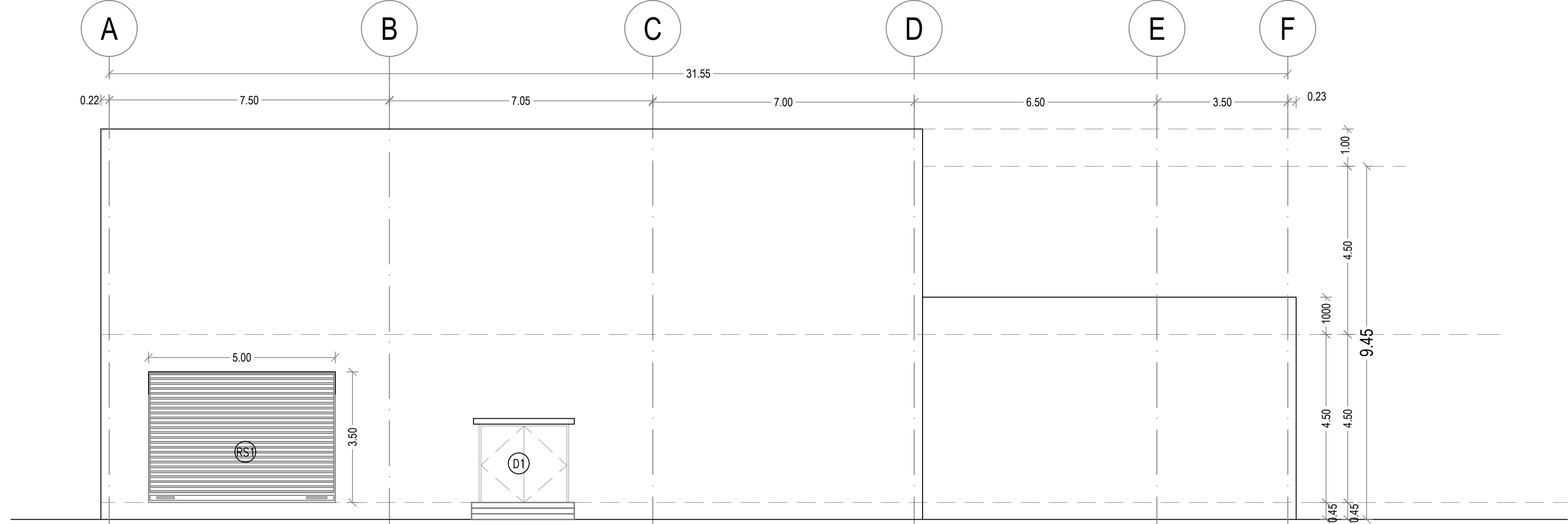
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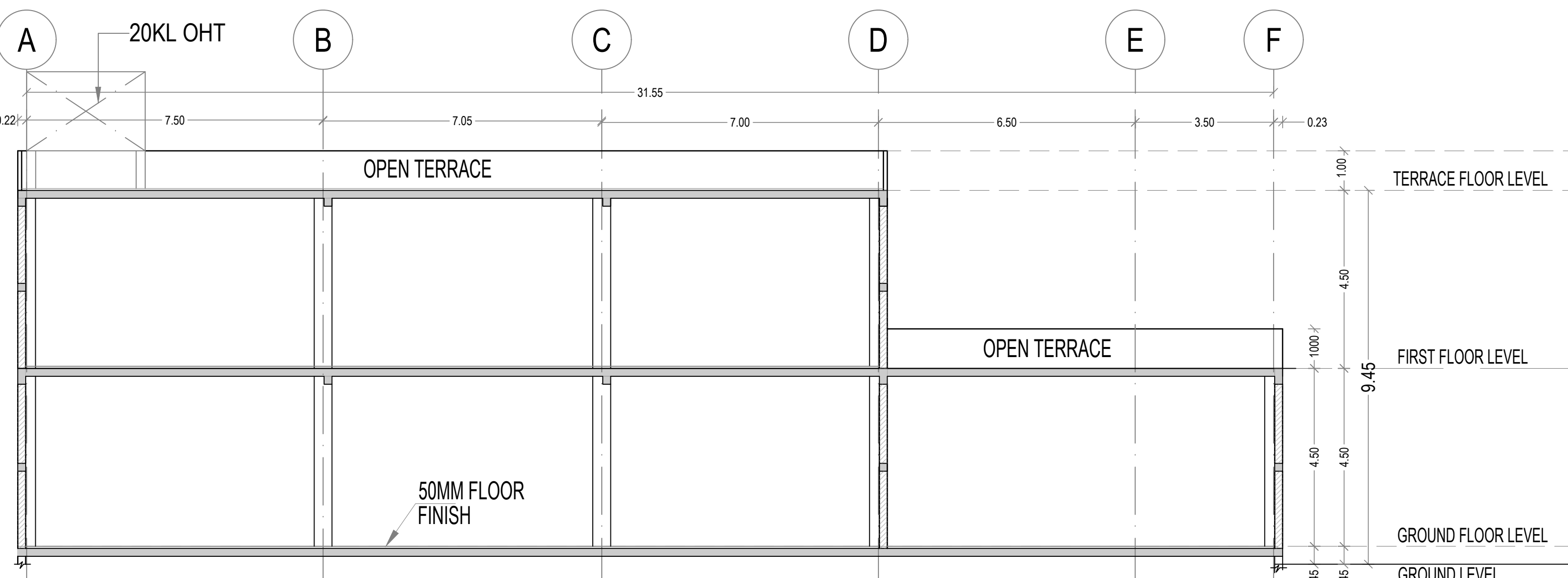
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Cell : 98 40 44 86 13

