

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

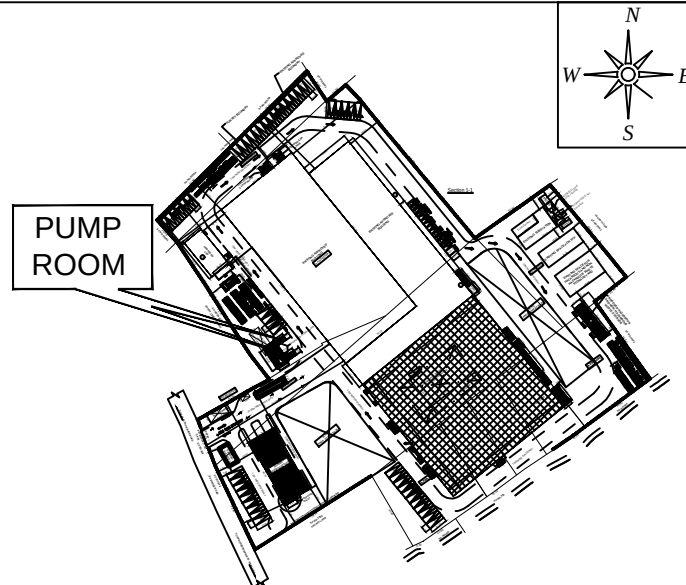
Building Plan

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.



KEY PLAN

COLOUR INDEX :	REFERENCE :
EXISTING ☐	SCALE : 1:100
PROPOSED ☐	DATE : 29.05.25
BOUNDARY ☐	DRAWN : SURE
ROAD ☐	CHECKED : SAT
DRIVEWAY ☐	APPROVED : H.A.E

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

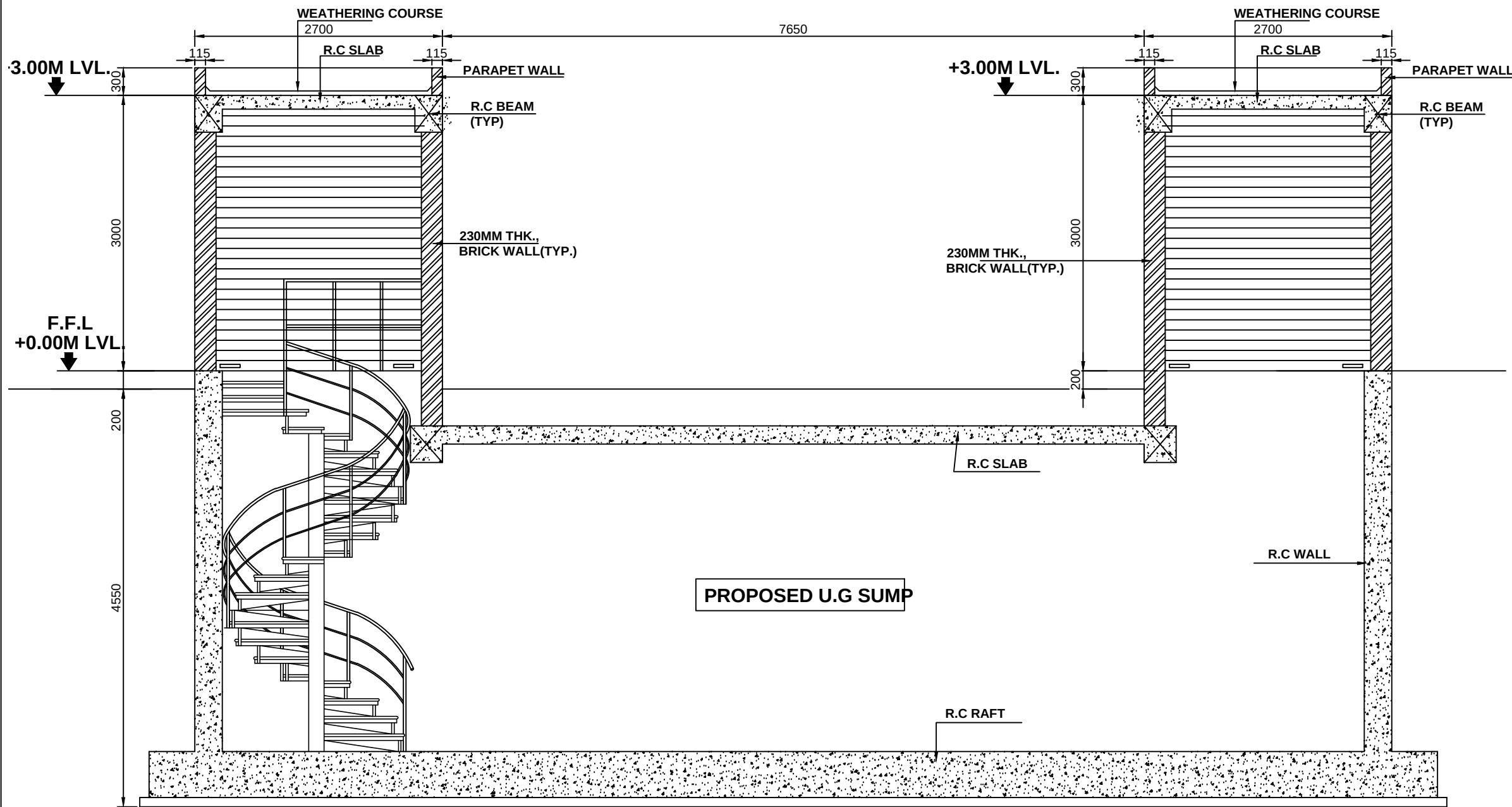
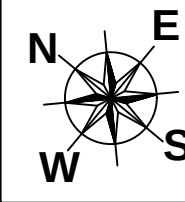
(Signature)
Managing Director

STRUCTURAL ENGINEER :

(Signature)
H.E. SUDHAKAR SHASTRI, B.E., M.Bng. Sc.
M. ANGE, A.M. A.S.T.E.
Chartered Engineer AN092341-7
CEN-AN-REG-058 (1/19/06/13)
DTCP-TYLR/RSE/Gr-1/2015/08/003

ARCHITECT :

(Signature)
H.A. ESTHAR, A.E. (I.E. & Arch. Reg. T.Y.
Chartered Engineer & Registered Architect
P.Y. 2014, RAJAH (1/19/06/27)
2007 T.Y. 2015/01/10/003



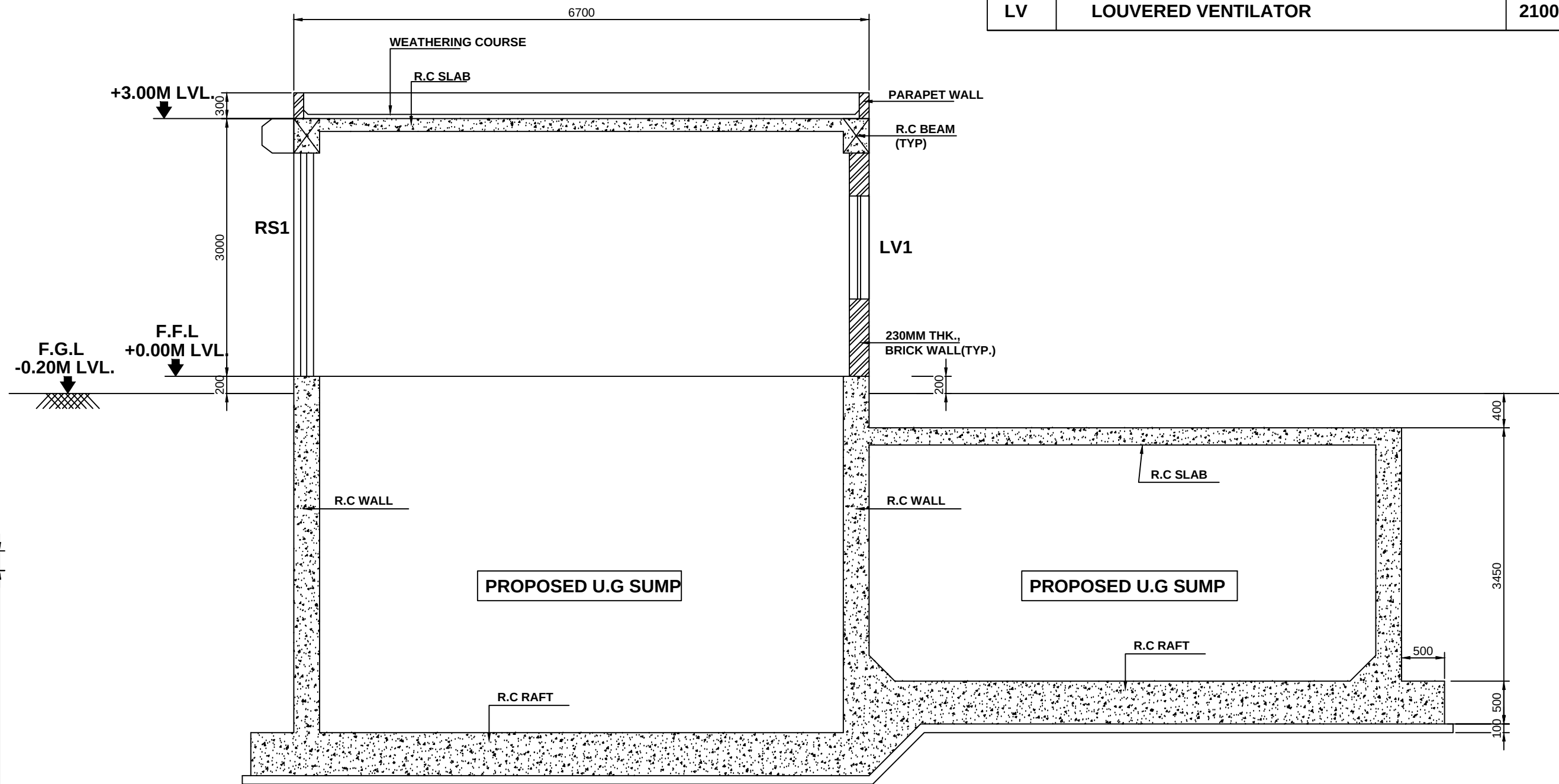
SECTION B-B
SCALE - 1:50



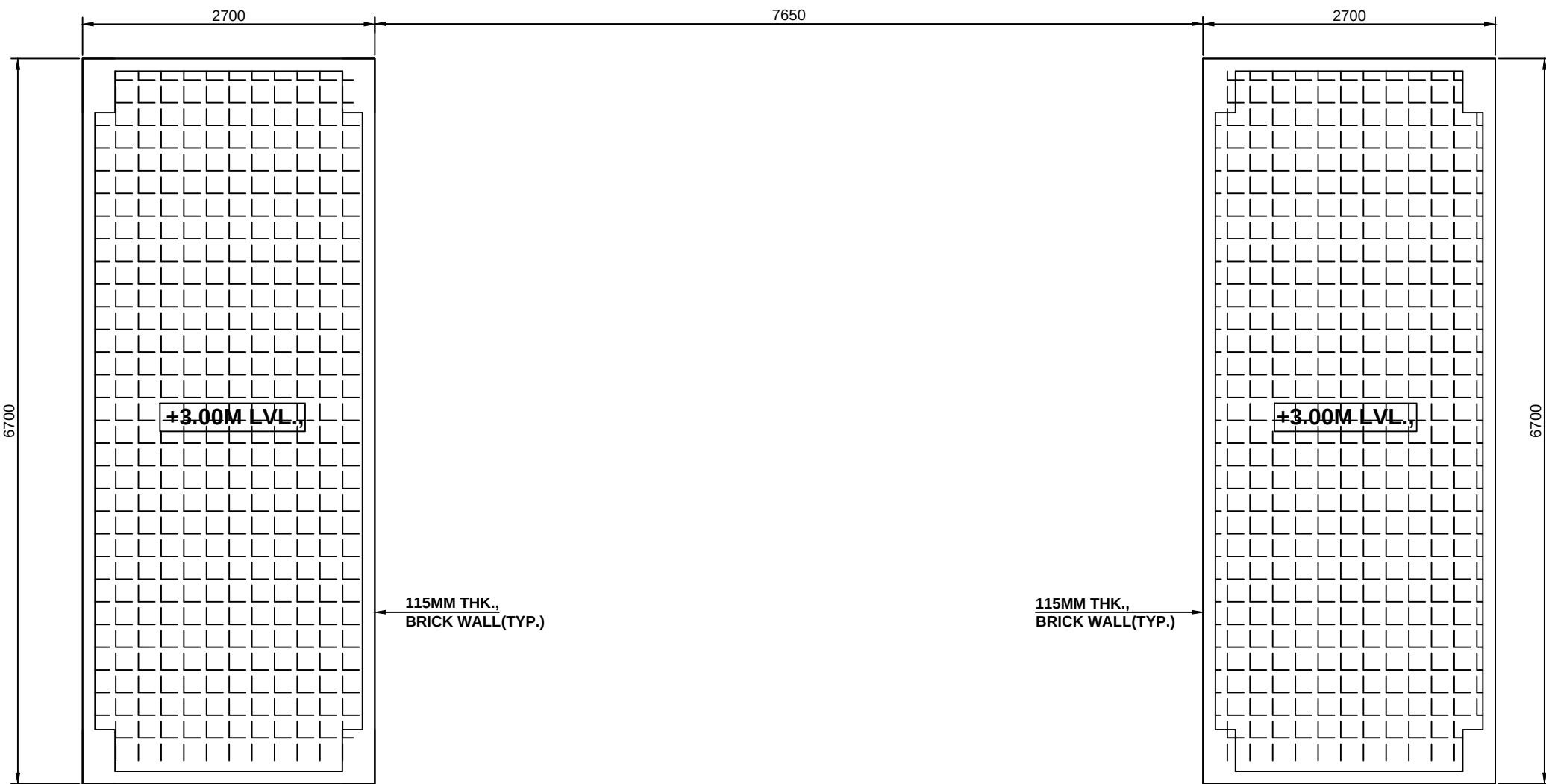
ELEVATION

JOINERY DETAILS:-

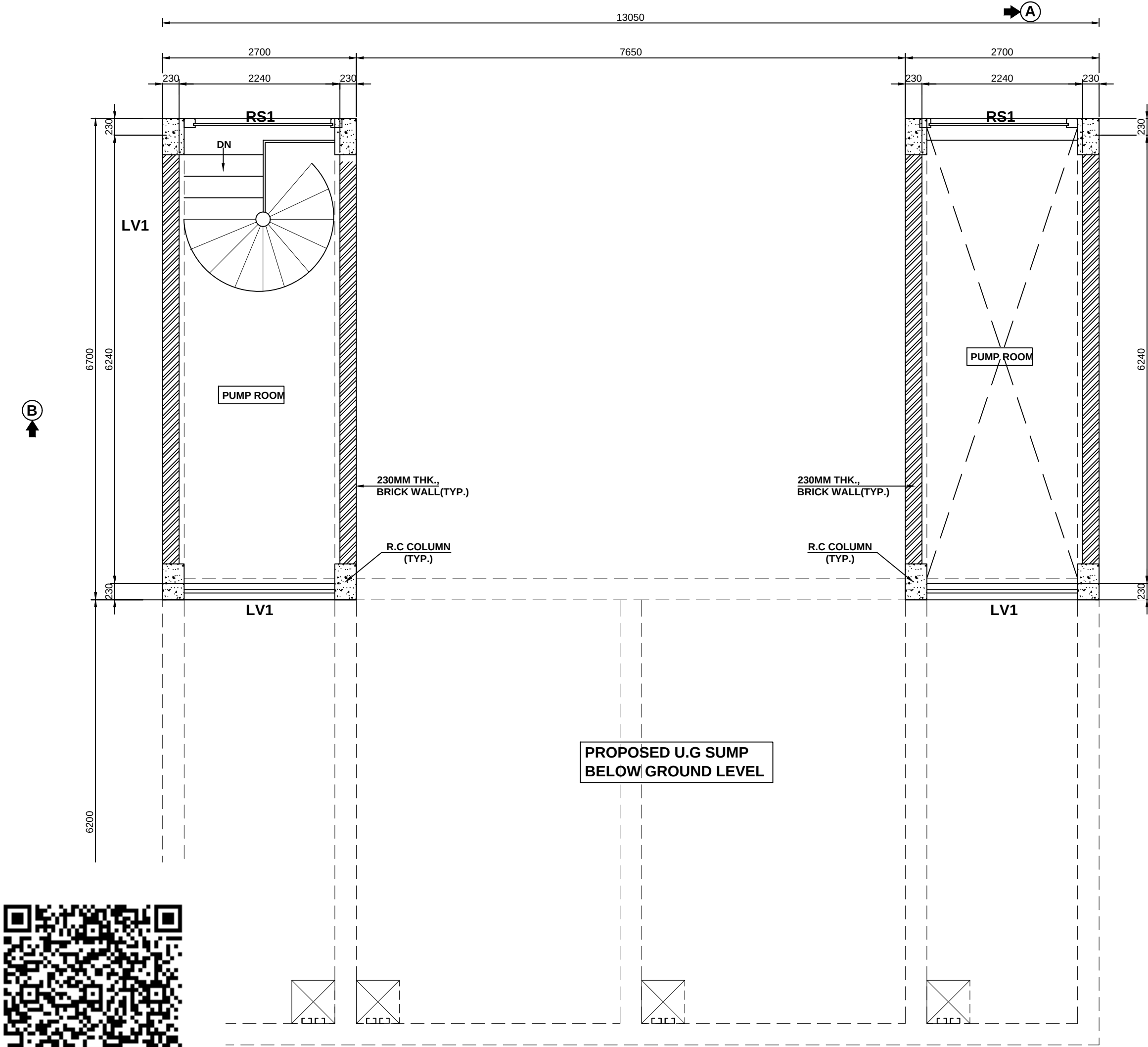
TAG	SCHEDULE OF JOINERY	SIZE
RS1	ROLLING SHUTTER	2100x2850
LV	LOUVERED VENTILATOR	2100x1200



