

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

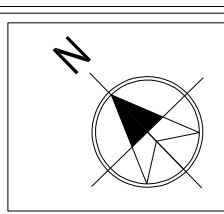
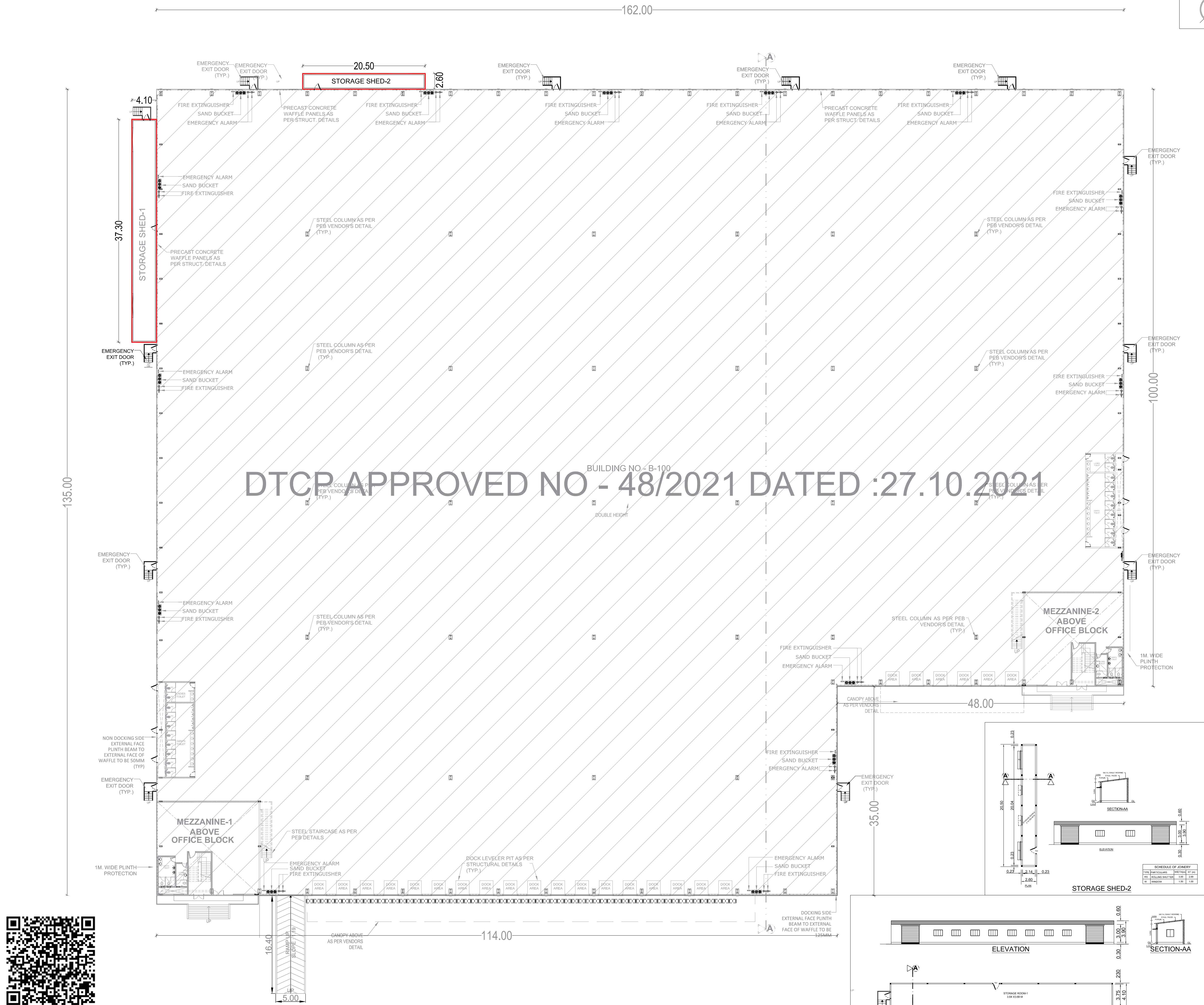
Building Plan

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.



PLAN SHOWING THE
PROPOSED INDUSTRIAL
BUILDINGS AT
PLOT NO : G - 123
BOODHANUR VILLAGE,
SIPCOT INDUSTRIAL PARK,
VALLAM-VADAGAL.
COMPRIED IN SURVEY NO :
1pt, 2pt, 3pt, 4, 5pt,10pt, 12, 13,
14, BOODHANUR VILLAGE,
SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT.