BLOCK - 9 & 19
FLOOR PLANS, SECTION & ELEVATION
SCALE - 1:100

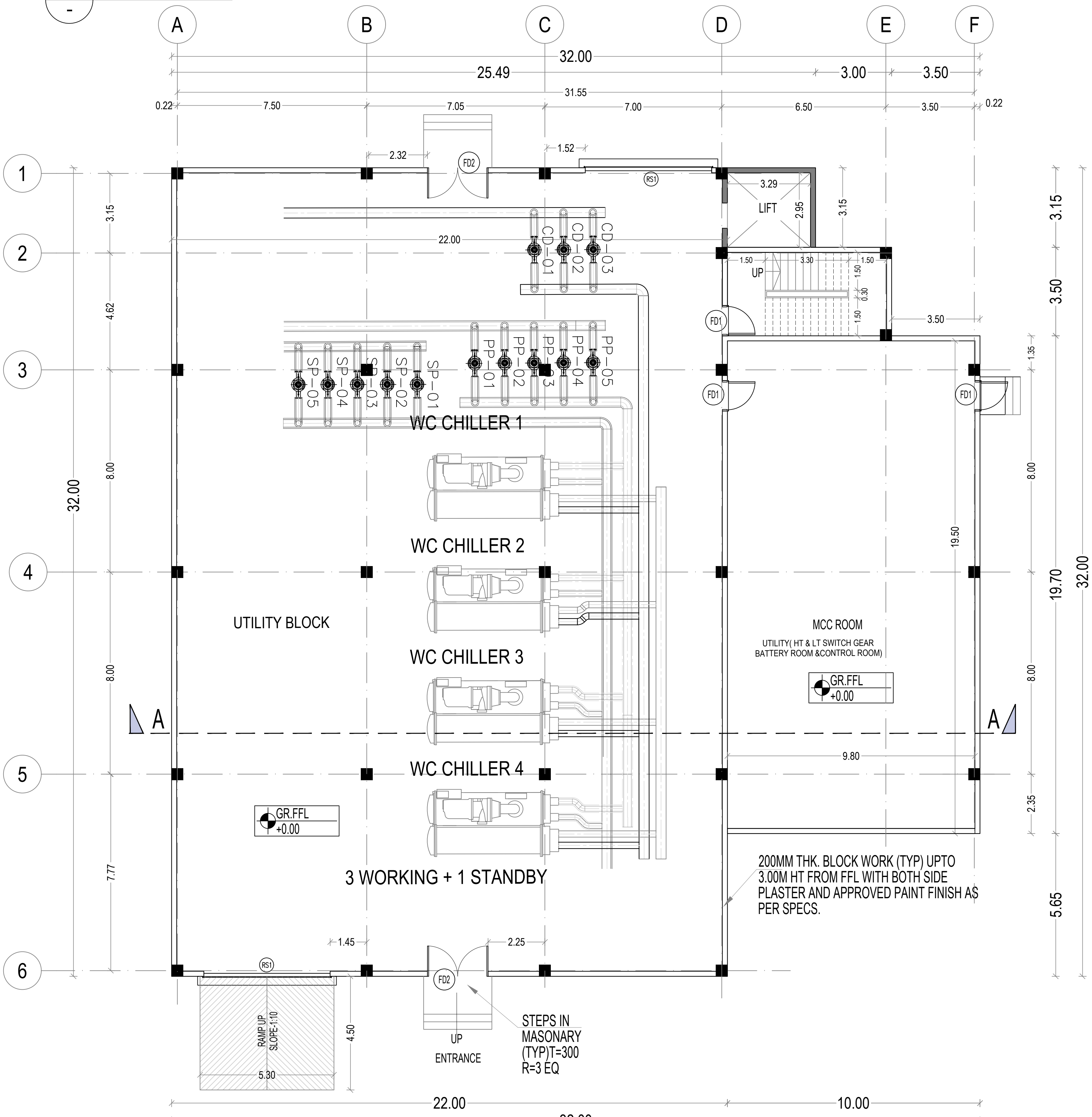
SHEET NO - 5/8



5
-
ELEVATION

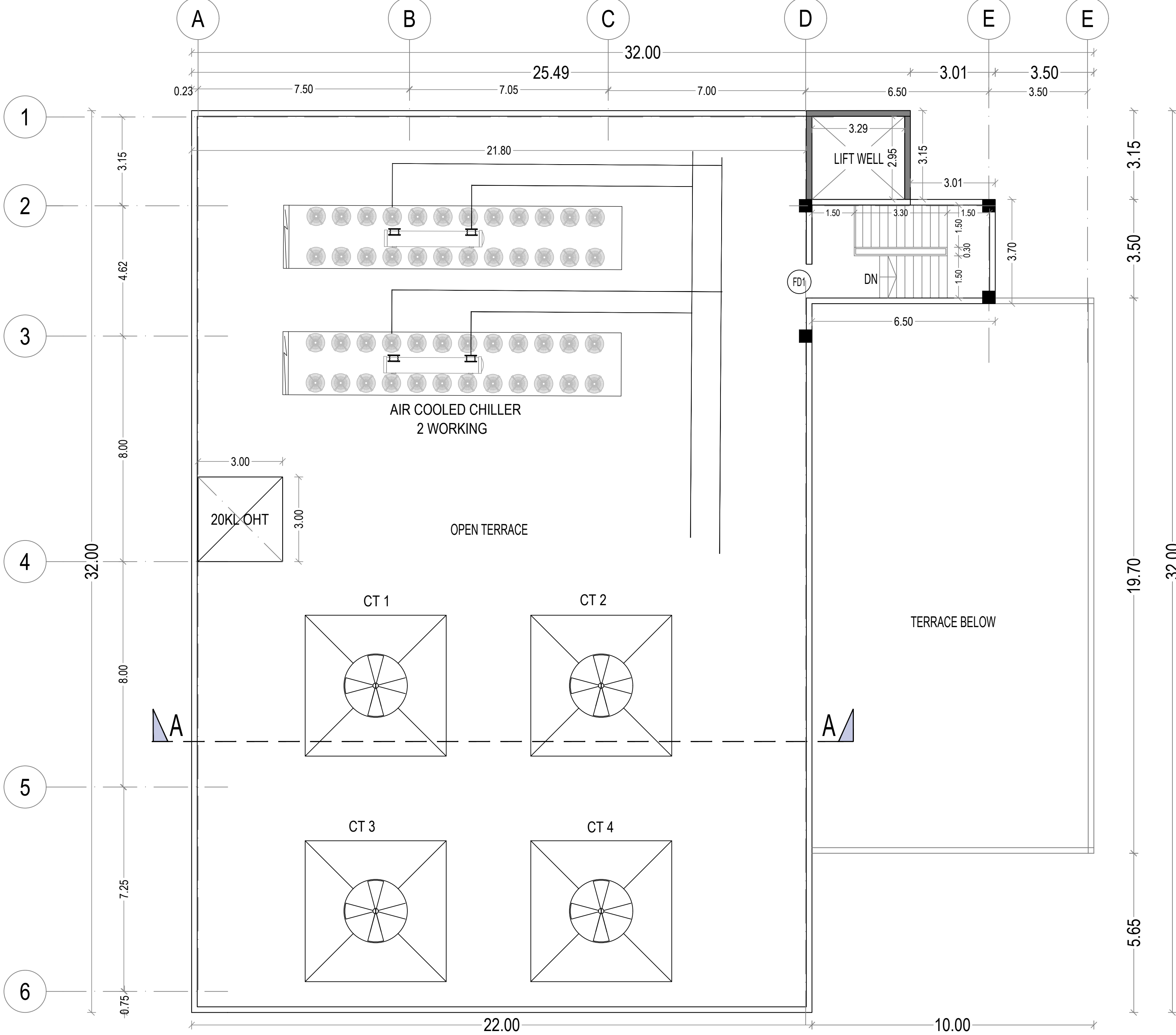


4
-
SECTION-AA

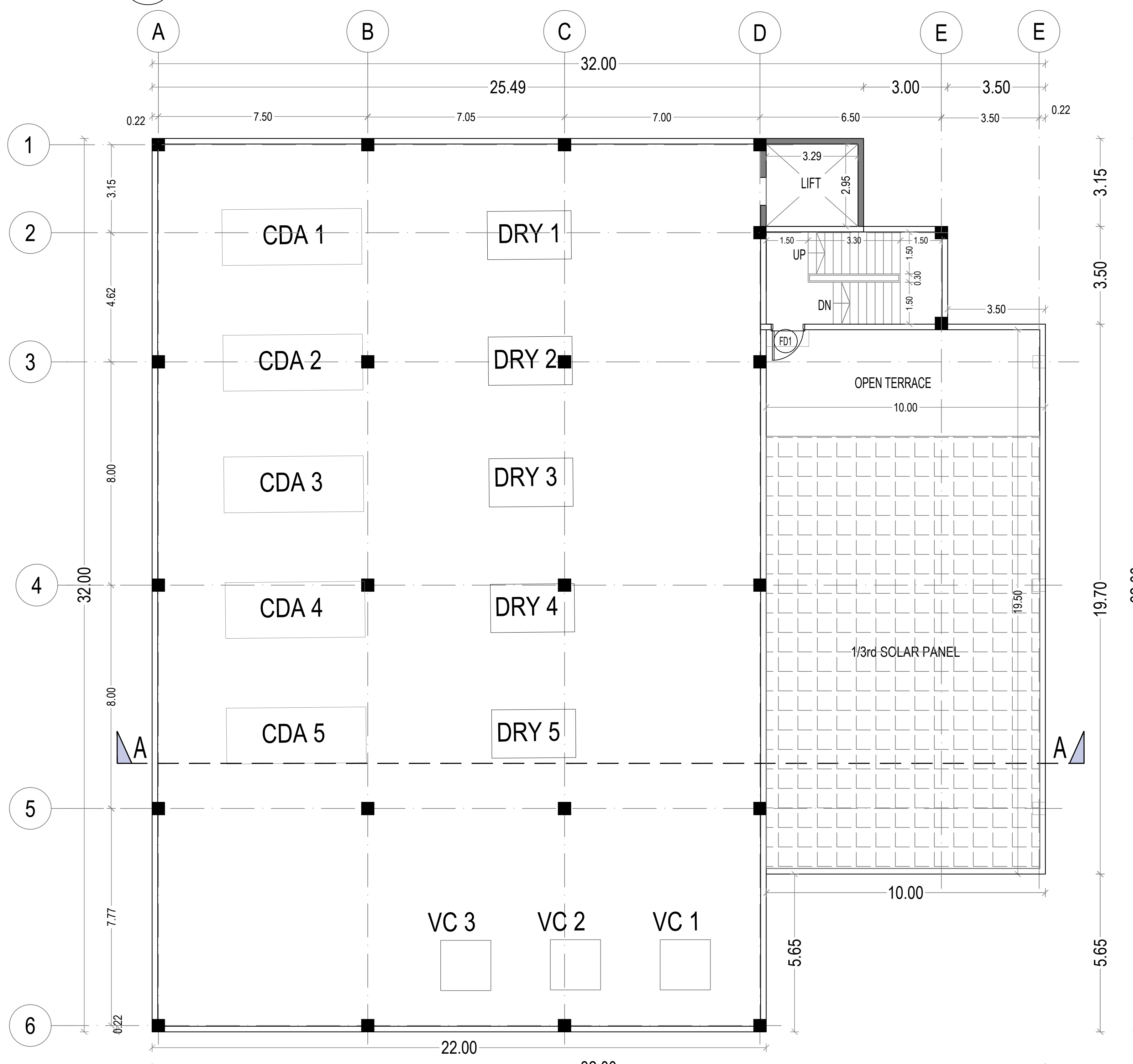


BLOCK - 22
UTILITY BLOCK

1
-
GROUND FLOOR PLAN



3
-
TERRACE FLOOR PLAN



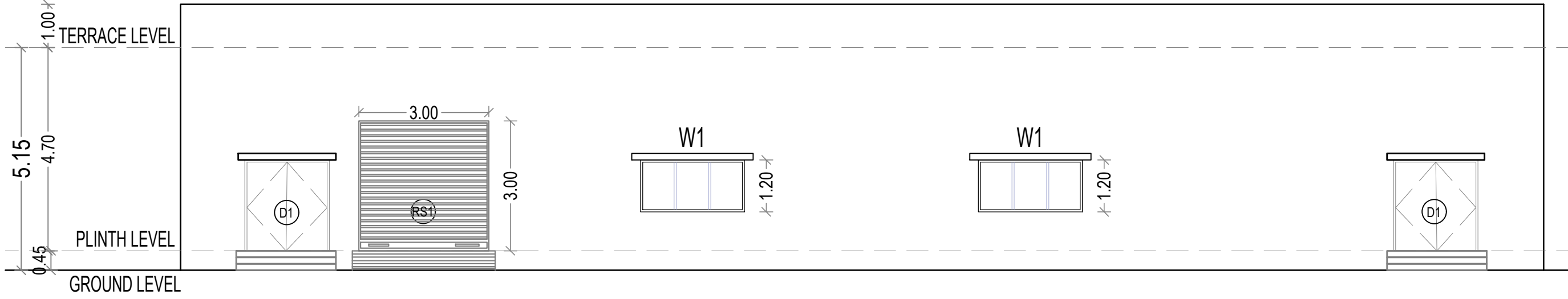
2
-
FIRST FLOOR PLAN

NOTE:-
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VENTILATION PROVIDED.