SECTION A-A
SCALE - 1:50

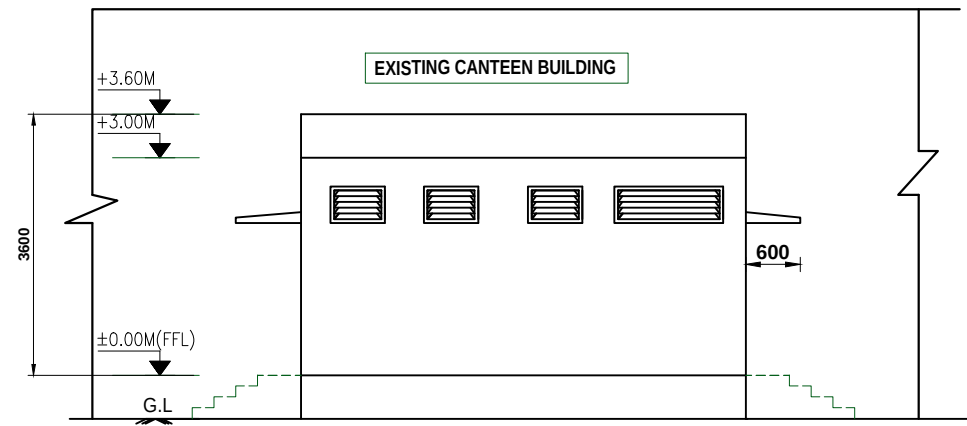
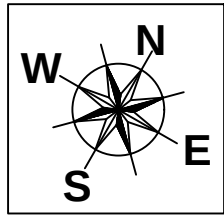


ROOF PLAN
SCALE - 1:50

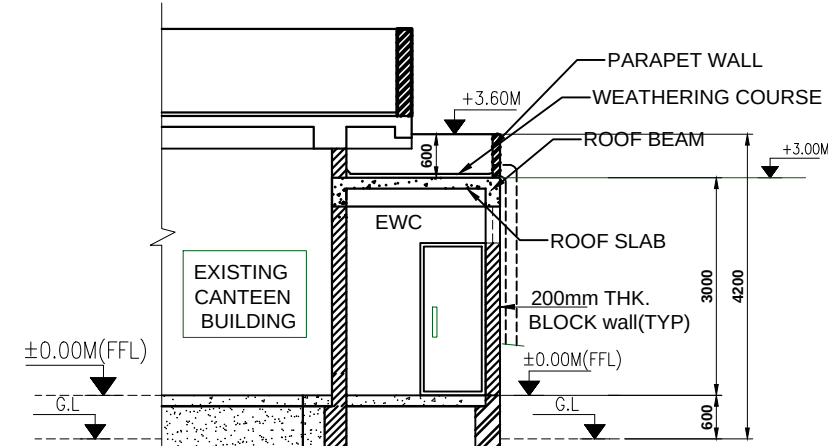


PLAN @ ABOVE GROUND LEVEL
SCALE - 1:50



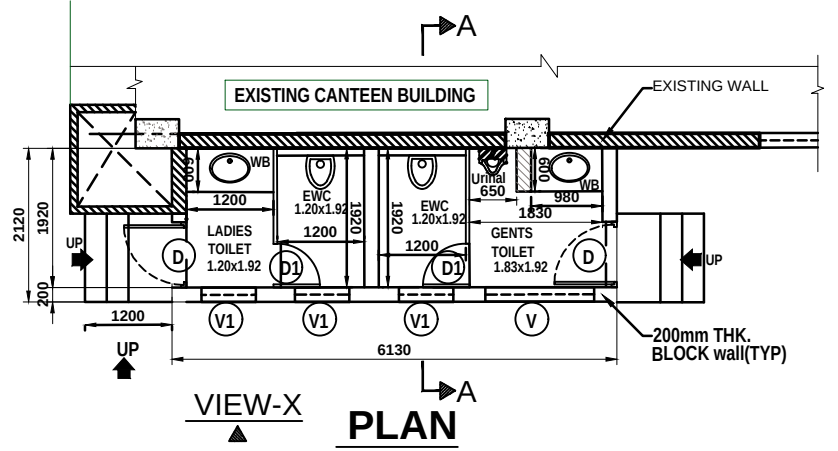


ELEVATION VIEW-X

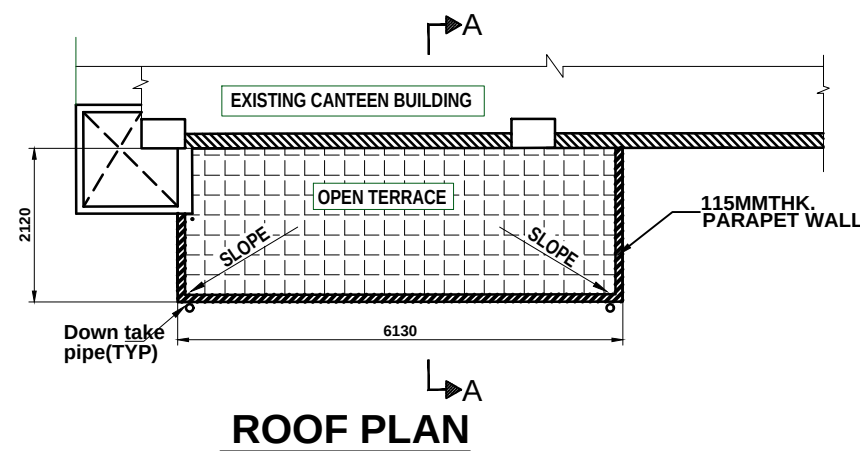


SECTION A-A

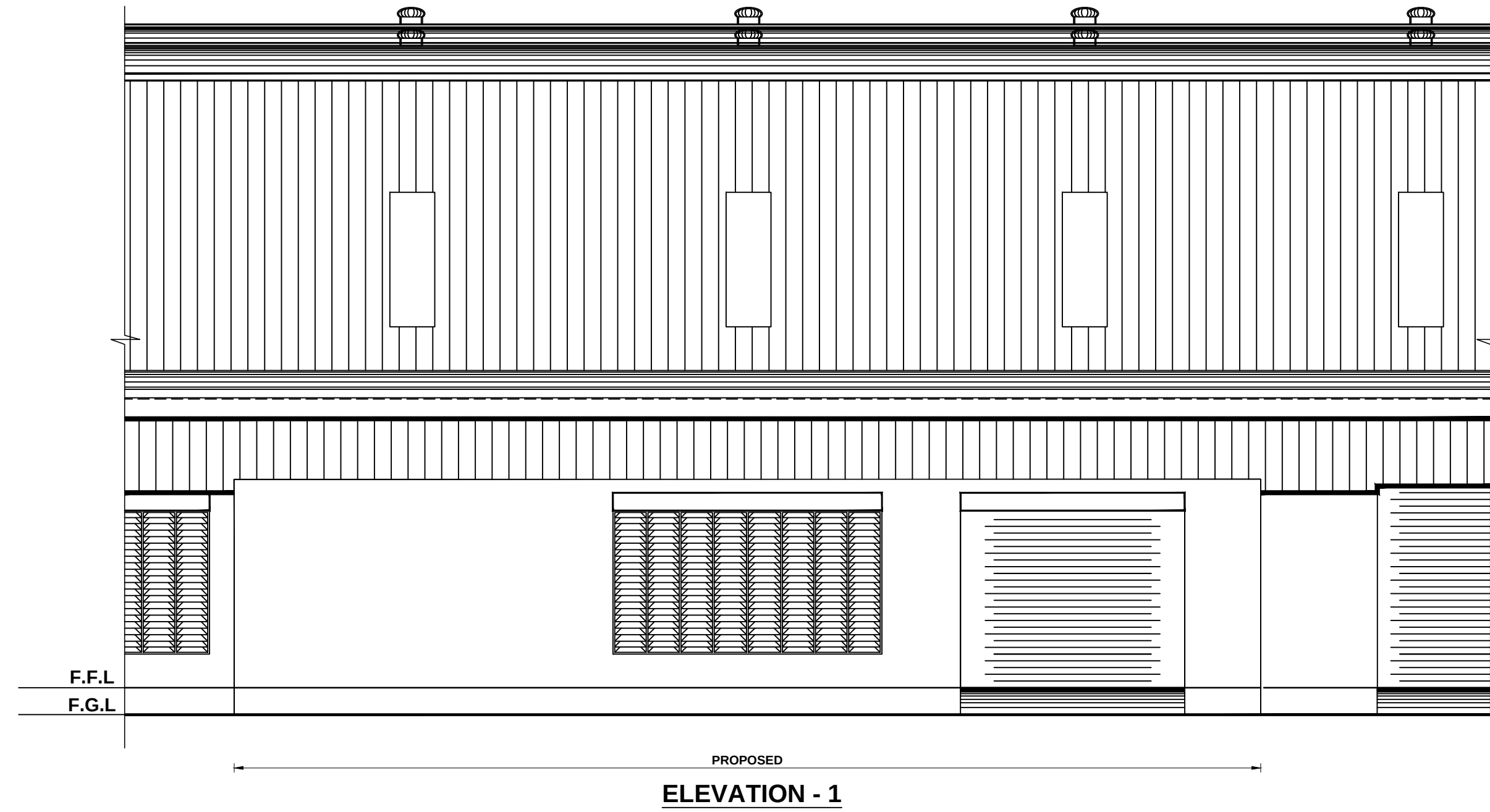
SCHEDULE OF JOINERY			
D	DOOR	900x2100	
D1	DOOR	600x2100	
V	VENTILATOR	1500X500	
V1	VENTILATOR	750X500	



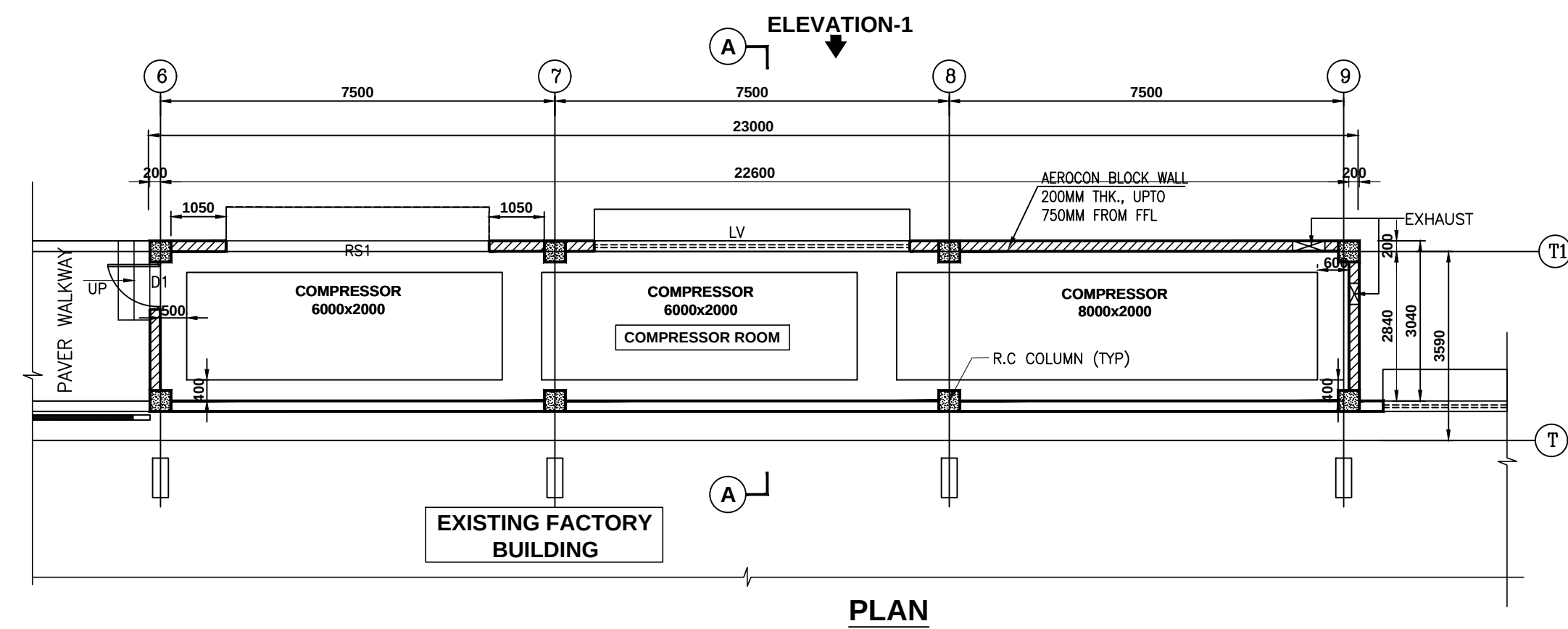
VIEW-X
PLAN



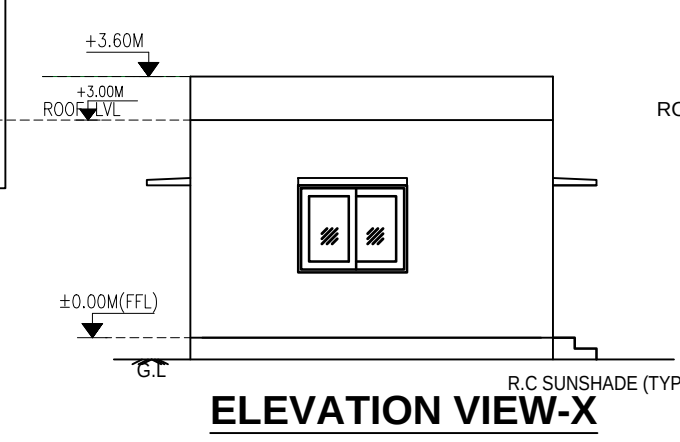
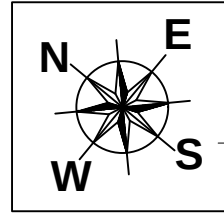
ROOF PLAN