SCHEDULE OF ROLLING SHUTTER			SSCHEDULE OF WINDOWS & VENTILATORS			
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	SILL HEIGHT
RS1	4000	5000	W1	1113	1465	950
RS2	2445	3000	W2	2445	1465	950
SCHEDULE OF DOORS			V1	6000	1500	950
TYPE	WIDTH	HEIGHT	V2	600	900	1300
D1	1500	2200	SAND BUCKET			
D2	1113	2200	FIRE EXTINGUISHER			
FD1	1200	2200	EMERGENCY ALARM			
FD2	1113	2415				
TD1	900	2200				
TD2	750	2000				

PROPOSED AIR COMPRESSORS (45HP)		
BUILDINGS	PROPOSED	HORSE POWER
BUILDING - 100	3 x 15HP = 45HP	45HP
MAN POWER DETAILS :		
TOTAL NO OF PERSONS		135 Nos

APPLICANT :

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT :

Karthickraj K.A.V.
Registered Architect
Regn.No: CA / 2020 / 129931
Contact no : 8807733676

STRUCTURAL ENGINEER:

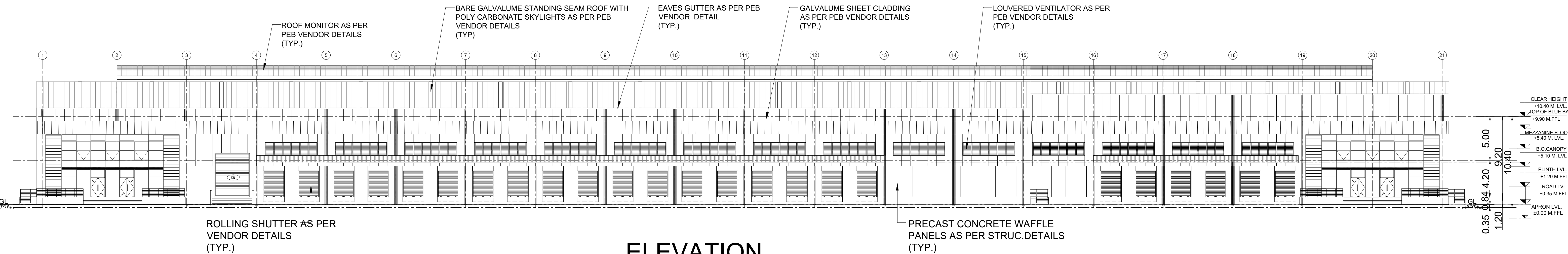
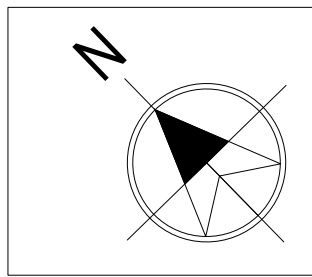
S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA - SE/GRI/2022/11346
Corporation of Chennai Registered Structural Engineer
GRADE-I REGN No: RSE101902023
1246, Sankar Plaza, 4th Floor, Anna Nagar, Chennai-600068.
Ph: +91 98407 43262, 98413 83910
Email: grandsoninprivateindia@gmail.com
Email: londsengineering01@gmail.com

TITLE :

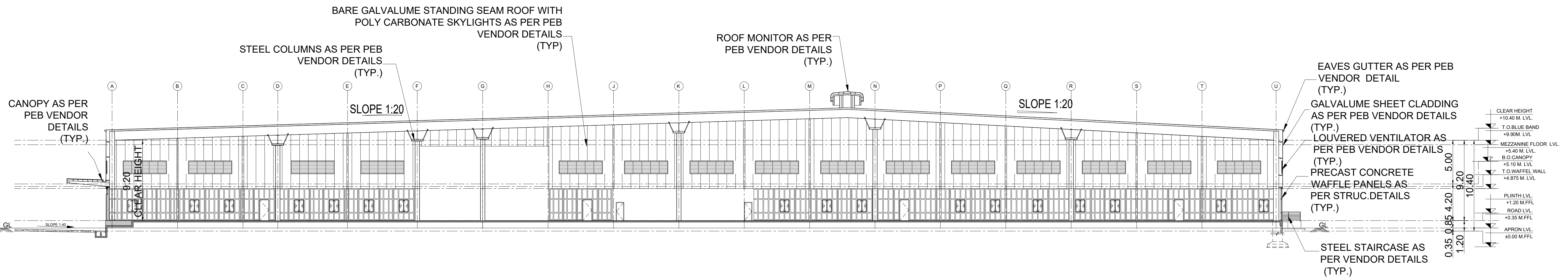
BUILDING PLAN - 100
(FLOOR PLAN)

LEGEND :
PROPOSED BUILDING 
ALREADY APPROVED 

SCALE : 1:200 SHEET : 01/10



ELEVATION



SECTION A-A

JOINERY DETAILS :