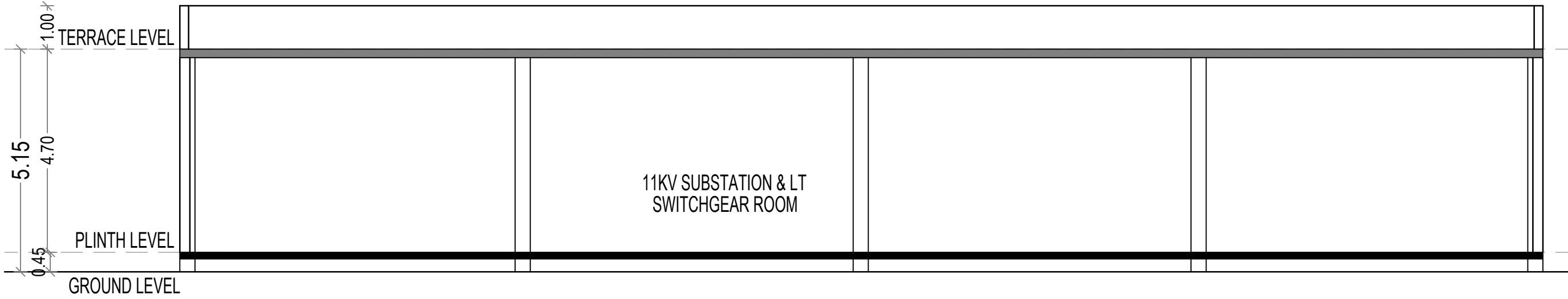
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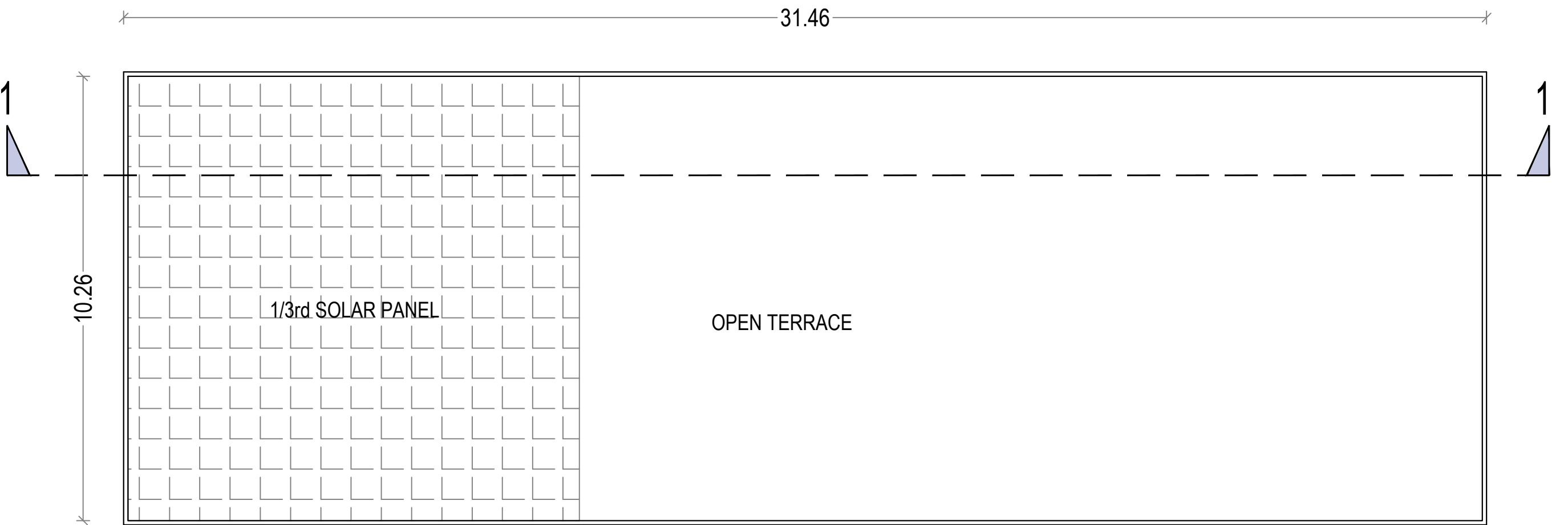
COLOUR CODE :		
PROPOSED BUILDING		
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For Bharat Innovative Glass Technologies Pvt. Ltd Authorized Signatory		
ARCHITECT		
K. JAMAL MOHIDEEN, B.Arch. Registered Architect-CA/63/07686 New No : 15, 54th Street, Ashok Nagar, Chennai-600 083. Mobile : 9840098425 E-mail : rjarchitects@gmail.com		
STRUCTURAL ENGINEER		
ES. KUMAR, M.Tech.- Structures OTOP Structural Engineer-Grade-1, Reg. No. CGLRGN/SE/Gr-1/2019/04/001 # 97-B/1, Dr. Abdul Kalam Street, Ramakrishna Nagar, Metamajur Chengalpattu - 603 003 Cell: 98 40 44 88 13		
BLOCK - 22 - UTILITY BLOCK FLOOR PLANS, SECTION & ELEVATION SCALE : 1:100		
SHEET NO - 6/8		