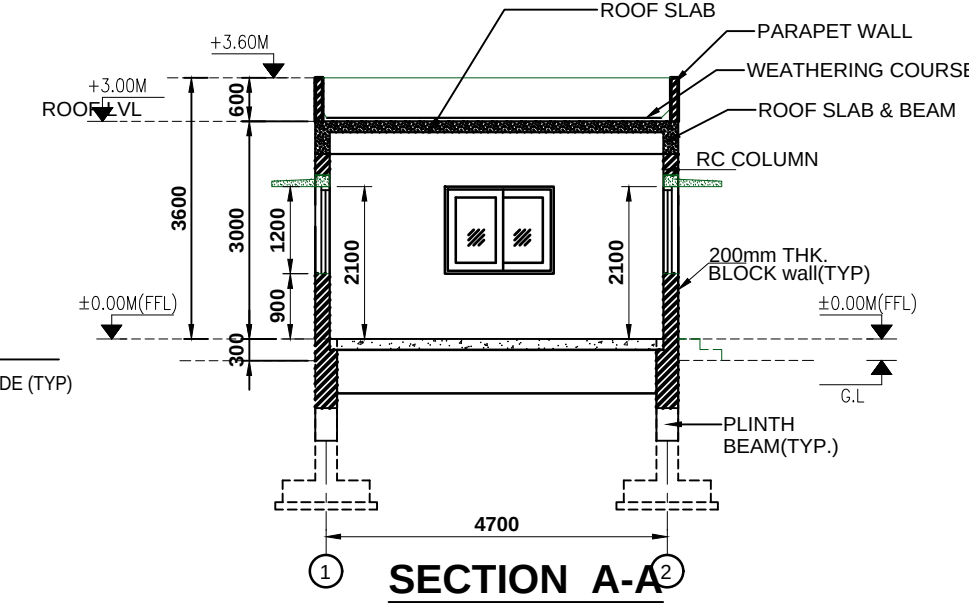
ELEVATION - 1



PLAN



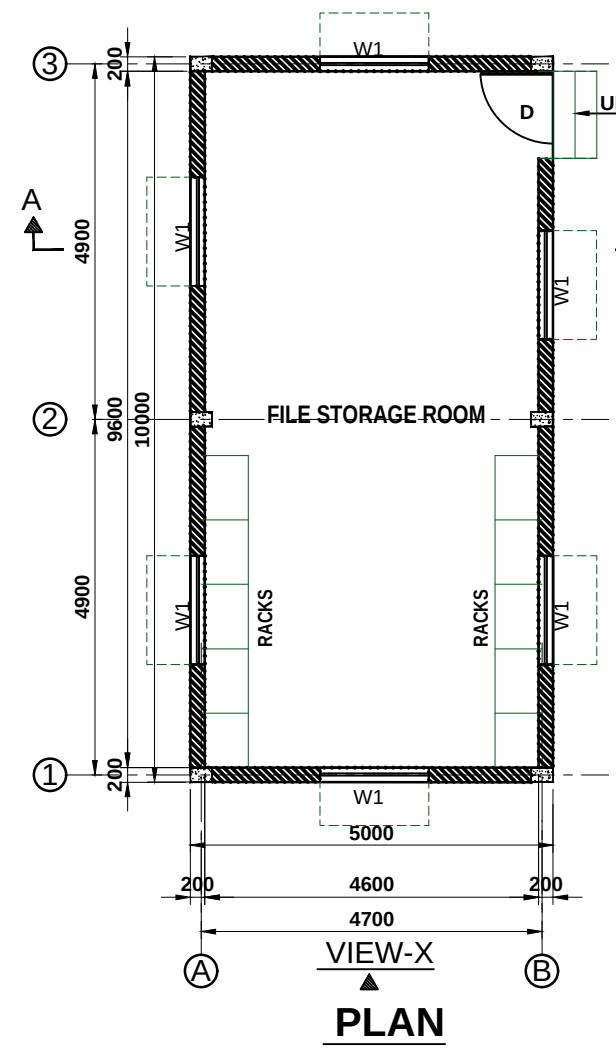
ELEVATION VIEW-X



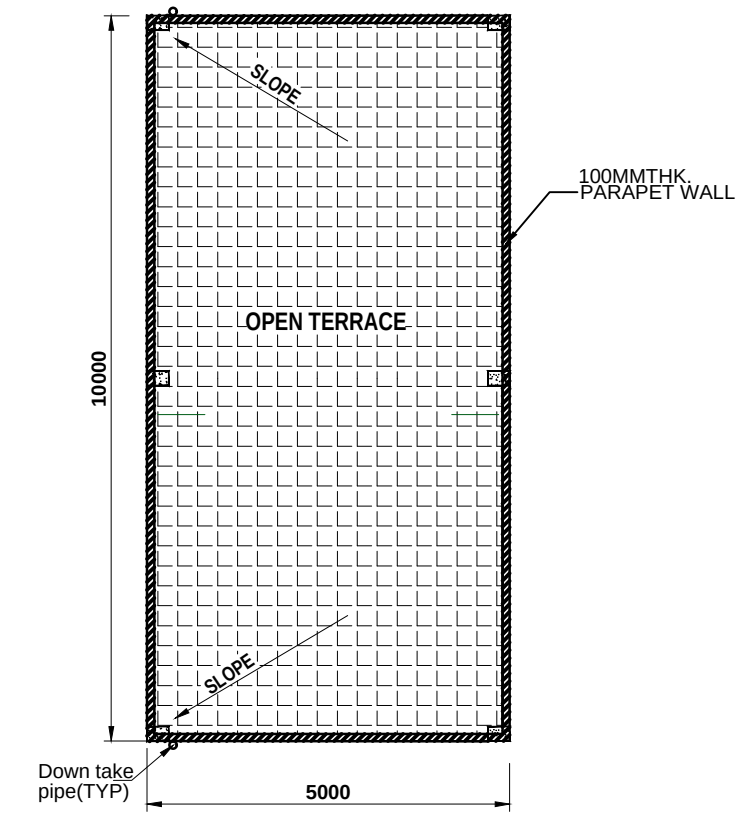
SECTION A-A

FILE STORAGE ROOM

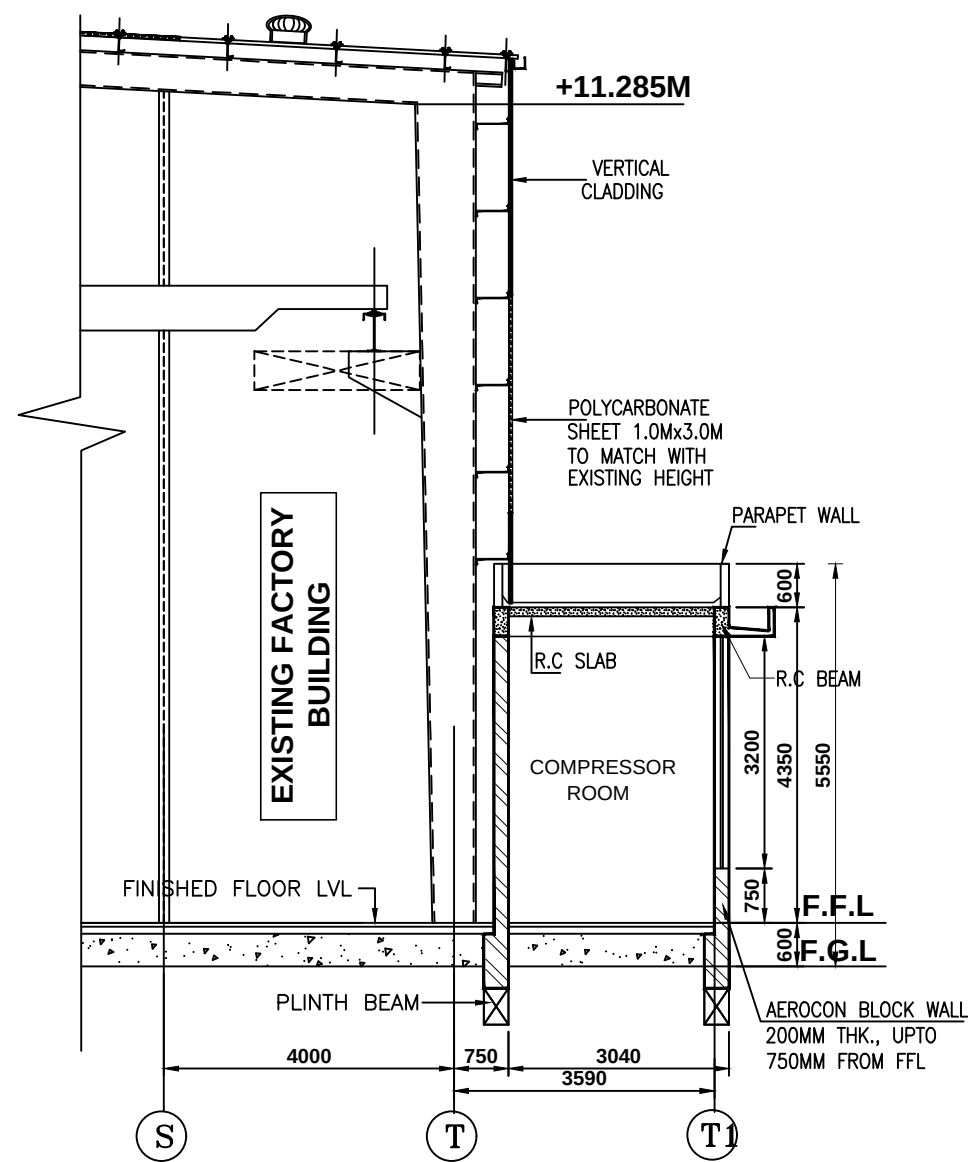
SCHEDULE OF JOINERY		
D	DOOR	1000x2100
W1	WINDOW	1500X1200



VIEW-X
PLAN



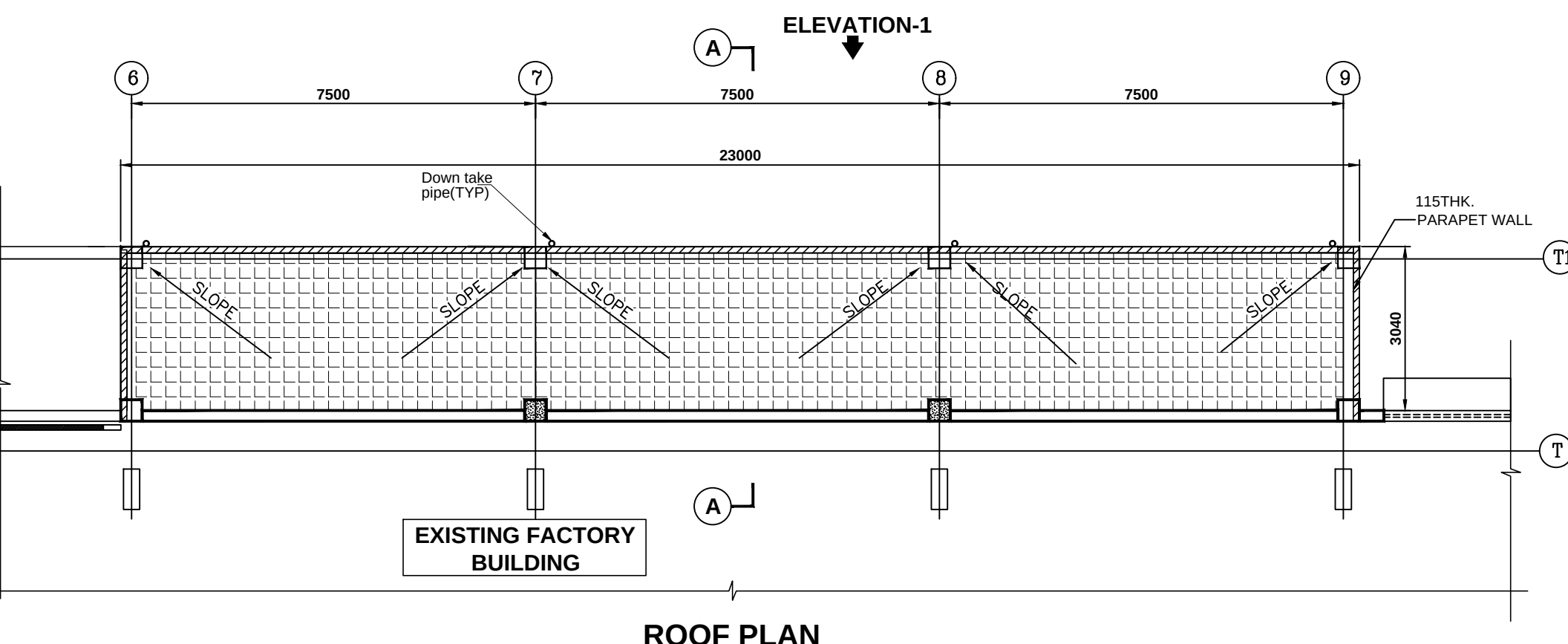
ROOF PLAN



SECTION A-A

COMPRESSOR ROOM

SCHEDULE OF JOINERY:-		
RS1	ROLLING SHUTTER	5000 x 3950
LV	LOUVERED VENTILATOR	6000 x 3200
D1	STEEL DOOR	900 x 2100



ROOF PLAN

SHEET NO: 11 / 12

M/S. KOBELCO INDUSTRIAL MACHINERY
INDIA PVT LTD.,

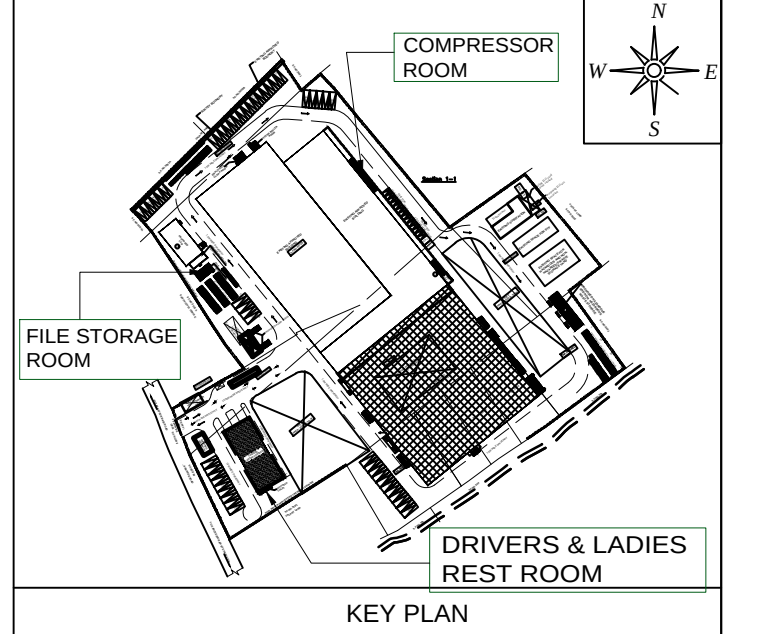
COMPRESSOR ROOM, FILE STORAGE ROOM,
DRIVERS & LADIES REST ROOM
PLAN, SECTION & ELEVATION

PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF FACTORY BUILDING
IN S.F.Nos. 539/4, 5A, 5B, 6, 540/1, 555/1, 556, 557/1B, 2,
565/4B KARAI VILLAGE,
KANCHEEPURAM TALUK AND DISTRICT.

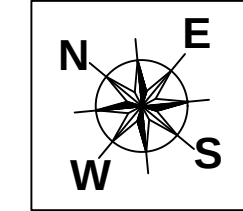
Existing approval No. 59/2011 & date : 14.06.2011
Existing H.O approval No. 290/2021 & date : 06.07.2021
Existing Regi approval No. 36/2021 & date : 12.08.2021
Existing BDO approval No. 3020/2021 & date : 16.09.2022

Manufacture of internal mixer and twin screw roller
extruder for rubber mixing and tyre industry.

INDUSTRY CATEGORY : ORANGE



KEY PLAN



COLOUR INDEX :	REFERENCE :
EXISTING	SCALE : 1:100
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BOUNDARY	DRAWN : SURE
ROAD	CHECKED : SAT
DRIVEWAY	APPROVED : H.A.E

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

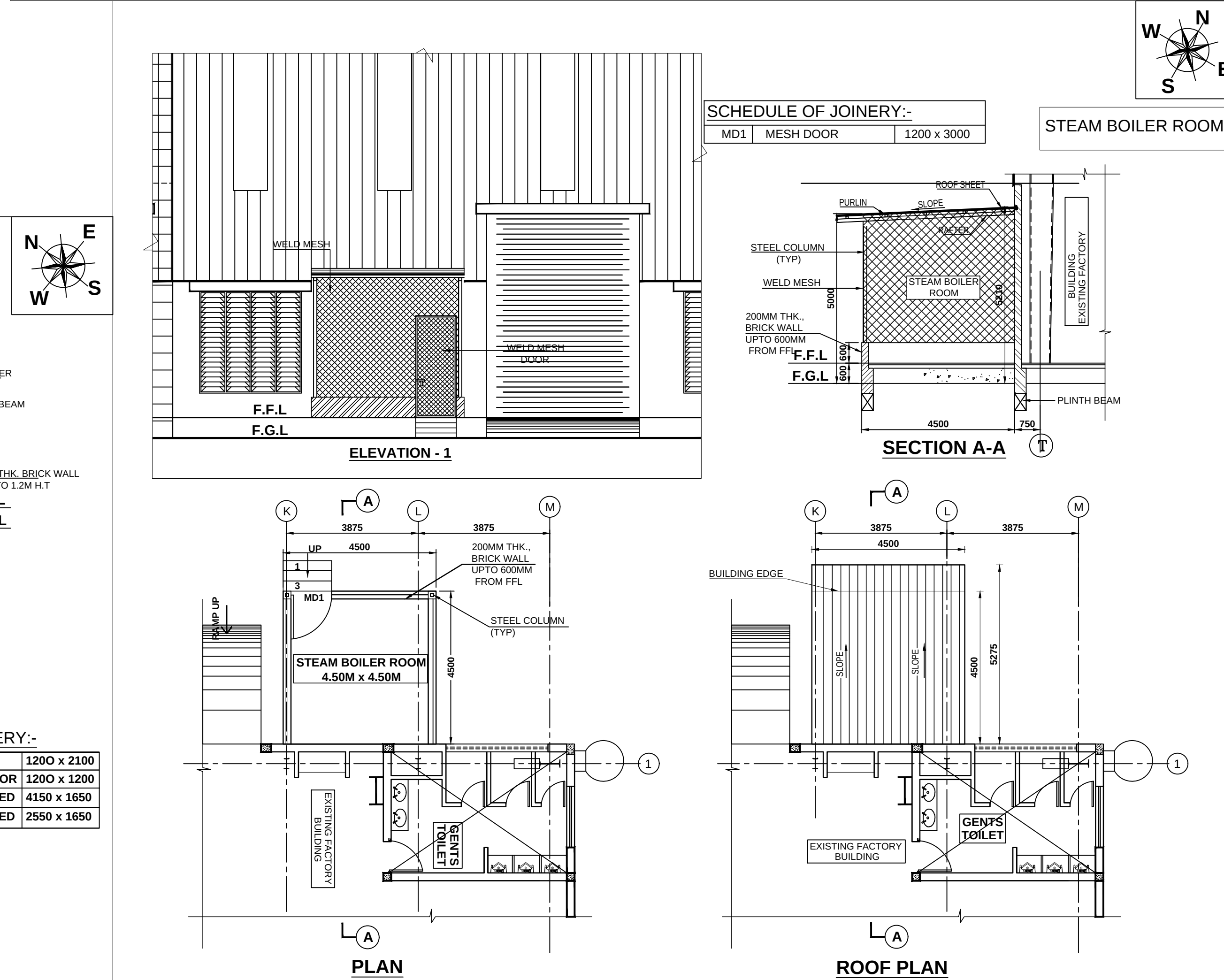
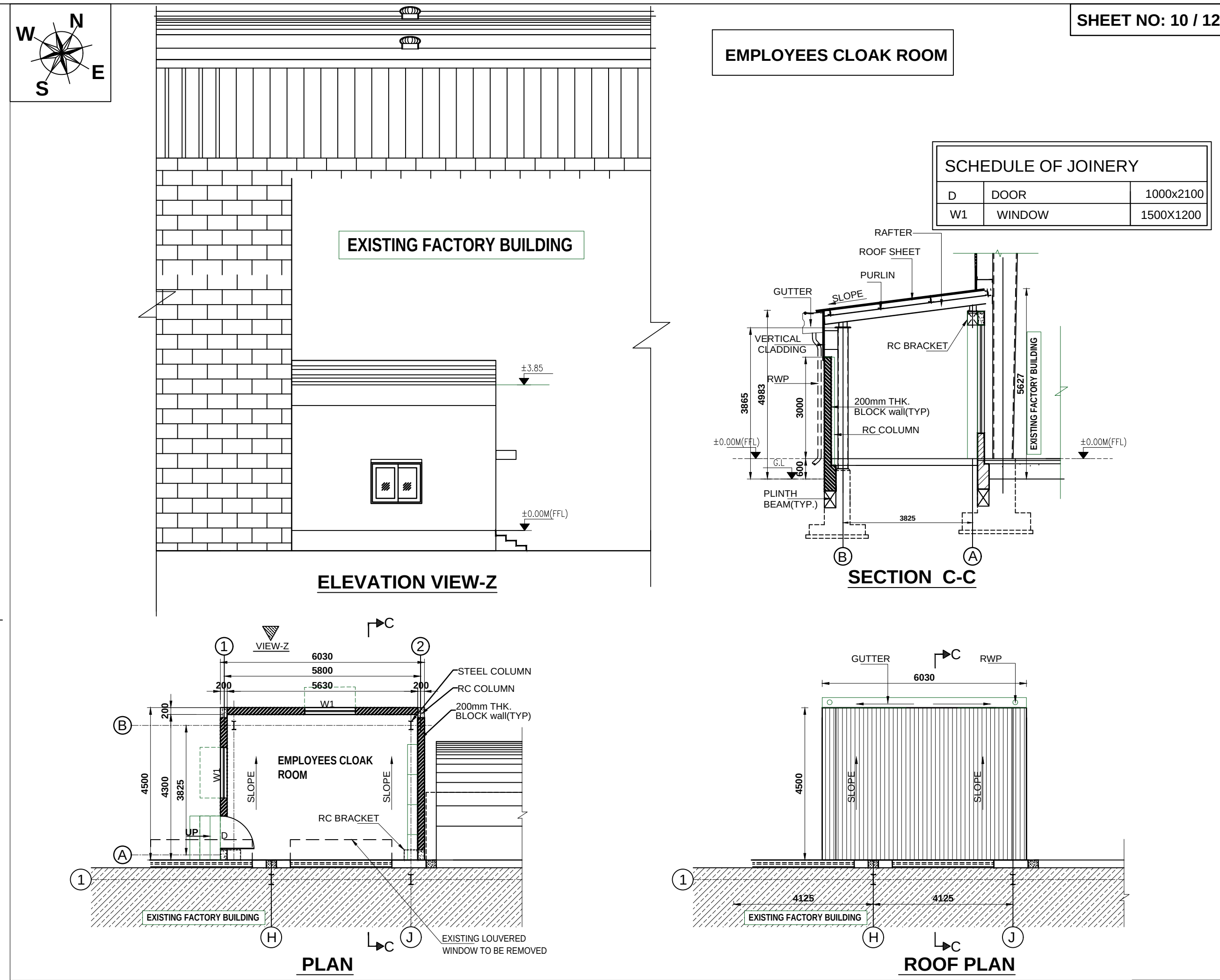
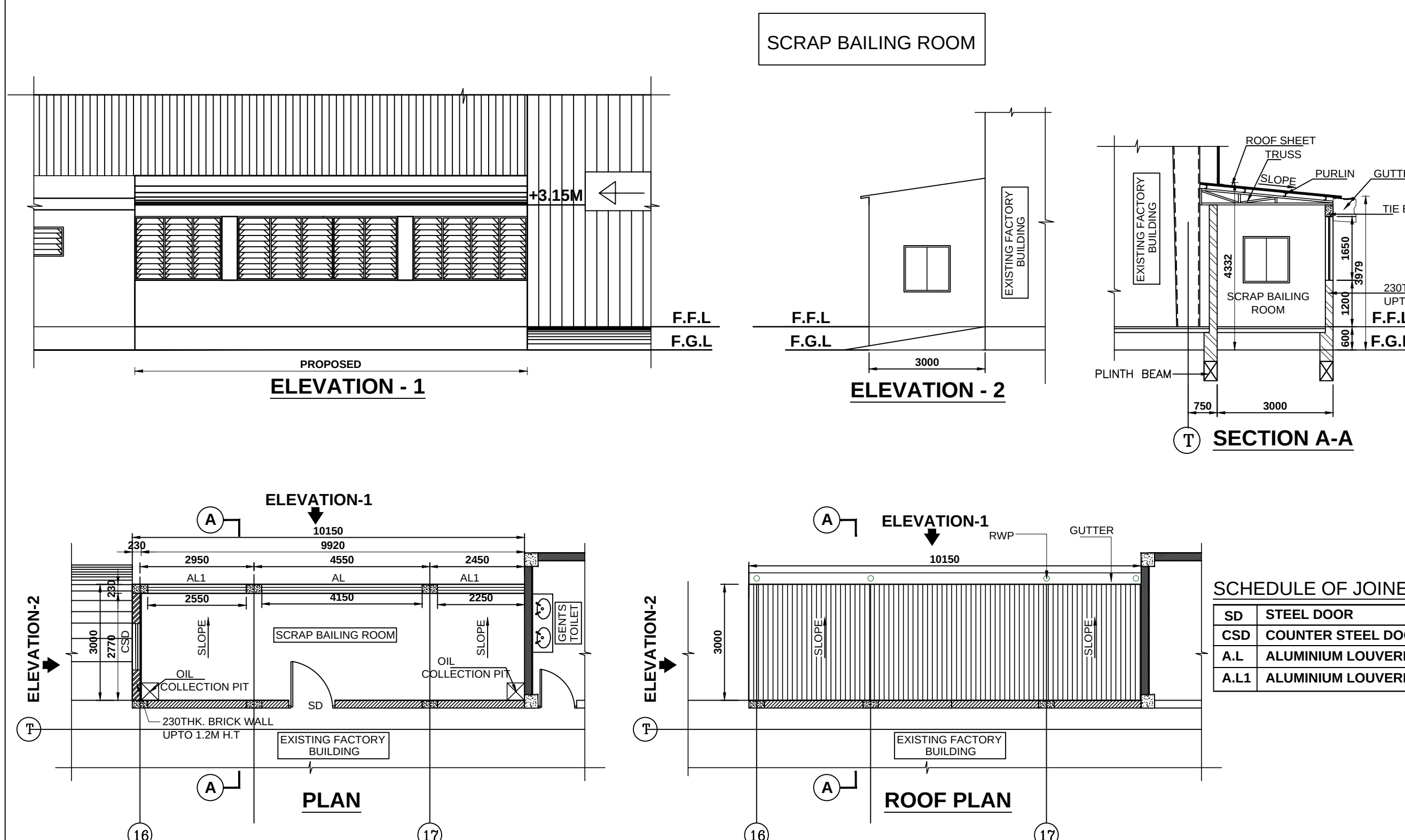
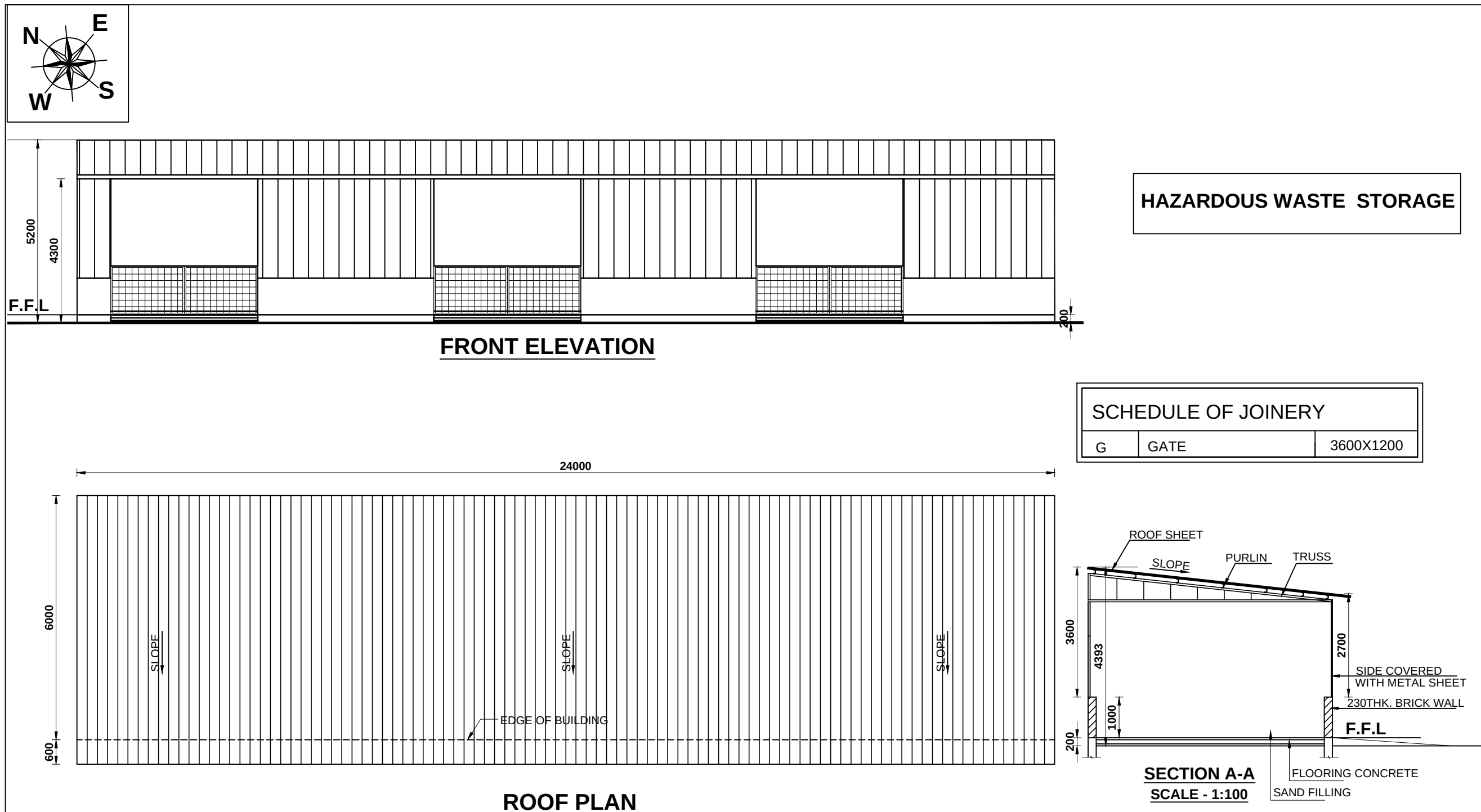
H.A.E. (Managing Director)

STRUCTURAL ENGINEER :

H.E. SRINIVAS SHASTRI, B.E., M.Eng. Sc.
M. ANSAR, AIA, A.M.I.E.
Chartered Engineer AM202341-7
CEN-REG. NO. 17/2020/113
DTCP-TVLK/RSR/Cor-1/2019/08/003

ARCHITECT :

H.A. ESHVARA, B.E., M.Eng. Sc., P.E.,
Chartered Engineer & Architect
P2020
CEN-REG. NO. 17/2020/113
DTCP-TVLK/RSR/Cor-1/2019/08/004



M/S. KOBELCO INDUSTRIAL MACHINERY INDIA PVT LTD.,

EMPLOYEES CLOAK ROOM, SCRAP BAILING ROOM, HAZARDOUS WASTE STORAGE & STEAM BOILER ROOM

PLAN, SECTION & ELEVATION

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING IN S.F.Nos: 539/4, 5A, 5B, 6, 540/1, 555/1, 556, 557/1B, 2, 565/4B KARAI VILLAGE, KANCHEEPURAM TALUK AND DISTRICT.

Existing approval No. 59/2011 & date : 14.06.2011
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Manufacture of internal mixer and twin screw roller extruder for rubber mixing and tyre industry.