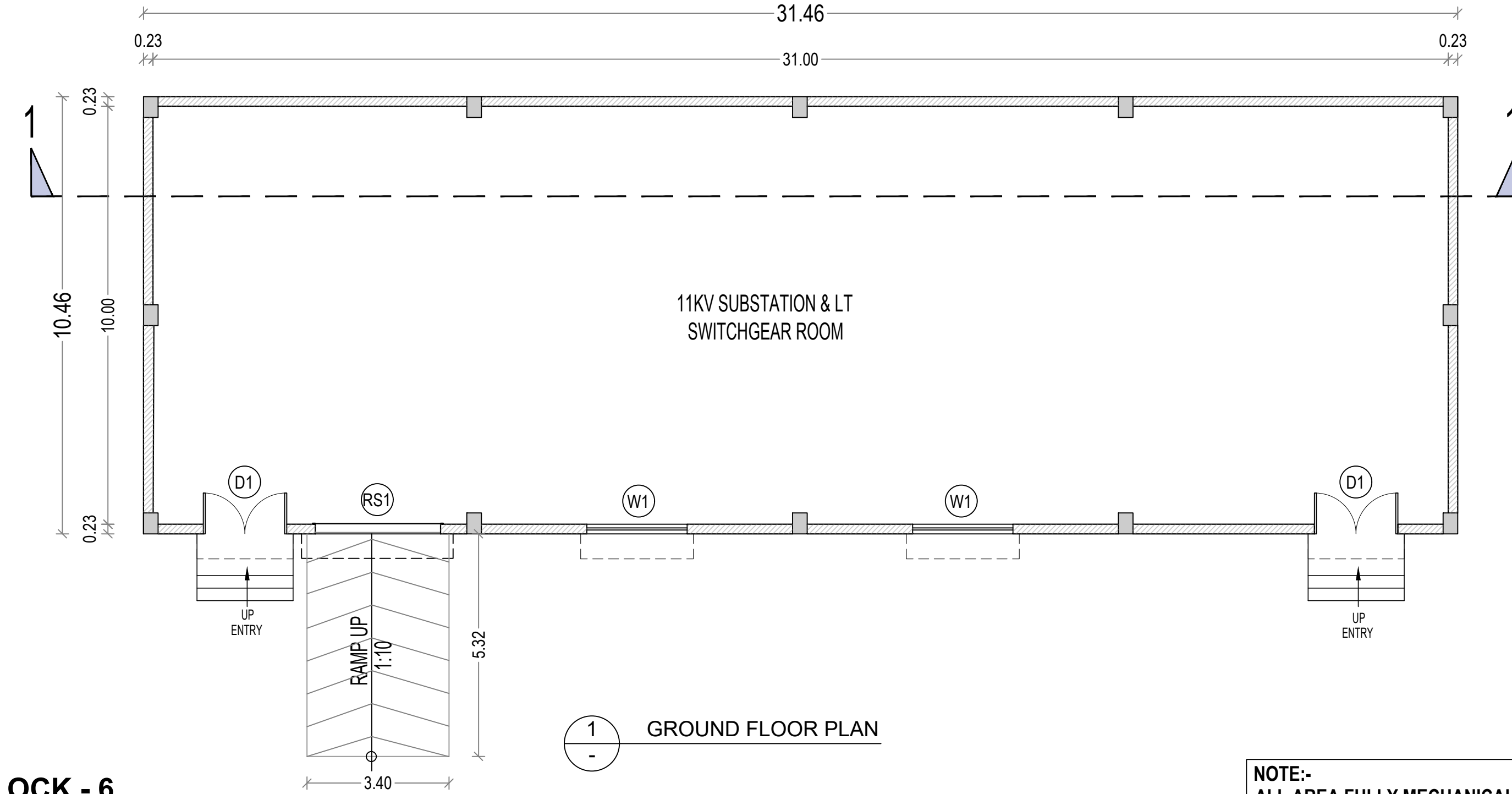
4 SOUTH ELEVATION



3 SECTION 1-1

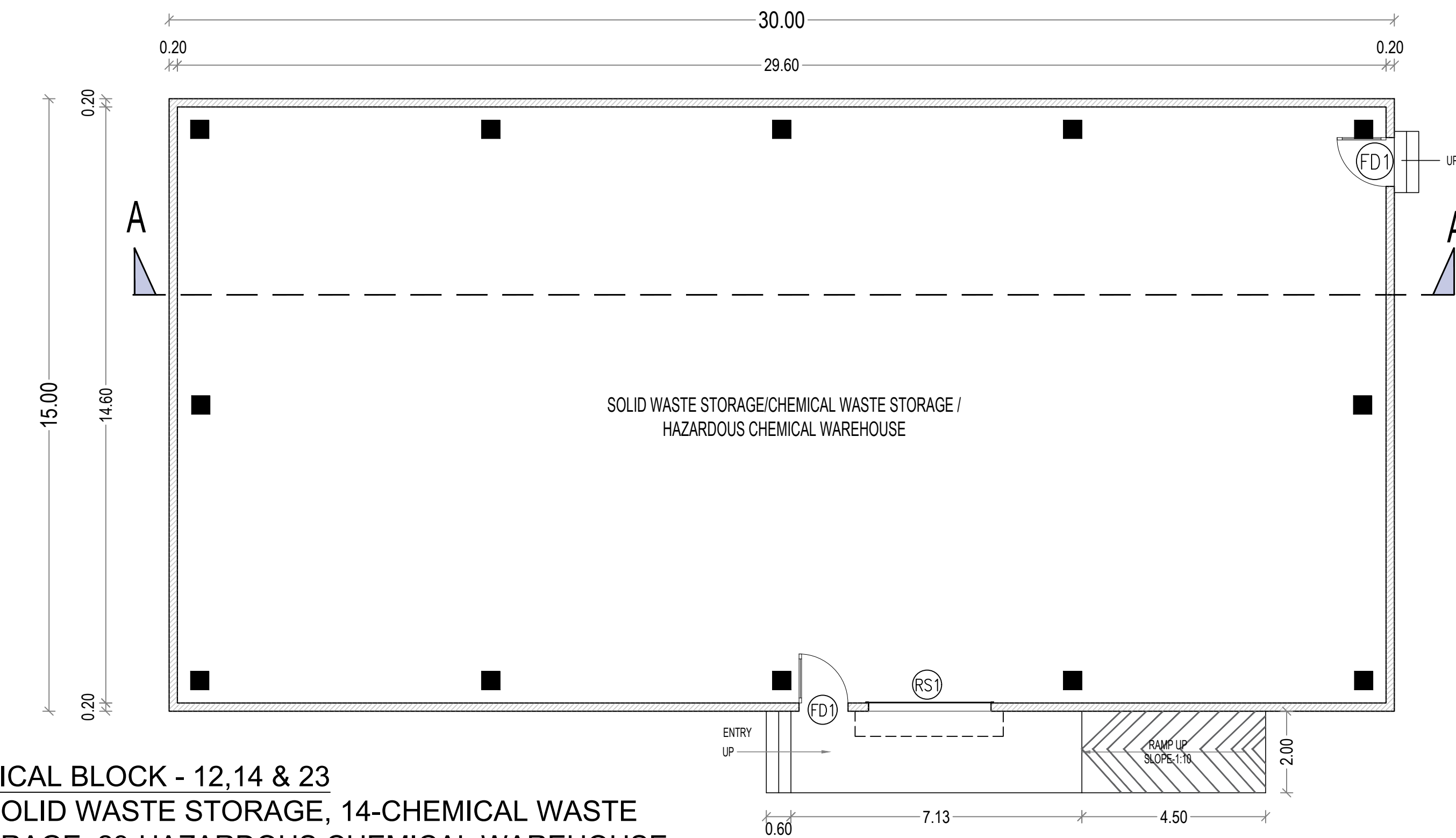
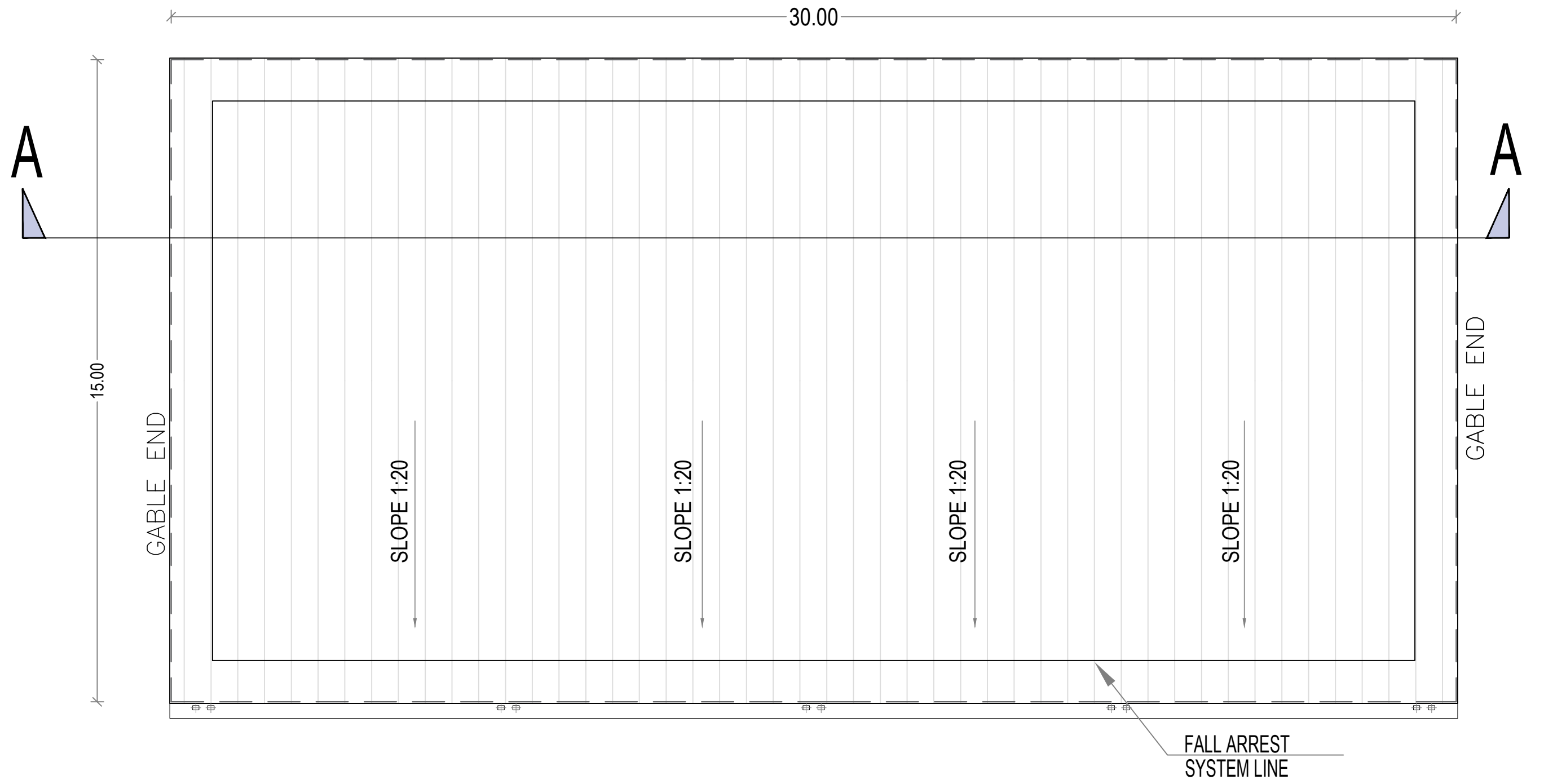
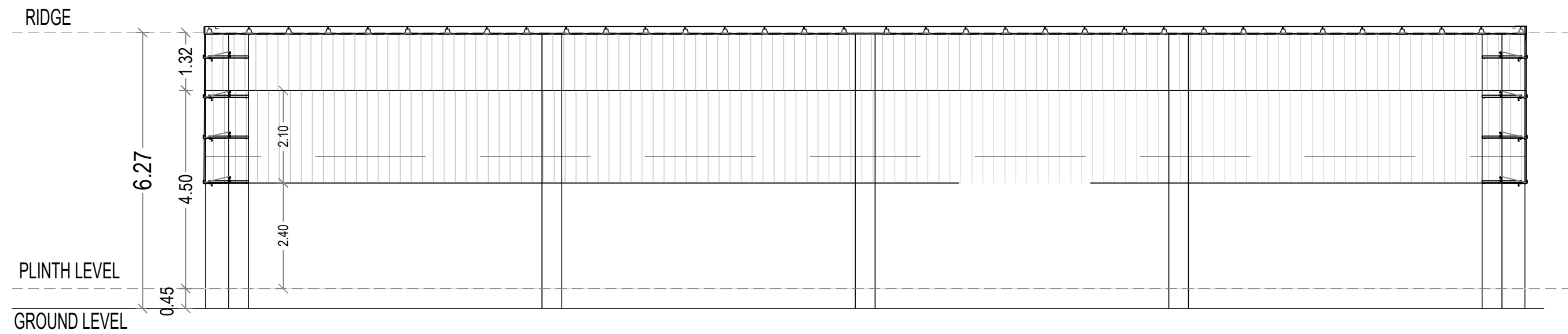
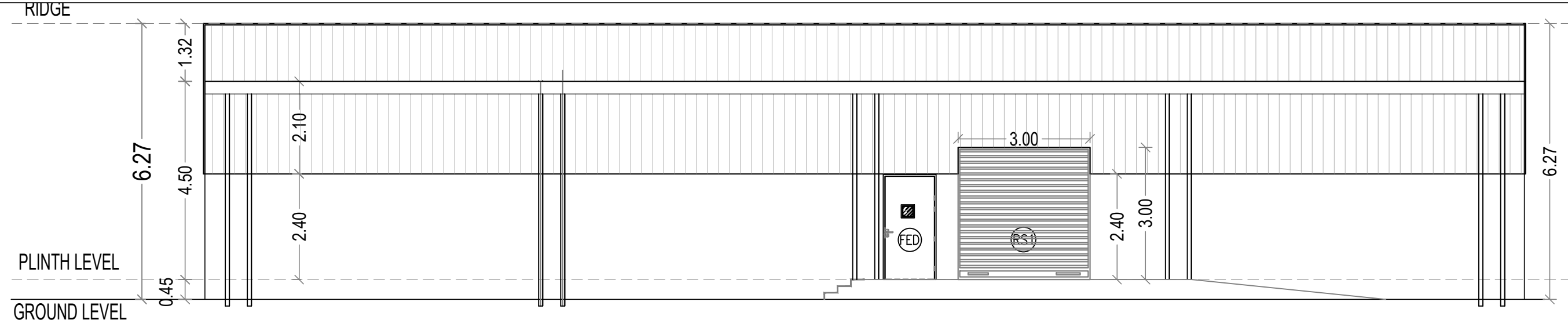