INDUSTRY CATEGORY : ORANGE

KEY PLAN

COLOUR INDEX :

REFERENCE :

EXISTING ☐ SCALE : 1:100

PROPOSED ☐ DATE : 29.05.25

BOUNDARY ☐ DRAWN : SURE

ROAD ☐ CHECKED : SAT

DRIVEWAY ☐ APPROVED : H.A.E

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

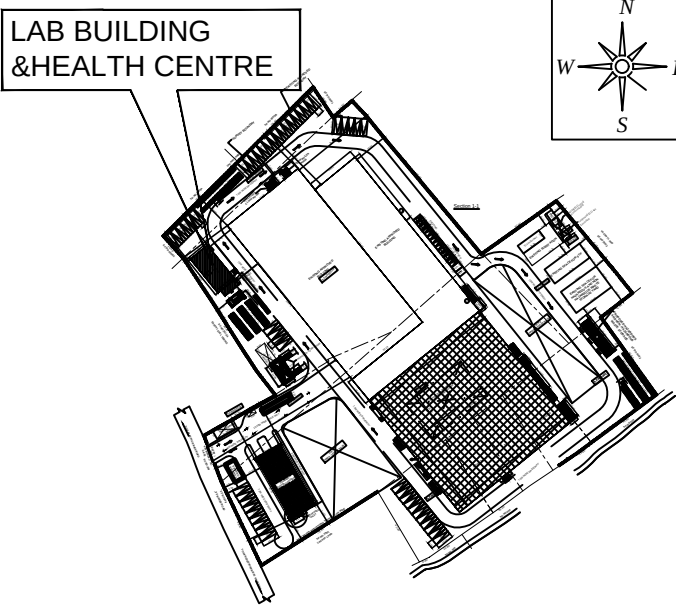
[Signature]
Managing Director

STRUCTURAL ENGINEER :

[Signature]
H.E. SRINIVAS SASTRY, B.E., M.Eng.Sc.
M.ASCE, AIA, A.M.I.E.
Chartered Engineer A009341-7
CIVIL-REG (CR-1) 19/06/133
DTCP-TVLR/MSB/Gr-1/2019/08/003

ARCHITECT :

[Signature]
H.A. ESWARA, B.E., P.E., M. Arch. Eng. P.T.U.
Chartered Engineer & Registered Architect
R3780
CIVIL-REG (CR-1) 19/06/250
DTCP-TVLR/MSB/Gr-1/2019/08/004



KEY PLAN

SCHEDULE OF JOINERY		
NAME	DESCRIPTION	SIZE
D1	DOOR	1000 x 2100
D2	DOOR	750 x 2100
DD1	DOUBLE DOOR	1800 x 2400
SLD1	SLIDING DOOR	2400 x 2400
W1	WINDOW	4000 x 1500
W2	WINDOW	2500 x 1500
V1	LOUVERED VENTILATOR	4000 x 600

COLOUR INDEX :	REFERENCE :
EXISTING	SCALE : 1:100
PROPOSED	DATE : 29.05.25
BOUNDARY	DRAWN : SURE
ROAD	CHECKED : SAT
DRIVEWAY	APPROVED : H.A.E

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

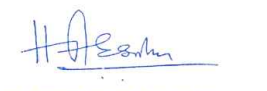

Managing Director

STRUCTURAL ENGINEER :

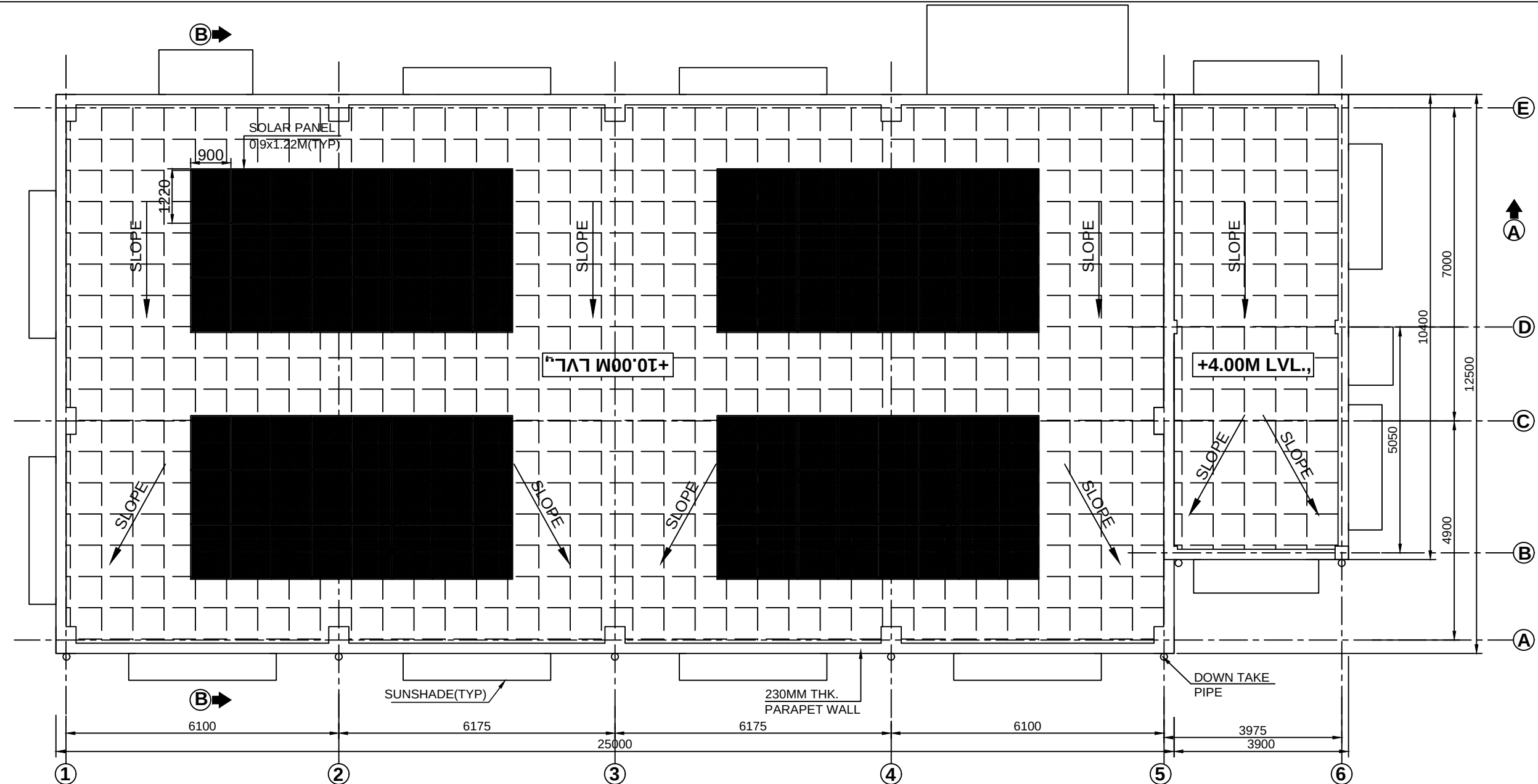
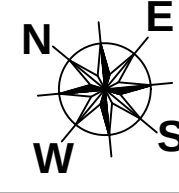


H.E. SUDHAKAR SHASTRI, B.E., M.Eng.Sc.
M. ARCADE, H.A., M.W.E.
Chartered Engineer, ANO24341-7
COUNCIL REG. NO. 15109/153
DTCP-TYLR/888/G-12/2019/08/003

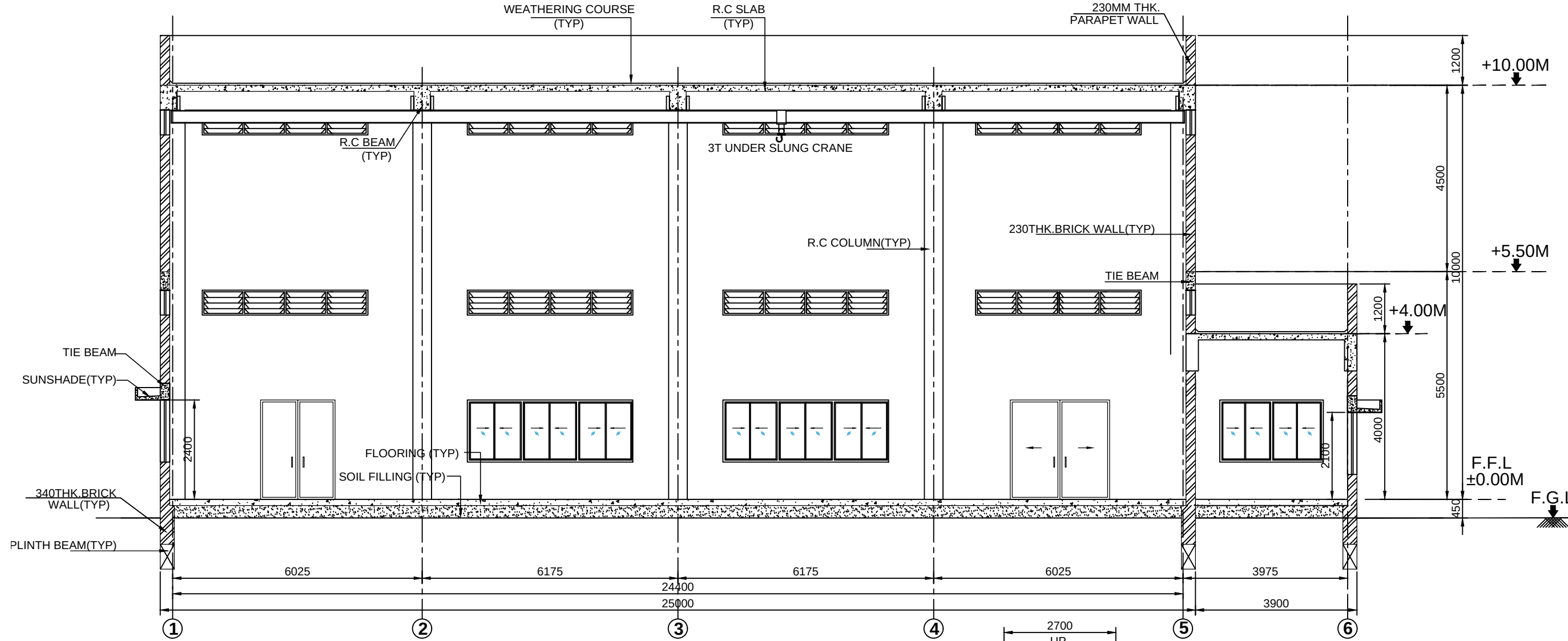
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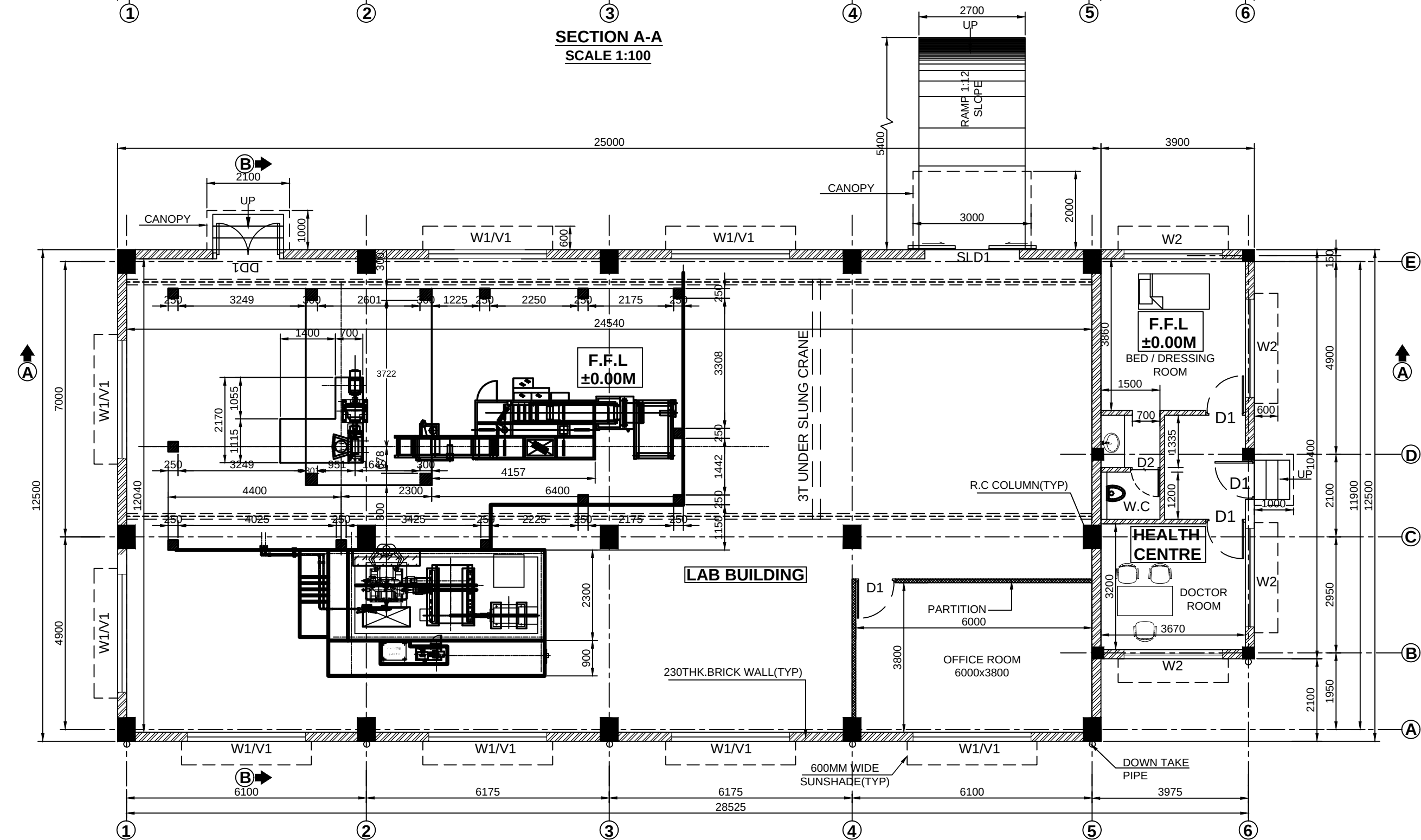
H.A. EDURADA, B.E., P.E., M.Eng.Sc.
Chartered Engineer & Registered Architect
P.050
1731818
1731818
DTCP-TYLR/888/G-12/2019/08/004