2 TERRACE FLOOR PLAN



BLOCK - 6
11KV SUBSTATION & LT SWITCHGEAR ROOM

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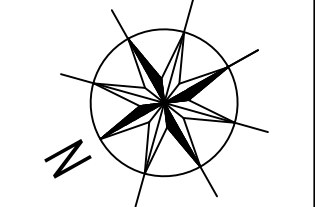


TYPICAL BLOCK - 12,14 & 23
12-SOLID WASTE STORAGE, 14-CHEMICAL WASTE
STORAGE, 23-HAZARDOUS CHEMICAL WAREHOUSE

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INDUSTRIAL BUILDINGS FOR 'M/S.BHARAT
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PLOT NO - A-1/5, & A-1/6, SIPCOT INDUSTRIAL
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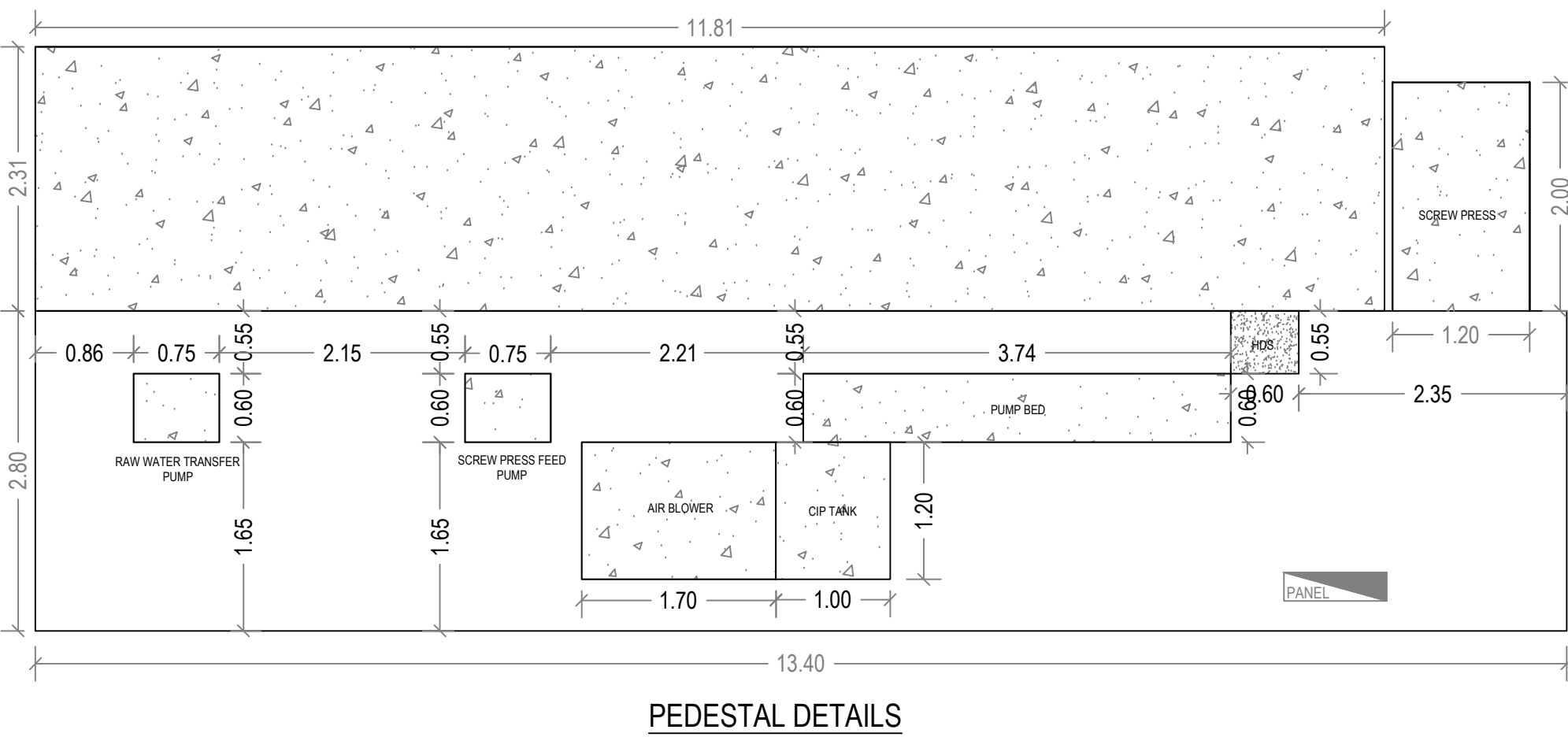
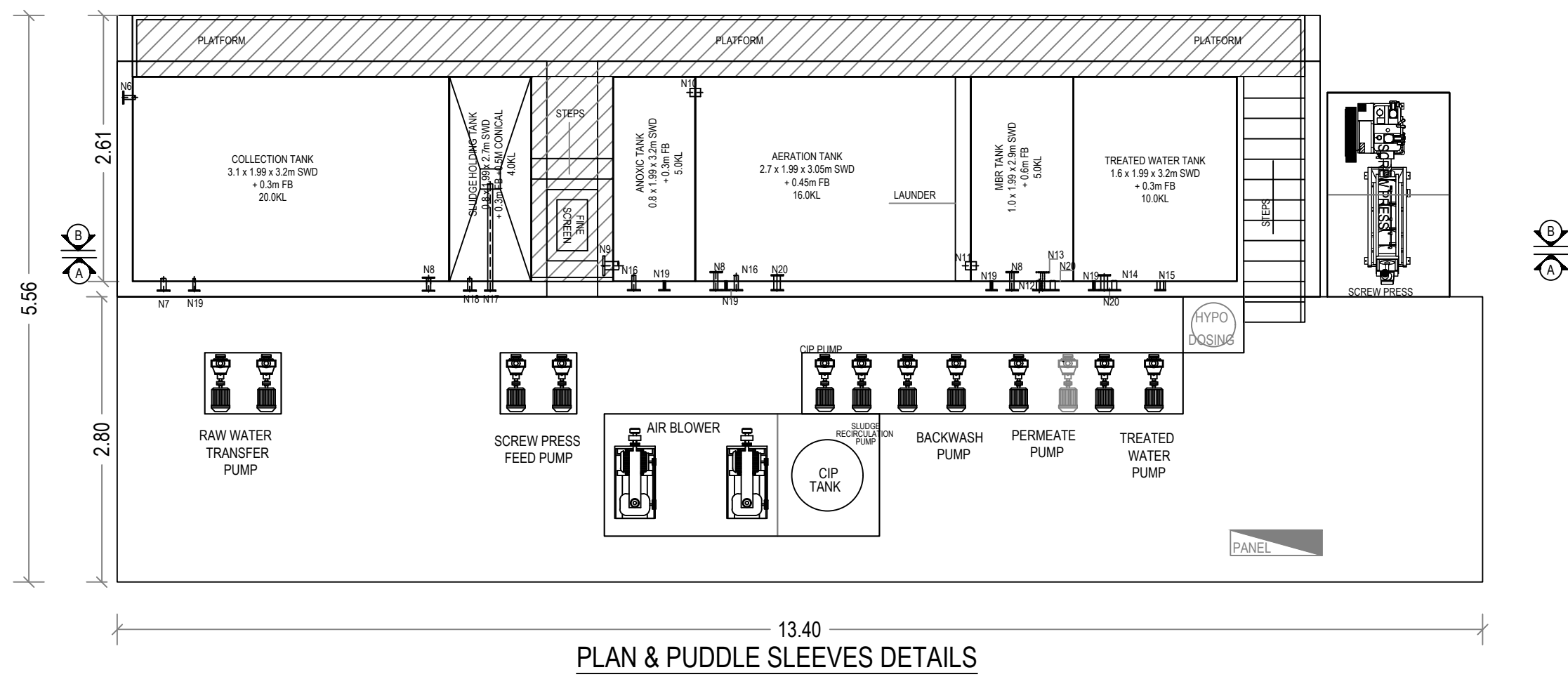
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BLOCK -6,12,14 & 23
FLOOR PLANS, SECTION & ELEVATION
SCALE - 1:100
SHEET NO - 7/8