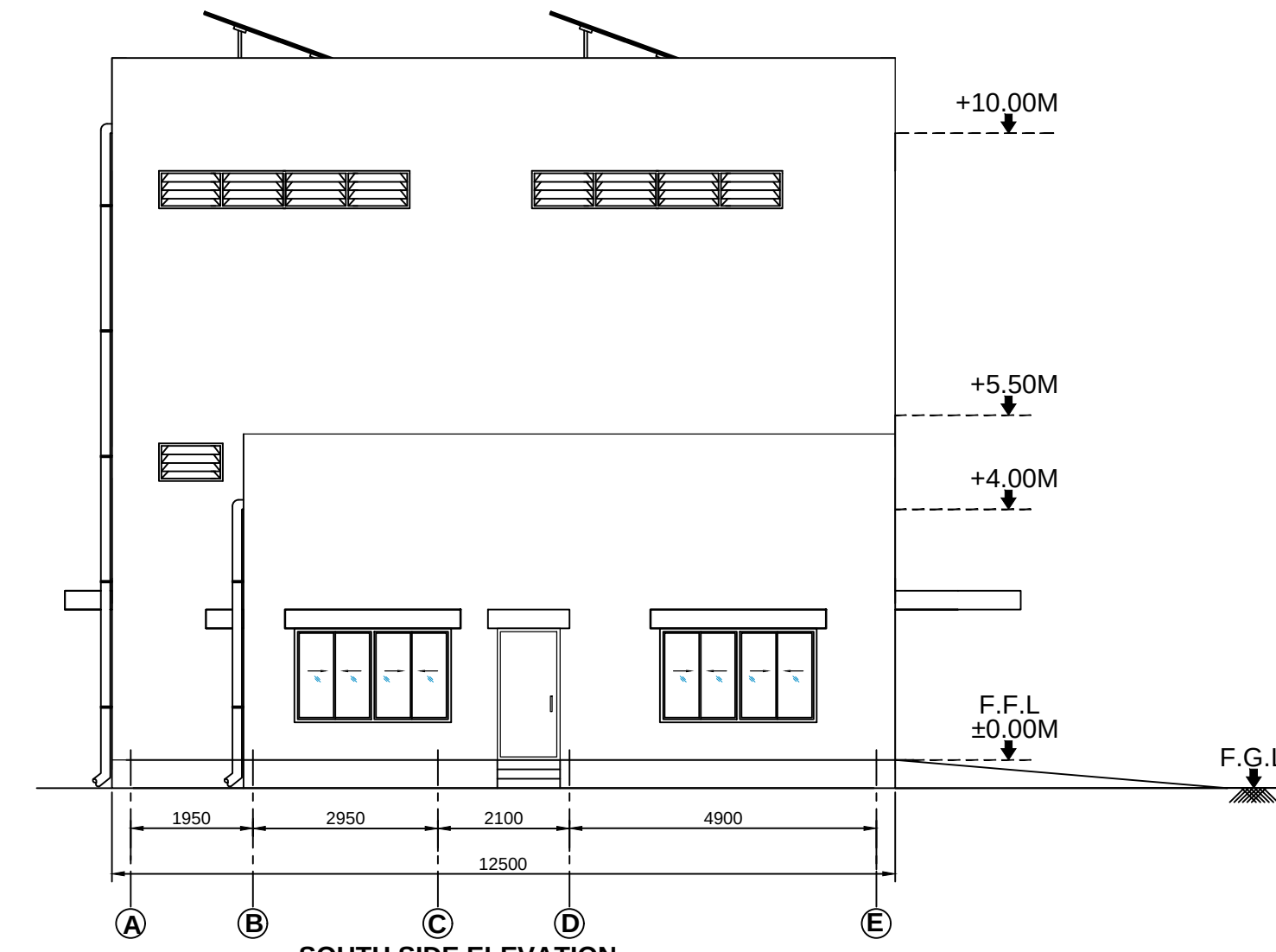
TERRACE FLOOR PLAN
SCALE 1:100



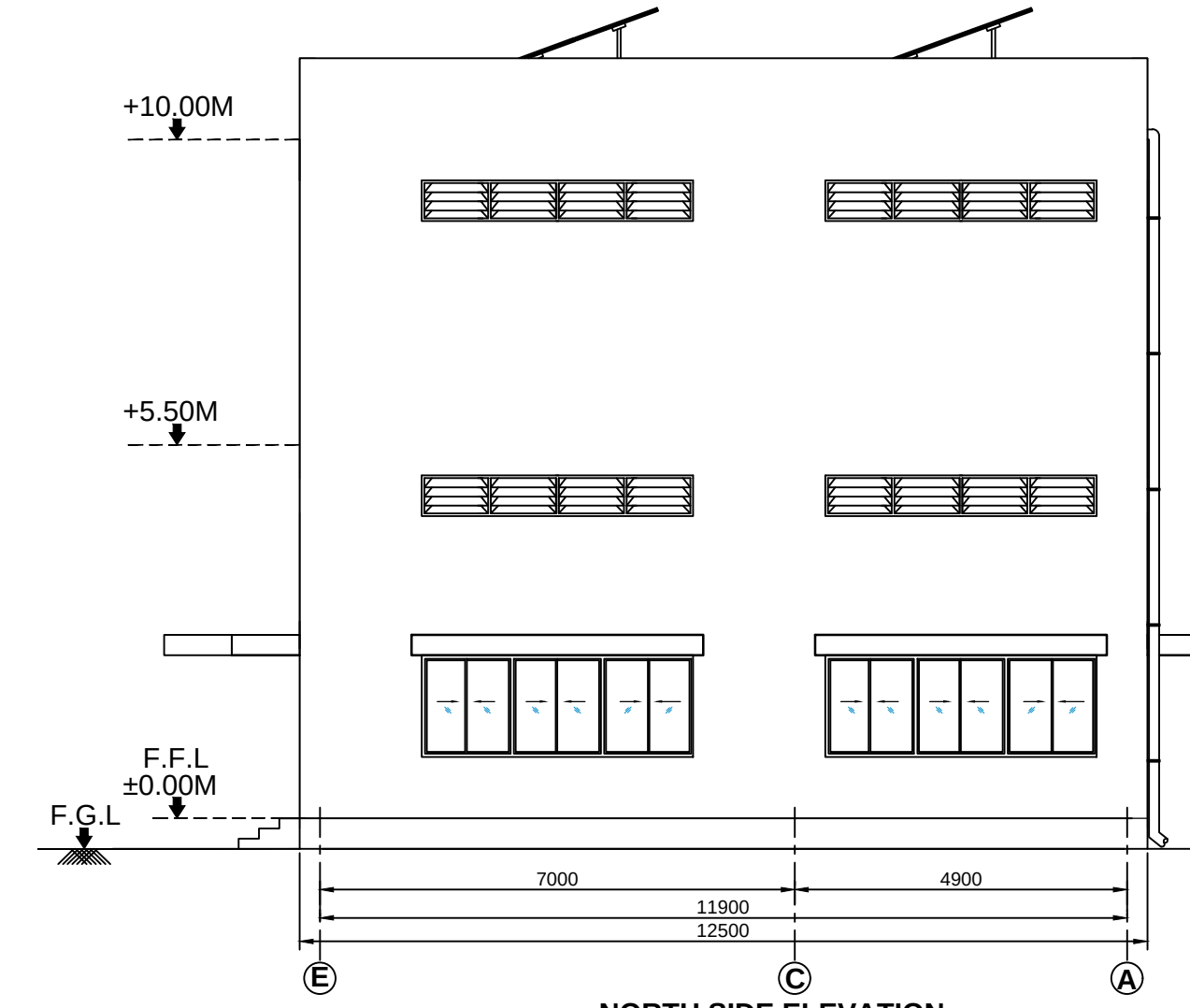
SECTION A-A
SCALE 1:100



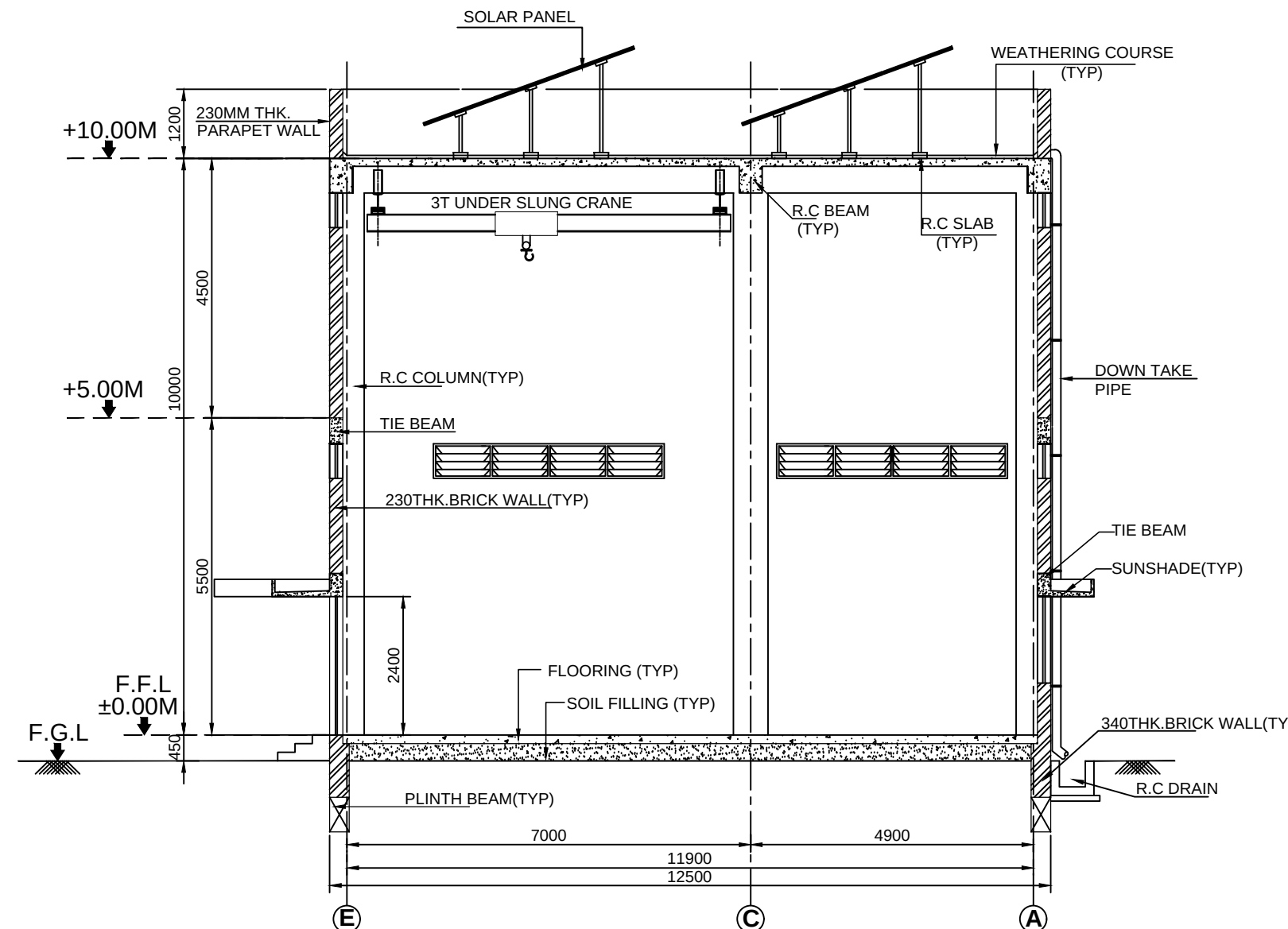
PLAN @ ±0.00M LVL.,
SCALE 1:100



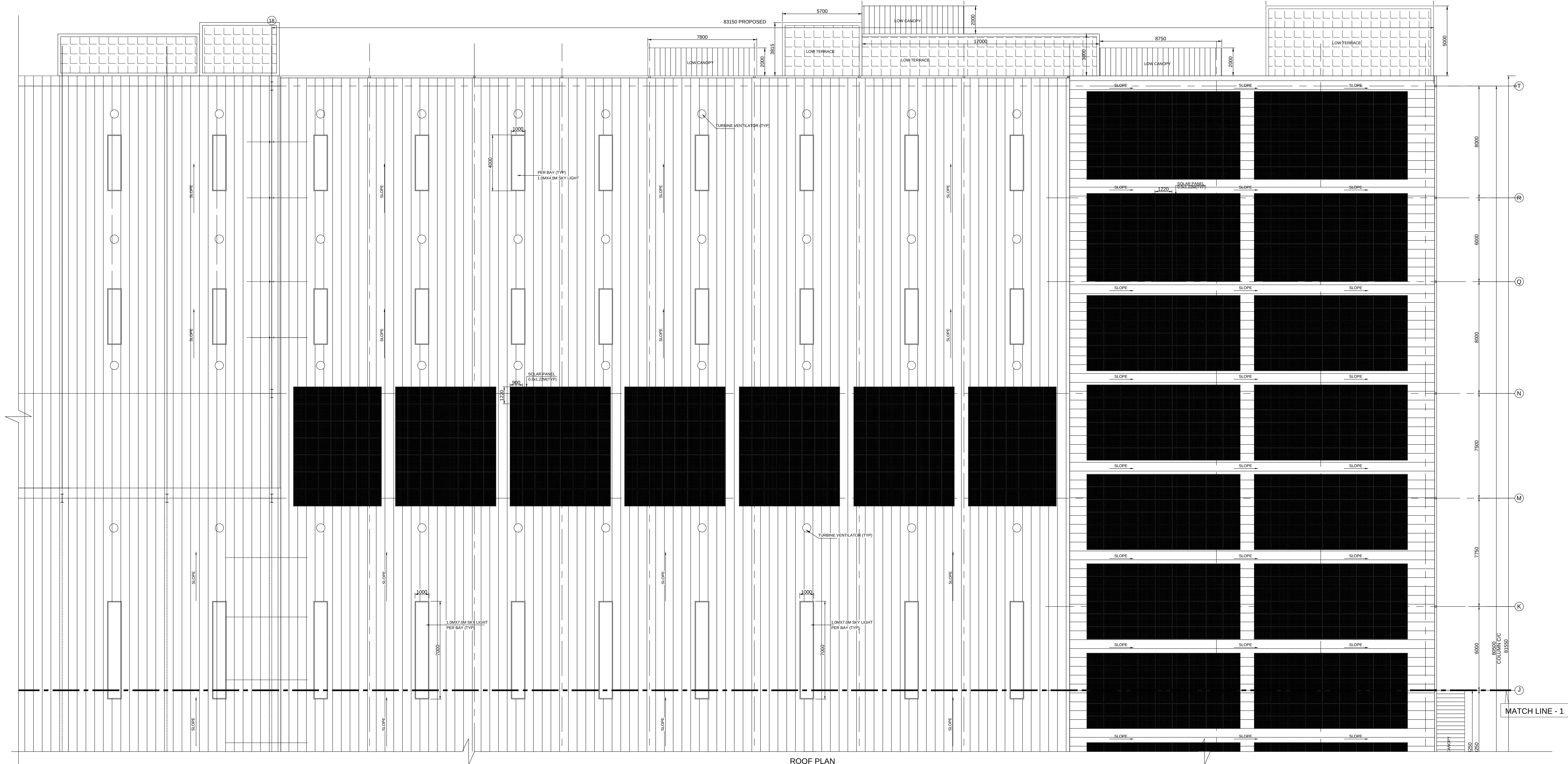
SOUTH SIDE ELEVATION
SCALE 1:100



NORTH SIDE ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100



ROOF PLAN
SCALE - 1:100

SHEET NO: 08 / 12

M/S. KOBELCO INDUSTRIAL MACHINERY
INDIA PVT LTD.,

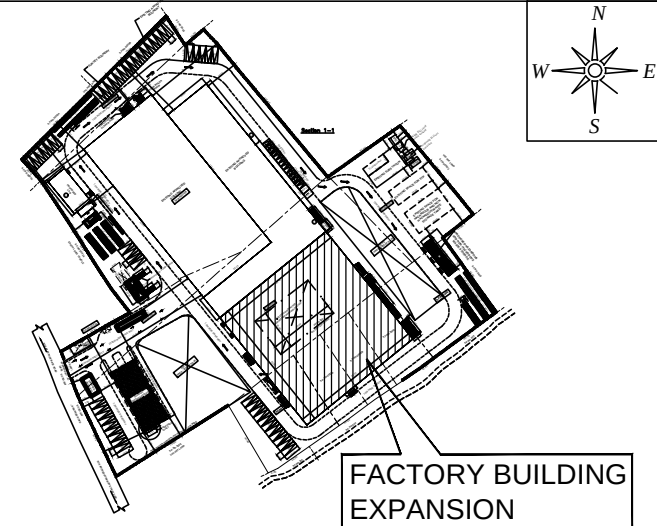
FACTORY BUILDING EXPANSION
ROOF PLAN(SH-2 OF 2)

PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF FACTORY BUILDING
IN S.F.Nos. 539/4, 5A, 5B, 6, 540/1, 55/1, 556, 557/1B, 2,
565/4B KARAI VILLAGE,
KANCHEEPURAM TALUK AND DISTRICT.

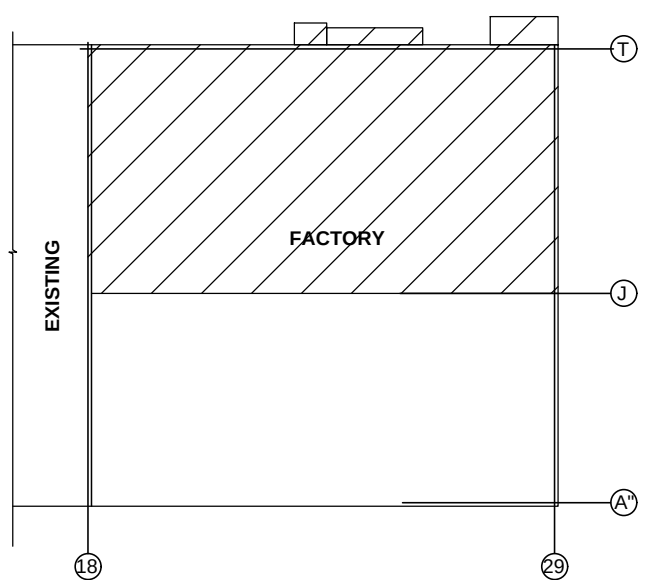
Existing approval No. 59/2011 & date : 14.06.2011
Existing H.O approval No. 290/2021 & date : 06.07.2021
Existing Regl approval No. 36/2021 & date : 12.08.2021
Existing BDO approval No. 3020/2021 & date : 16.09.2022

Manufacture of internal mixer and twin screw roller
extruder for rubber mixing and tyre industry.

INDUSTRY CATEGORY : ORANGE



KEY PLAN



PART PLAN

MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDING.

COLOUR INDEX :	REFERENCE :
EXISTING	SCALE : 1:100
PROPOSED	DATE : 29.05.25
BOUNDARY	DRAWN : SURF
ROAD	CHECKED : SAT
DRIVEWAY	APPROVED : H.A.E

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

[Signature]
Managing Director

STRUCTURAL ENGINEER :

[Signature]
H.E. SUDHAKAR SHASTRI, M. Engg. Sc.
M. ARCH., M.A., A.M.I.E.
Chartered Engineer, No. 1011
DPO-17/CA/188/17-1/2019/08/093

ARCHITECT :

[Signature]
H.A. EDURVA, M.T.E. & M.A. Arch. Reg.
Chartered Engineer & Registered Architect
P.No. 11228
DPO-17/CA/188/17-1/2019/08/093

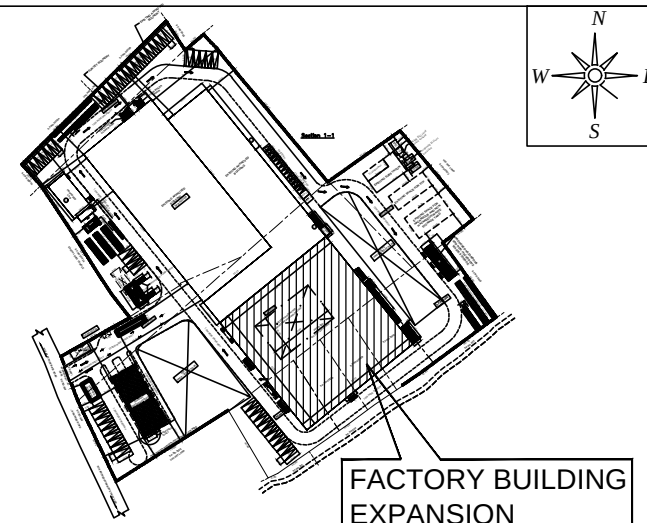
FACTORY BUILDING EXPANSION
ROOF PLAN(SH-1 OF 2)

PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF FACTORY BUILDING
IN S.F.Nos. 539/4, 5A, 5B, 6, 540/1, 555/1, 556, 557/1B, 2,
565/4B KARAI VILLAGE,
KANCHEEPURAM TALUK AND DISTRICT.