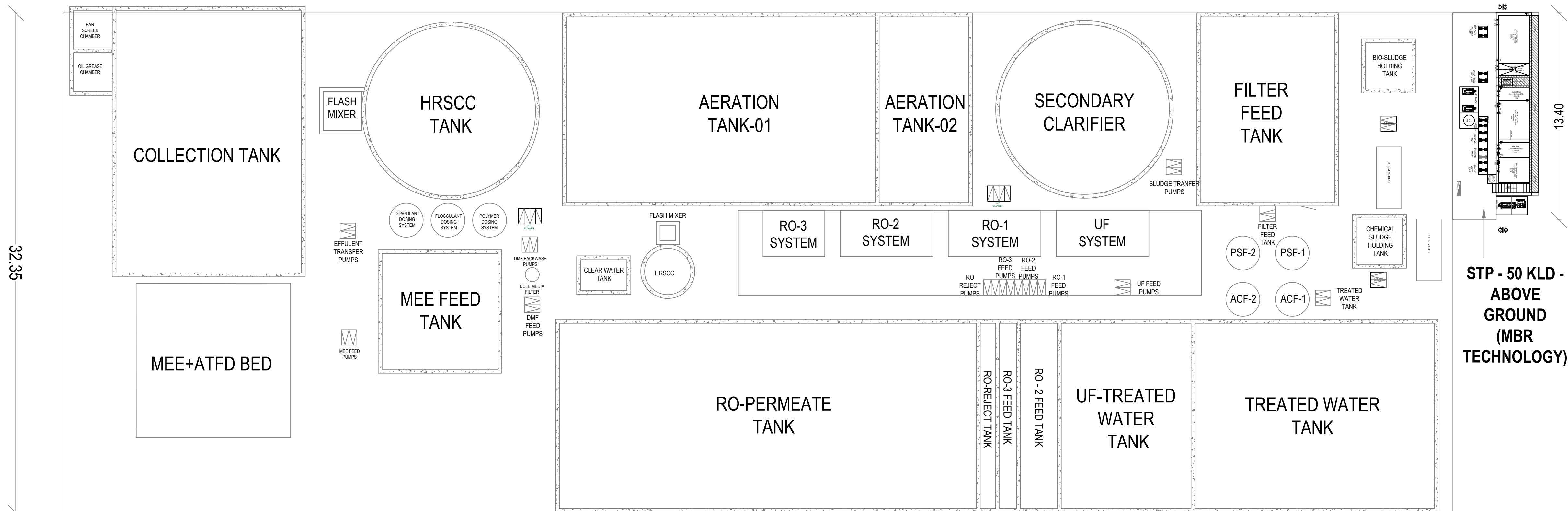
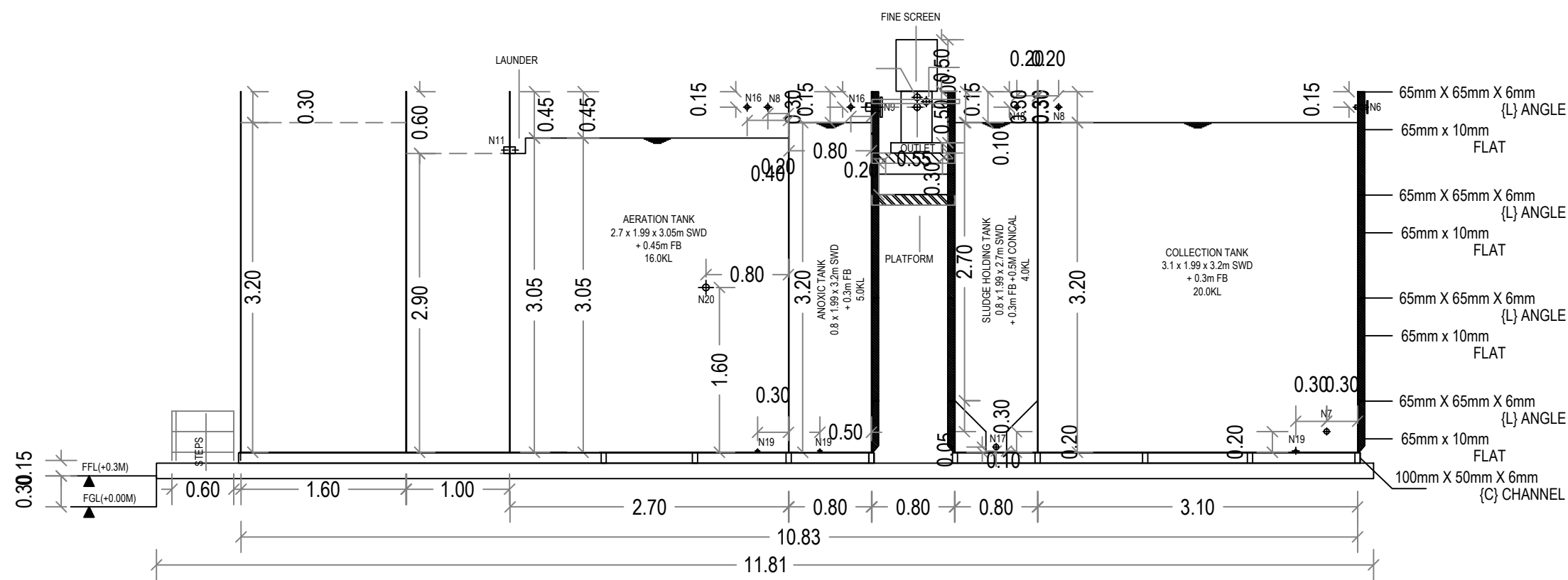
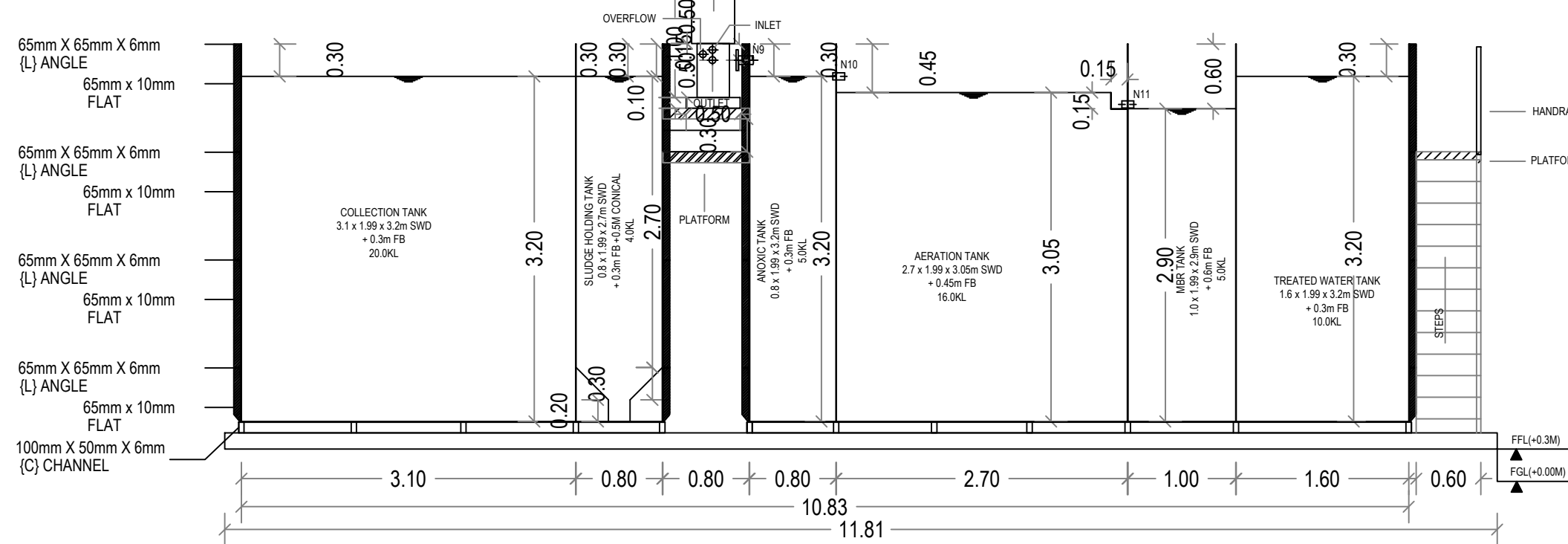


PUDDLE SLEEVE DETAILS				
MARKS	DESCRIPTIONS	SIZE	AVOC	QTY
N1	BAR SCREEN INLET	Ø150MM	UPVC BLUEVIES	1 Nos
N2	BAR SCREEN OUTLET	Ø150MM	UPVC BLUEVIES	1 Nos
N3	PRE COLLECTION PUMP DELIVERY LINE	Ø100MM	UPVC BLUEVIES	2 Nos
N4	CABLE ENTRY	Ø25MM	UPVC BLUEVIES	1 Nos
N5	FLOOD ENTRY FOR PRE COLLECTION TANK	Ø25MM	UPVC BLUEVIES	1 Nos
N6	RAW WATER TANK INLET	Ø40MM	MS SINGLE FLANGE	1 Nos
N7	RAW WATER TRANSFER PUMP SUCTION	Ø50MM	MS SINGLE FLANGE	1 Nos
N8	AIR LINE INLET	Ø40MM	MS DOUBLE FLANGE	3 Nos
N9	ANOXIC TANK INLET	Ø50MM	MS SINGLE FLANGE	1 Nos
N10	ANOXIC TANK OVERFLOW TO AERATION TANK	Ø50MM	MS SINGLE FLANGE	1 Nos
N11	AERATION TANK OVERFLOW TO MBR TANK	Ø50MM	MS SINGLE FLANGE	1 Nos
N12	SLUDGE RECIRCULATION PUMP SUCTION	Ø50MM	MS SINGLE FLANGE	1 Nos
N13	PERMEATE PUMP SUCTION	Ø50MM	MS DOUBLE FLANGE	1 Nos
N14	BACKWASH PUMP SUCTION	Ø50MM	MS SINGLE FLANGE	1 Nos
N15	TREATED WATER PUMP SUCTION	Ø50MM	MS SINGLE FLANGE	1 Nos
N16	SLUDGE RECIRCULATION LINE	Ø40MM	MS SINGLE FLANGE	2 Nos
N17	SCREW PRESS FEED PUMP SUCTION	Ø50MM	MS SINGLE FLANGE	1 Nos
N18	SLUDGE HOLDING INLET	Ø40MM	MS SINGLE FLANGE	1 Nos
N19	DRINK	Ø25MM	MS SINGLE FLANGE	5 Nos
N20	SPARE	Ø25MM	MS DOUBLE FLANGE	2 Nos
N21	SPARE	Ø50MM	MS SINGLE FLANGE	1 Nos

PEDESTAL DETAILS:-			
SNO	DESCRIPTION	PEDESTAL SIZE	QTY
1)	RAW WATER TRANSFER PUMP	0.75 x 0.6 x 0.3m HT	1 nos
2)	AIR BLOWER	1.7 x 1.2 x 0.5m HT	1 nos
3)	SCREW PRESS FEED PUMP	0.75 x 0.6 x 0.3m HT	1 nos
4)	SCREW PRESS	2.0 x 1.2 x 0.3m HT	1 nos
5)	PROCESS PUMPS	3.74 x 0.6 x 0.3m HT	1 nos
6)	MS TANK	2.3 x 1.1.80 x 0.15m HT	1 nos
7)	CIP TANK	1.0 X 1.2 X 0.15m HT	1 nos
8)	HYPO DOSING SYSTEM	0.59 X 0.50 X 0.15m HT	1 nos

LIST OF CIVIL & MS FRP UNITS :-					
MARKS	DESCRIPTIONS	SIZE	SWD VOL	QTY	MOC
CT	COLLECTION TANK	3.1 x 2.0 x 3.2m SWD + 0.3m FB	20.0KL	01	MS FRP
TWT	TREATED WATER TANK	1.5 x 2.0 x 3.2m SWD + 0.3m FB	10.0KL	01	MS FRP
AT	ANOXIC TANK	0.75 x 2.0 x 3.2m SWD + 0.3m FB	5.0KL	01	MSFRP
AER	AERATION TANK	2.5 x 2.0 x 3.05m SWD + 0.45m FB	16.0KL	01	MSFRP
SHT	SLUDGE HOLDING TANK	0.8 x 2.0 x 2.5m SWD + 0.3m FB + 0.7M CONICAL	4.0KL	01	MSFRP
MBR	MBR TANK	1.0 x 2.0 x 2.9m SWD + 0.6m FB	5.0KL	01	MSFRP

* SWD- SIDE WATER DEPTH, FB- FREE BOARD.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDINGS FOR 'M/S.BHARAT INNOVATIVE GLASS TECHNOLOGIES PVT LTD. AT PLOT NO - A-1/5, & A-1/6, SIPCOT INDUSTRIAL PARK, PILLAIPAKKAM.COMPRISED IN S.NO - 25 PT, 44 PT, 45 PT, 46A PT, 46B, 47A PT, 53 PT, 54A PT, 54B PT, 57 PT, 736 PT & 737 PT. OF PILLAIPAKKAM A & B VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TYPE OF INDUSTRY - UNDER RED CATEGORY
MANUFACTURE - MOBILE COVER GLASS
MANUFACTURING
APPROVED SIPCOT LAYOUT NO.104/2024.