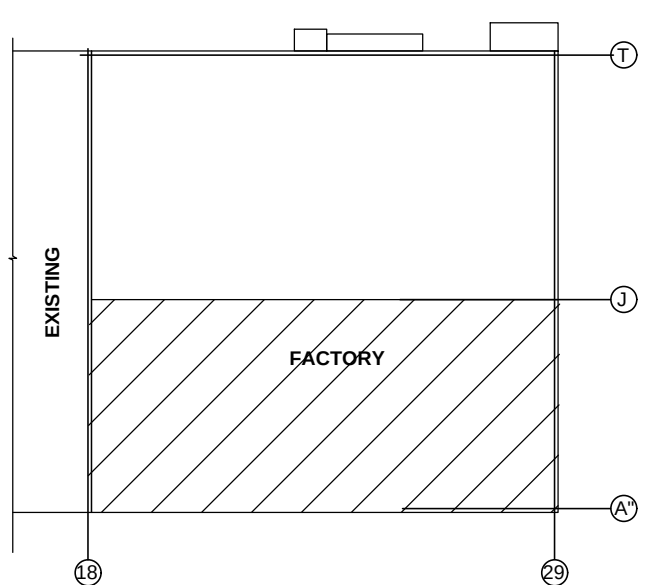
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Manufacture of internal mixer and twin screw extruder for rubber mixing and tyre industry

INDUSTRY CATEGORY : ORANGE



KEY PLAN



PART PLAN

MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDING

SYSTEM PROVIDED FOR ENTIRE BUILDING	
COLOUR INDEX:	REFERENCE:

COLOUR INDEX :		REFERENCE :		
EXISTING		SCALE	: 1:100	
PROPOSED		DATE	: 29.05.25	
BOUNDARY		DRAWN	: SURE	
ROAD		CHECKED	: SAT	
DRIVEWAY		APPROVED	: H.A.E	

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

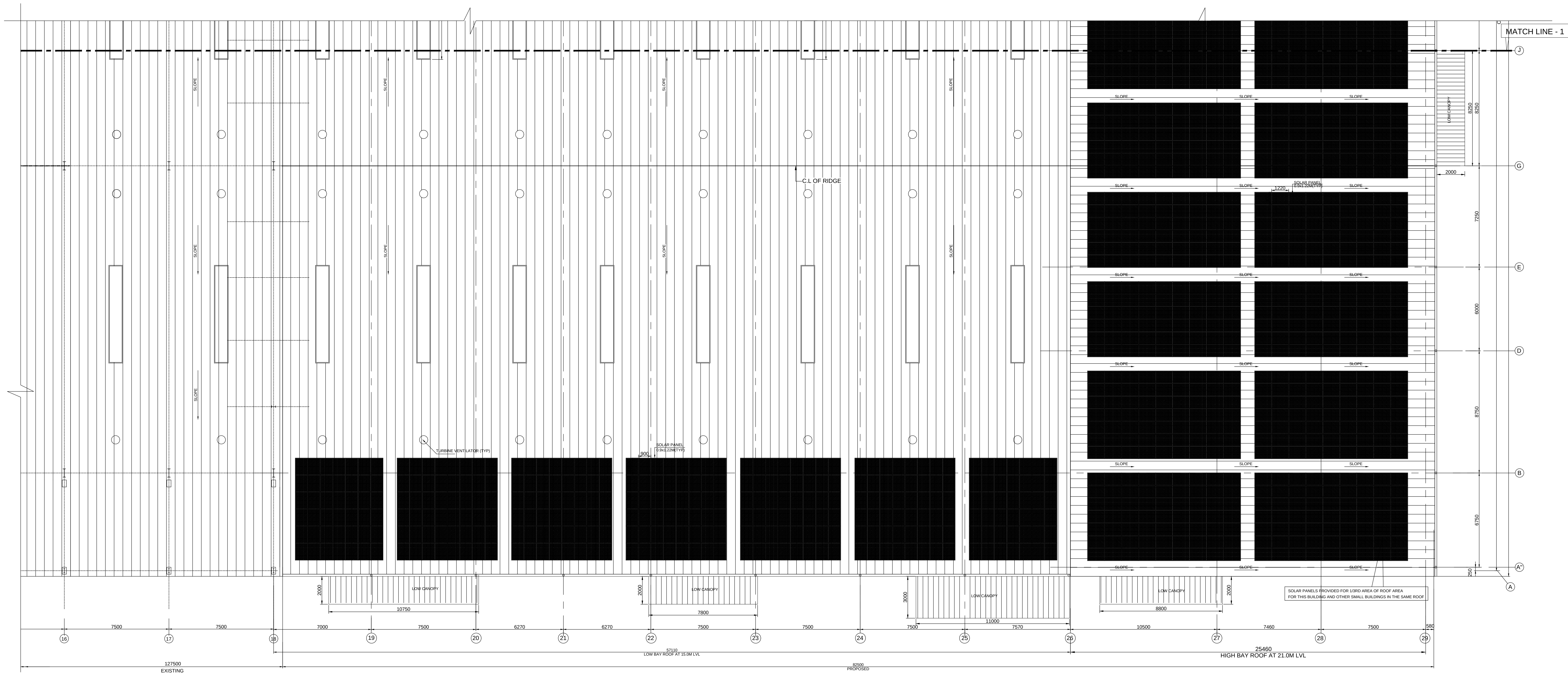

J. P. Davis
(Managing Director)

STRUCTURAL ENGINEER

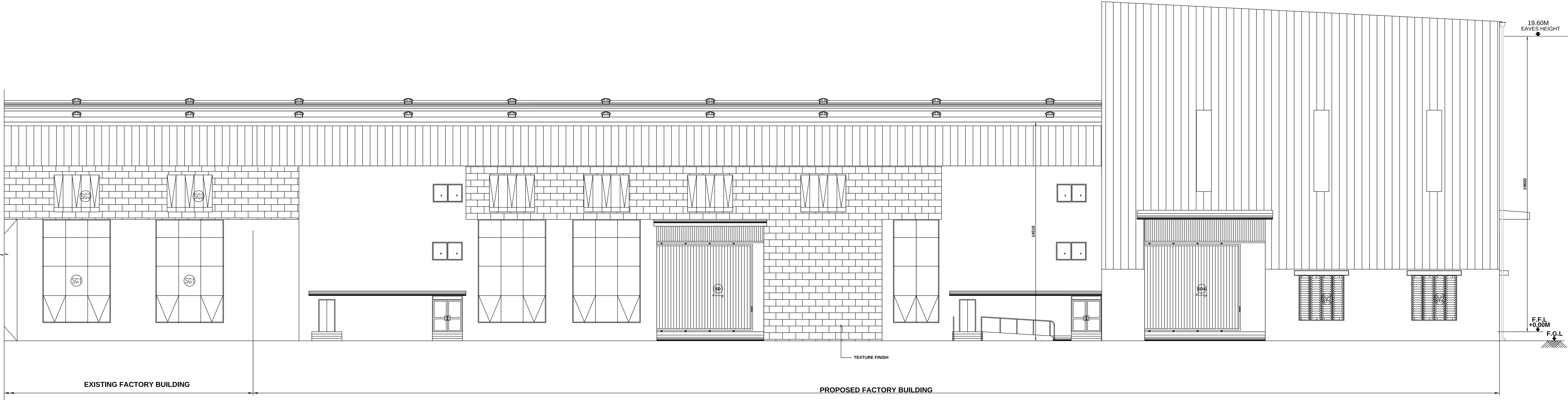
H.E. SHINVAS SHASTRY, B.E.
M.ASCE, AIA, A.M.A.S.E.
Chartered Engineer AM0293
CMDA-SE/GR-1/14/26/
DTCF-TVLK/RSE/Gr-1/2016

ARCHITECT

H. A. Eswara, B.E. P.E., M.A.Soc. E.
Chartered Engineer & Registered Architect
F2080 77/3816
CEDA RANG-1/19/08/270
D/CP-TVL/RA/Ce-1/20/19/88/100

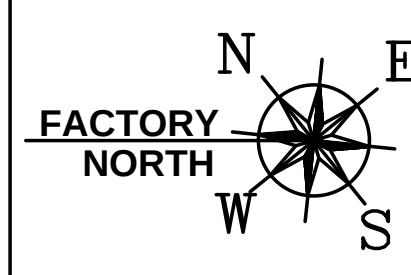


ROOF PLAN
SCALE - 1:100



SOUTH SIDE ELEVATION
SCALE - 1:100

SHEET NO: 06 / 12



M/S. KOBELCO INDUSTRIAL MACHINERY
INDIA PVT LTD.,

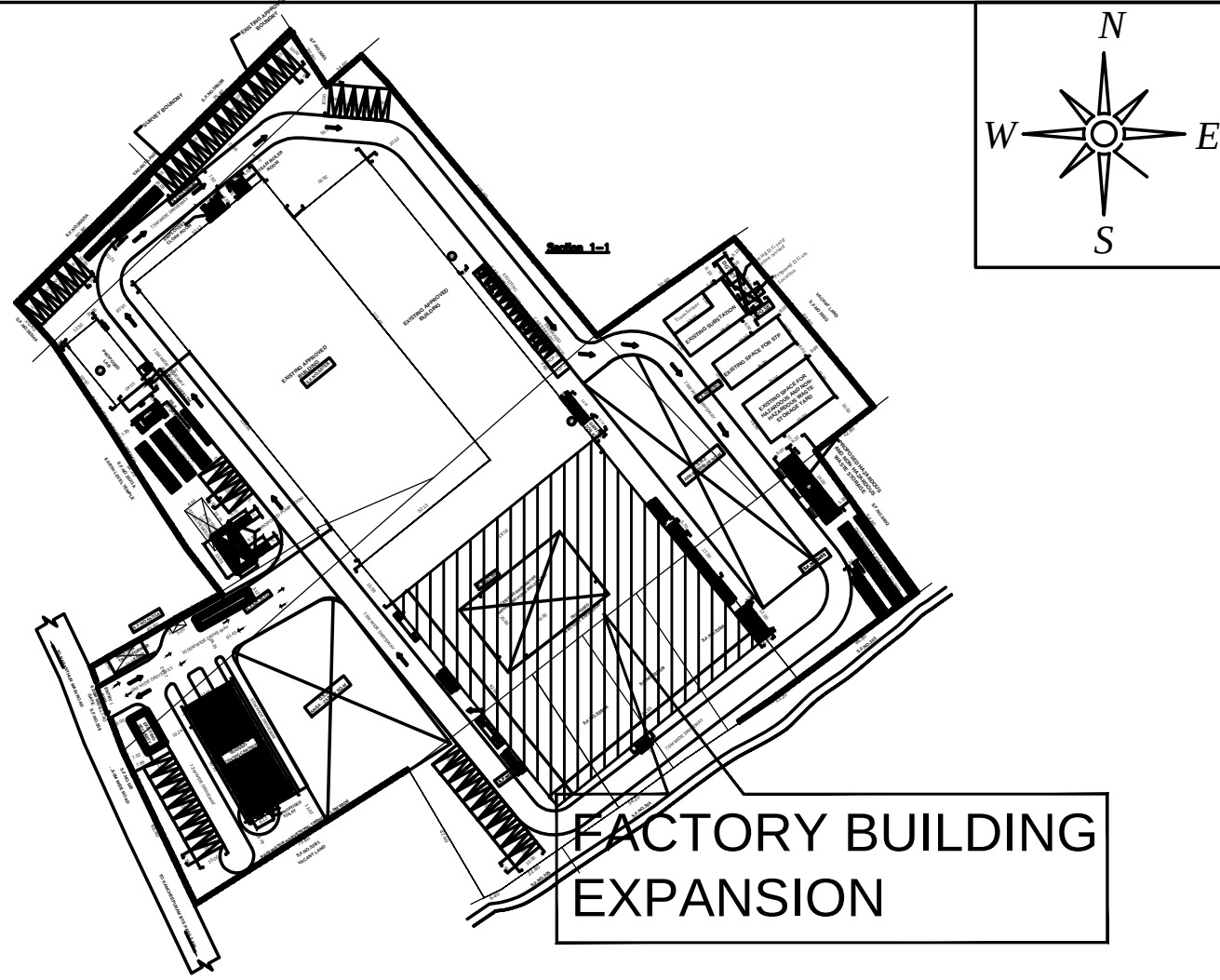
FACTORY BUILDING EXPANSION
SOUTH SIDE ELEVATION

PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF FACTORY BUILDING
IN S.F.Nos. 539/4, 5A, 5B, 6, 540/1, 555/1, 556, 557/1B, 2,
565/4B KARAI VILLAGE,
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Manufacture of internal mixer and twin screw roller
extruder for rubber mixing and tyre industry.

INDUSTRY CATEGORY : ORANGE



KEY PLAN

MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDING

COLOR INDEX :

EXISTING : ☐

PROPOSED : ☐

BOUNDARY : ☐

ROAD : ☐

DRIVEWAY : ☐

APPLICANT :

REFERENCE :

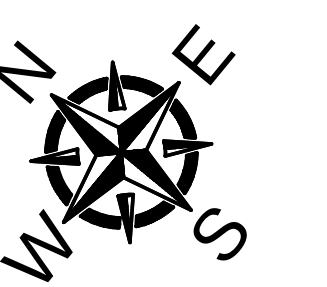
SCALE : 1:100

DATE : 29.05.25

DRAWN : SURE

CHECKED : SAT

APPROVED : H.A.E



For Kobelco Industrial Machinery India Private Limited

(Signature)
Managing Director

STRUCTURAL ENGINEER :

(Signature)

H.E. SRINIVAS SHASTRY, B.E., M.Eng. Sc.
M. ASCE, AIA, A.M.I.E.
Chartered Engineer, AMOE 3361-7
CMAA No. 708-12/19/08/133
DTCP-TVLR/RSC/Gtr-2/2019/08/003

ARCHITECT :

(Signature)

H.A. ESWARA, B.E., F.I.E.M. As. No. P.V.V.
Chartered Engineer & Registered Architect
F3789
CMAA No. 14/08/19/08/003
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PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF FACTORY BUILDING
IN S.F.Nos. 539/4, 5A, 5B, 6, 540/1, 555/1, 556, 557/1B, 2,
565/4B KARAI VILLAGE,
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Existing BDO approval No. 3020/2021 & date : 16.09.2022

Manufacture of internal mixer and twin screw roller extruder for rubber mixing and tyre industry.