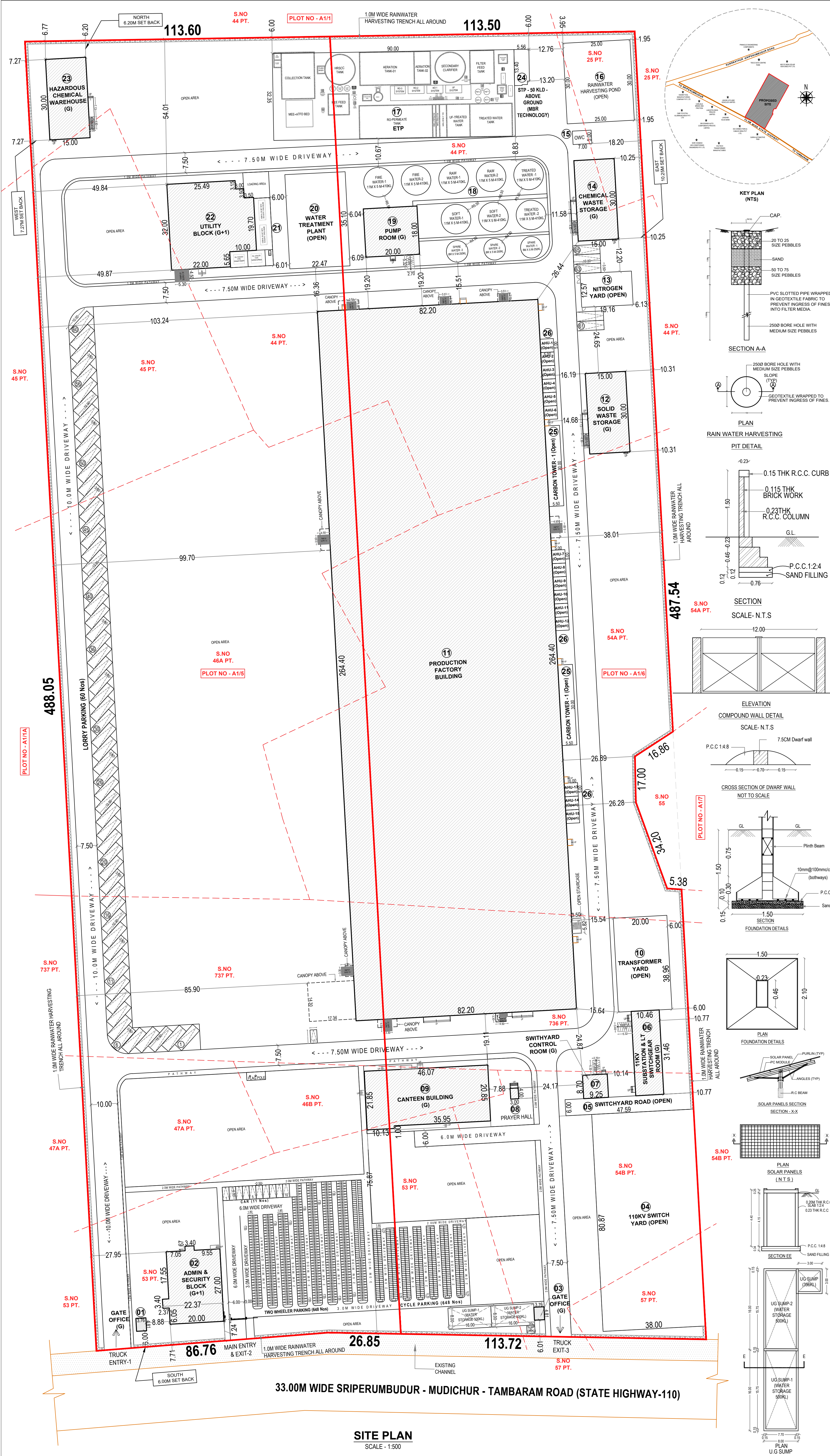
CLOUR CODE :
PROPOSED BUILDING

OWNER
For Bharat Innovative Glass Technologies Pvt. Ltd.
Authorized Signatory

ARCHITECT
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Registered Architect - CA/83/07686
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BLOCK -17 & 24
ETP & STP - PLAN AND SECTIONS
SCALE - 1:100
SHEET NO - 8/8



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDINGS FOR 'M/S.BHARAT INNOVATIVE GLASS TECHNOLOGIES PVT LTD. AT PLOT NO - A-1/5, & A-1/6, SIPCOT INDUSTRIAL PARK, PILLAIAPAKKAM.COMPRISED IN S.NO - 25 PT, 44 PT, 45 PT, 46A PT, 46B, 47A PT, 53 PT, 54A PT, 54B PT, 57 PT, 736 PT & 737 PT. OF PILLAIAPAKKAM A & B VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TYPE OF INDUSTRY - UNDER RED CATEGORY
MANUFACTURE - MOBILE COVER GLASS MANUFACTURING
APPROVED SIPCOT LAYOUT NO.104/2024.

PROC. NO.TNPCB/P&D/REVISED CATEGORISATION/2016
DT.26.10.2016 AND B.P.NO.66 DT.30.11.2017,B.P. NO. 26,DT.30.07.2018)

SITE EXTENT DETAILS:
PLOT EXTENT (AS PER DOCUMENT) : 1,10,115.00 SQ.M (27.21 ACRES)
LESS : KUTTAI AREA (S.NO - 55 PT) : 653.00 SQ.M
NET AREA AS PER DOCUMENT : 1,09,462.00 SQ.M

AREA STATEMENT - (SQ.M)					
BLOCK NO.	BLOCK NAME	GROUND	FSI AREA	TOTAL FSI	BUILTUP AREA
1	GATE OFFICE	18.09	-	18.09	18.09
2	ADMIN & SECURITY BLOCK	553.77	553.77	1107.54	1107.54
3	GATE OFFICE	18.09	-	18.09	18.09
6	11KV SUBSTATION & LT SWITCHGEAR ROOM	329.07	-	329.07	329.07
7	SWITCHYARD CONTROL ROOM	80.48	-	80.48	80.48
8	PRAYER HALL	12.00	-	12.00	12.00
9	CANTEEN BUILDING	970.00	-	970.00	970.00
11	PRODUCTION FACTORY BUILDING	21734.19	1491.73	23674.69	23674.69
12	SOLID WASTE STORAGE	450.00	-	450.00	450.00
14	CHEMICAL WASTE STORAGE	450.00	-	450.00	450.00
17	ETP	2911.50	-	2911.50	2911.50
18	FIRE WATER -410KL (2 NOS), RAW WATER -410KL(2 NOS), TREATED WATER-410KL (2 NOS), SOFT WATER-410KL (2 NOS), SPARE WATER-250KL(3 NOS)	911.06	-	911.06	911.06
19	PUMP ROOM	360.00	-	360.00	360.00
22	UTILITY BLOCK	934.75	739.05	1673.80	1673.80
23	HAZARDOUS CHEMICAL WAREHOUSE	450.00	-	450.00	450.00
24	STP 50 KLD	74.50	-	74.50	74.50
TOTAL AREA		30706.27	2784.55	33490.82	33490.82

OPEN AREAS		
BLOCK NO.	BLOCK NAME	AREA (SQ.M)
4	110KV SWITCH YARD (OPEN)	3072.89
5	SWITCH YARD ROAD (OPEN)	288.08
10	TRANSFORMER YARD (OPEN)	700.00
13	NITROGEN YARD (OPEN)	240.80
15	ORGANIC WASTE CONVERTER (OPEN)	35.00
16	RAINWATER HARVESTING POND (OPEN)	750.63
20	WATER TREATMENT PLANT (OPEN)	788.75
21	OIL COOLED TYPE TRANSFORMER (2 NOS) & DG SET 625KVA (2 NOS)	211.95
25	CARBON TOWER - 1 & 2 (OPEN)	330.00
26	AHU-15 Nos (OPEN)	375.00
TOTAL OPEN AREA		6793.10

F.S.I = FSI AREA / TOTAL PLOT AREA = 33,490.82 / 1,09,462.00 = 0.305

NOTE : 20 % OF FLOOR AREA VENTILATION PROVIDED
VENTILATION FLOOR AREA OF WORKSHOP = TOTAL FSI - ADMIN & SECURITY BLOCK = 33,490.82 - 1107.54 = 32,383.28 X 20 % = 6476.66 SQ.M

PARKING AREA REQUIRED & PROVIDED	
TWO WHEELER PARKING (REQUIRED)	PROPOSED FSI AREA - ADMIN & SECURITY BLOCK = 50
	= 33,490.82 - 1107.54 = 32,383.28
	= 647.66 = 648 NOS.
TWO WHEELER PROVIDED	= 648 NOS
TWO WHEELER PARKING AREA	= 1.8 SQ.M X 648 NOS = 1166.40 SQ.M
CYCLE PARKING REQUIRED	= 648 NOS
CYCLE PARKING PROVIDED	= 648 NOS = 1.05 SQ.M X 648 NOS = 680.40 SQ.M
TRUCK PARKING (REQUIRED)	PROPOSED FSI AREA - ADMIN & SECURITY BLOCK = 500
	= 33,490.82 - 1107.54 = 32,383.28
	= 64.76 = 65 NOS.
TRUCK PARKING (PROVIDED)	= 65 NOS
TRUCK PARKING AREA	= 35.0 SQ.M X 65 NOS = 2275.00 SQ.M
CAR PARKING REQUIRED	= OFFICE AREA / 100 = 1107.54 / 100
CAR PARKING PROVIDED	= 11.07 = 11 NOS. = 11 X 12.5 = 137.50 SQ.M
GREENERY 25 % OF SITE AREA REQUIRED	= 1,09,462.00 X 25 / 100 = 27,365.50 SQ.M
GREENERY PROVIDED	= 27,432.42 SQ.M
INTERNAL ROAD WIDTH	= 6.00M / 7.50M / 10.00M
EXTERNAL ROAD WIDTH	= 33.0M STATE HIGHWAY-110

MAN POWER DETAILS	
EMPLOYMENT	PROPOSED = 1000 NOS. (MALE - 200 NOS.) (FEMALE - 800 NOS.)
TOTAL HORSEPOWER	PROPOSED TOTAL HP = 25,000 H.P
SET BACK DETAILS	
NORTH	6.20 M
SOUTH	6.00 M
EAST	10.25 M
WEST	7.27 M

SANITATION REQUIREMENTS					
SL.NO	SANITARY UNIT	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1.	WATER CLOSET	6 Nos	32 Nos	24 Nos	42 Nos
2.	URINALS	6 Nos	-	25 Nos	-
3.	WASHING TAPS	8 Nos	8 Nos	26 Nos	38 Nos
4.	ABLUTION TAPS	24 Nos	42 Nos	24 Nos	42 Nos
5.	DRINKING WATER	10 Nos		12 Nos	

COLOR INDEX -	
SITE BOUNDARY	Red line
PROPOSED	Orange line
EXISTING ROAD	Yellow line

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OWNER
For Bharat Innovative Glass Technologies Pvt. Ltd.
Authorized Signatory

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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

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

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
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Services we run
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The LandLens
suite
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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

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+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.