INDUSTRY CATEGORY : ORANGE



COLOUR INDEX :		REFERENCE :	
EXISTING		SCALE	: 1:100
PROPOSED		DATE	: 29.05.25
BOUNDARY		DRAWN	: SURE
ROAD		CHECKED	: SAT
DRIVEWAY		APPROVED	: H.A.E



APPLICANT :

For Kobelco Industrial Machinery India Private Limited


Peter P Davis
(Managing Director)

STRUCTURAL ENGINEER :

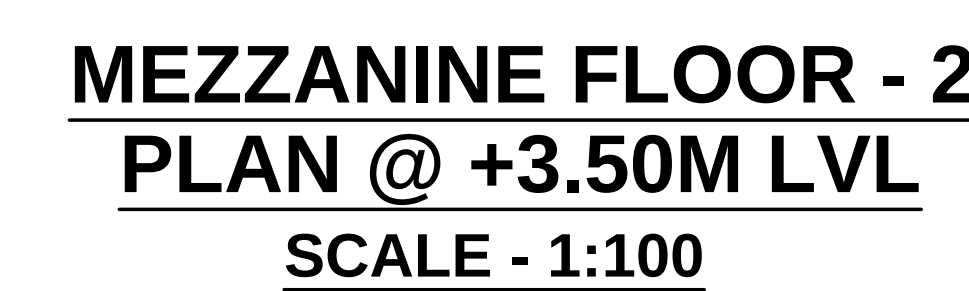
H.E. Limin

H.E. SRINIVAS SHASTRY, B.E., M.Eng. Sc
M.ASCE, AIA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/GR-1/19/06/151
DTCP-TVLR/RSE/Gr-1/2019/08/003

ARCHITECT :

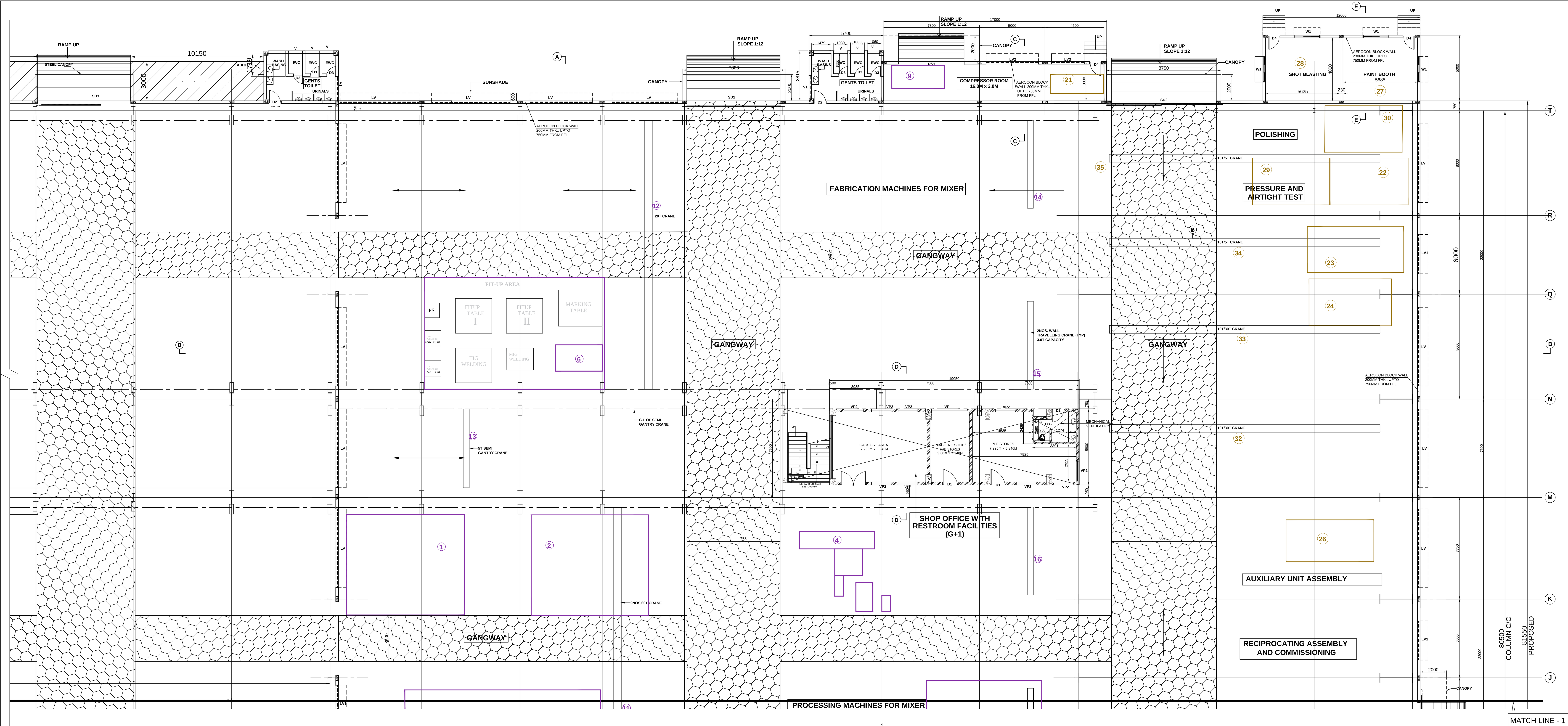
11. Assessment

H.A. ESWARA, B.E. F.I.E., M.Am. Soc., F.I.V.,
Chartered Engineer & Registered Architect
F3780 77/3816
CMDA-RA/GR-1/19/06/270
DPCR-TV/RA/GR-1/2019/08/004

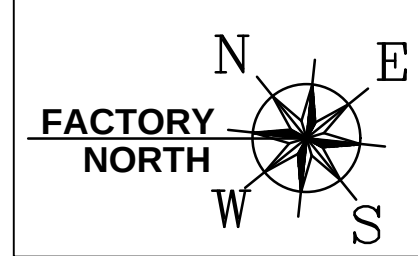


SCHEDULE OF JOINERY:-		
R.S1	ROLLING SHUTTER	5000 x 3950
SD	TOP HUNG SLIDING DOOR	4500 x 6000
SD1	TOP HUNG SLIDING DOOR	7100 x 6000
SD2	TOP HUNG SLIDING DOOR	8000 x 6000
A.D	ALUMINIUM DOOR	2000 x 2400
W	WINDOW	3000 x 1500
D	DOOR	2000 x 2100
D1	DOOR	1200 x 2100
D2	T.W FLUSH DOOR	1000 x 2100
D3	T.W PANEL DOOR	750 x 2100
D4	STEEL DOOR WITH VISION PANEL	1200 x 2100
D5	STEEL DOOR WITH VISION PANEL	1000 x 2100
GL	GLAZING	600 x 600
LV1	LOUVERED VENTILATOR	3000 x 3000
LV1	LOUVERED VENTILATOR	3000 x 3000
LV2	LOUVERED VENTILATOR	4000 x 3200
LV3	LOUVERED VENTILATOR	2500 x 3200
W1	WINDOW	2000 x 1500
V.P	ALUMINIUM VISION PANEL	4650 x 1500
V.P1	ALUMINIUM VISION PANEL	2700 x 1500
V.P2	ALUMINIUM VISION PANEL	1500 x 1500
V.P3	VISION PANEL	3000 x 1500
V1	ALUMINIUM LOUVERED VENTILATOR	900 x 750
V1	ALUMINIUM LOUVERED VENTILATOR	1800 x 750





SHEET NO: 03 / 12

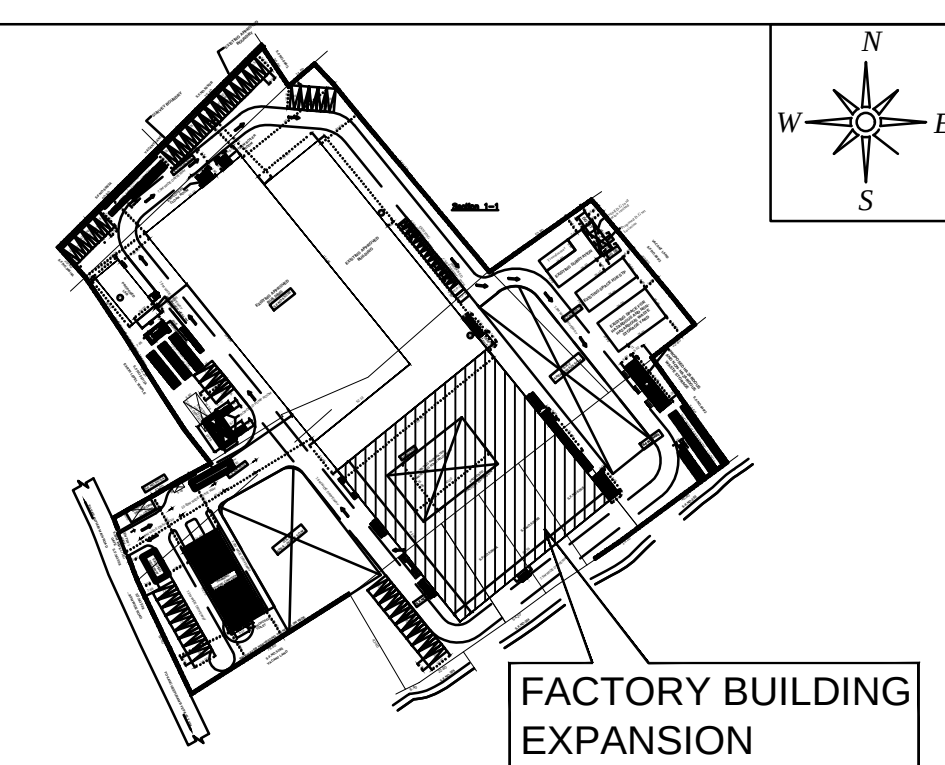


M/S. KOBELCO INDUSTRIAL MACHINERY INDIA PVT LTD.,

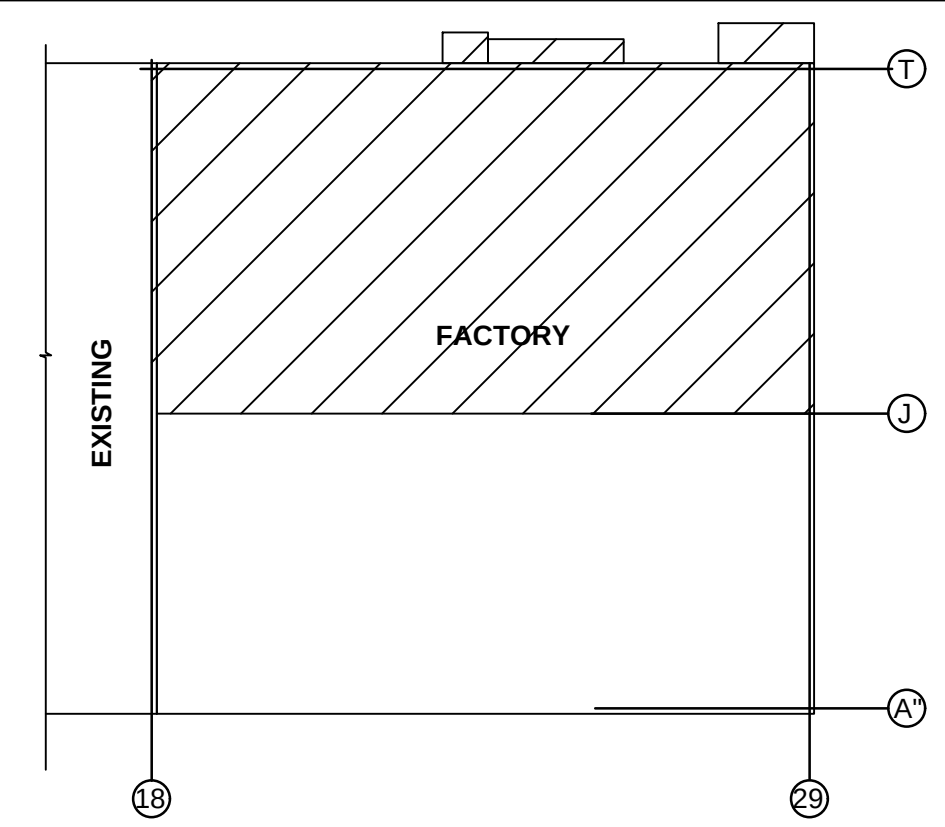
FACTORY BUILDING EXPANSION
MACHINERY LAYOUT @ ±0.00M LVL., (SH-2 OF 3)
PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF FACTORY BUILDING
IN S.F.Nos. 5394, 5A, 5B, 6, 5401, 5551, 556, 557/1B, 2,
565/4B KARAI VILLAGE,
KANCHEEPURAM TALUK AND DISTRICT.

Existing approval No. 59/2011 & date : 14.06.2011
Existing H.O approval No. 290/2021 & date : 06.07.2021
Existing Regl approval No. 362/2021 & date : 12.08.2021
Existing BDO approval No. 3020/2021 & date : 16.09.2022
Manufacture of internal mixer and twin screw roller
extruder for rubber mixing and tyre industry.

INDUSTRY CATEGORY : ORANGE



KEY PLAN



PART PLAN

A. PROCESSING MACHINERY FOR MIXER 2 ND EXPANSION			
Sl.No	Equipment	Connected Load In HP	Nos
1	HORIZONTAL BORING MACHINE	156	1
2	HORIZONTAL BORING MACHINE	156	1
3	VERTICAL TURNING LATHE	135	1
4	GUN DRILLING	120	1
5	OD GRINDING MACHINE	70	1
6	SEMI WELDING MACHINE	30	1
7	FUME EXTRACTION	10	1
8	DUST EXTRACTION	20	1
9	AIR COMPRESSOR	55	1
10	40/10Tons EOT CRANE	110	1
11	30/10Tons EOT CRANE	105	1
12	10 0/5 OT BOT - CRANE	14	1
13	5.0T EOT SG - CRANE	10	1
14	3.0T WALL TRAVEL - CRANE	2	1
15	3.0T WALL TRAVEL - CRANE	2	1
16	3.0T WALL TRAVEL - CRANE	2	1
17	3.0T WALL TRAVEL - CRANE	2	1
18	3.0T WALL TRAVEL - CRANE	2	1
19	3.0T WALL TRAVEL - CRANE	2	1
20	3.0T UNDERSLUNG CRANE	2	1
TOTAL HP		1005	

B. PROCESSING MACHINERY FOR RECIPROCATING 2 ND EXPANSION			
Sl.No	Equipment	Connected Load In HP	Nos
21	AIR COMPRESSOR	37	1
22	TILTING TABLE	10	1
23	HIGH PRESSURE PUMP	15	1
24	AIR TIGHT COMPRESSOR	50	1
25	3.3 KV 500 KW MOTOR AUX. UNIT	670	1
26	COOLER FOR LINER	50	1
27	PAINT BOOTH	50	1
28	SHOT BLASTING	50	1
29	FUME EXTRACTION	7	1
30	DUST EXTRACTION	7	1
31	120Tons EOT CRANE	160	1
32	30/10Tons EOT CRANE	105	1
33	30/10Tons EOT CRANE	105	1
34	10.0/5.0T BOT - CRANE	14	1
35	10.0/5.0T BOT - CRANE	14	1
36	10.0/5.0T BOT - CRANE	14	1
37	10.0/5.0T BOT - CRANE	14	1
TOTAL HP		1372	
TOTAL HP DETAILS			
A	PROCESSING MACHINERY FOR MIXER 2 ND EXPANSION	1005	
B	PROCESSING MACHINERY FOR RECIPROCATING 2 ND EXPANSION	1372	
TOTAL HP (A+B)		2377	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING			
COLOUR INDEX :		REFERENCE :	
EXISTING	SCALE : 1:100	DATE : 29.05.25	
PROPOSED	SCALE : 1:100	DRAWN : SURE	
BOUNDARY	SCALE : 1:100	CHECKED : SAT	
ROAD	SCALE : 1:100	APPROVED : H.A.E	
DRIVEWAY	SCALE : 1:100		

APPLICANT :

For Kobelco Industrial Machinery India Private Limited

STRUCTURAL ENGINEER :

U.E. SURESH K. SURESH, B.E., M.Tech. in
Structural Engineering, M.A.S.T.
Civil Engineering, M.A.S.T.
09845111111 / 09845111111

ARCHITECT :

U.E. SURESH K. SURESH, B.E., M.Tech. in
Structural Engineering, M.A.S.T.
Civil Engineering, M.A.S.T.
09845111111 / 09845111111

SITE PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING N S.F. Nos. 539/4, 5A, 5B, 6, 540/1, 555/1, 556, 557/1B, 2, 565/4B KARAI VILLAGE, KANCHEEPURAM TALUK AND DISTRICT.

Existing approval No. 59/2011 & date : 14.06.2011

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Existing Regi approval No. 36/2021 & date : 12.08.2021

Existing BDO approval No. 3020/2021 & date : 16.09.2022

Manufacture of internal mixer and twin screw roller extruder for rubber mixing and tyre industry.

CTO Order for Air : 2508265290988, Date: 25.07.2025

CTO Order for Water : 2508165290988, Date: 25.07.2025

INDUSTRY CATEGORY : ORANGE

NOTE: ALL DIMENSIONS ARE METRE

AREA STATEMENT DETAILS

PLOT AREA AS PER DOCUMENTS : 44879.84 SQM / 11.09 ACRES

PLOT AREA AS PER WATER : 44850.00 SQM / 11.08 ACRES

EXISTING APPROVED AREA DETAILS (PHASE - 1)

GROUND FLOOR	111
FIRST FLOOR	112
SECOND FLOOR	215
TERRACE FLOOR	
	SUB TOTAL 446

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.