SCHEDULE OF ROLLING SHUTTER			SCHEDULE OF DOORS		SSCHEDULE OF WINDOWS & VENTILATORS			
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
			(D1)	1500	2200			
(RS1)	4000	5000	(D2)	1113	2200	(W1)	1113	1465
			(FD1)	1200	2200	(W2)	2445	1465
(RS2)	2445	3000	(FD2)	1113	2415	(V1)	600	900
			(TD1)	900	2200	(V2)	600	900
			(TD2)	750	2000			

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt,10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

APPLICANT :

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT :

Karthickrajah K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

STRUCTURAL ENGINEER:

S. V. JAYAN, M. E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
T: +91 98407 43262, 98413 63910
Email : lordsenengineering01@gmail.com

TITLE :

BUILDING PLAN - 100
(ELEVATION & SECTION A-A)

LEGEND :

PROPOSED BUILDING 

SCALE : 1:150
SHEET : 02/10

For INDOSPACE VALLAM II PRIVATE LIMITED

Saravali

Authorised Signatory

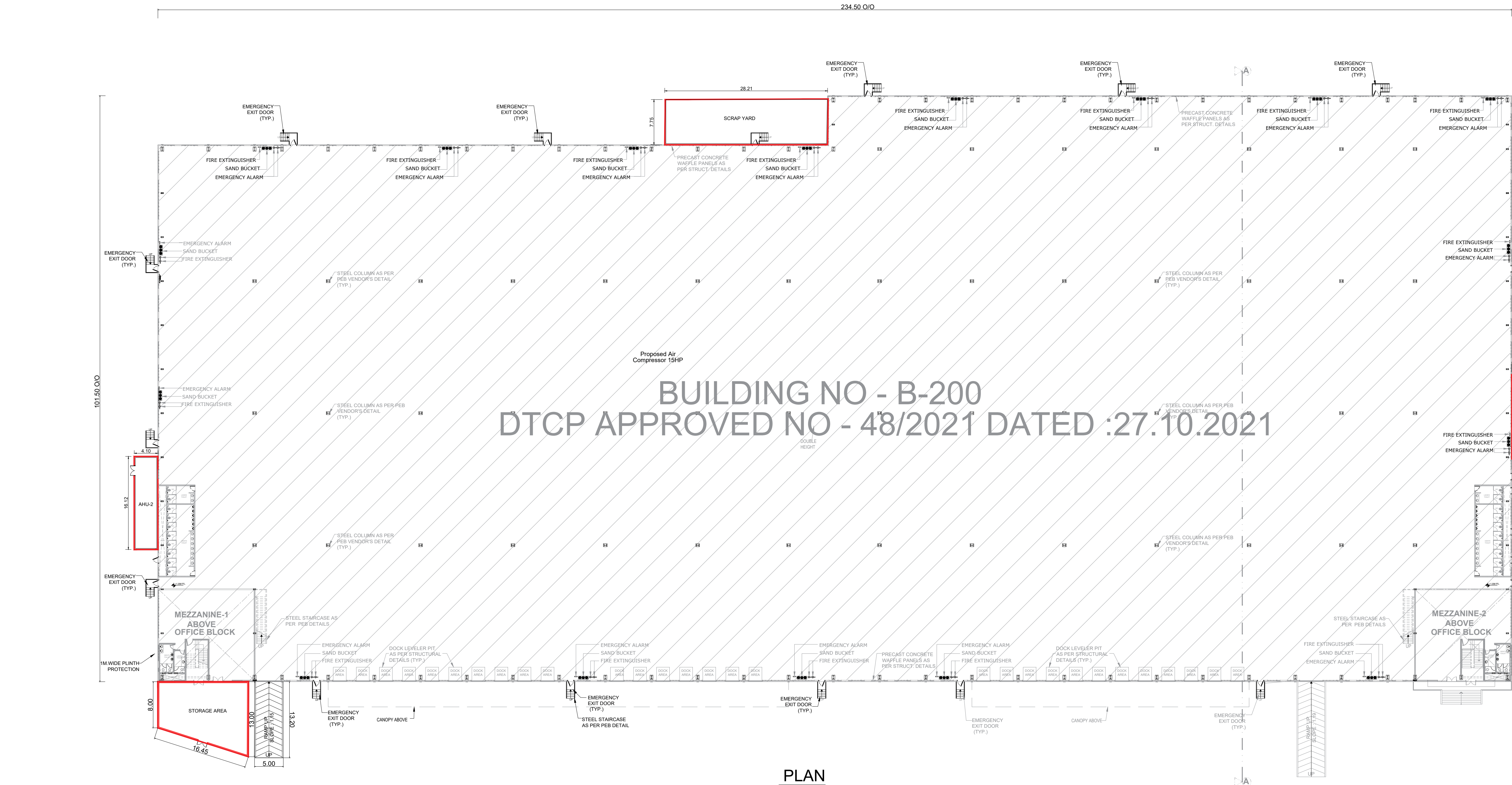
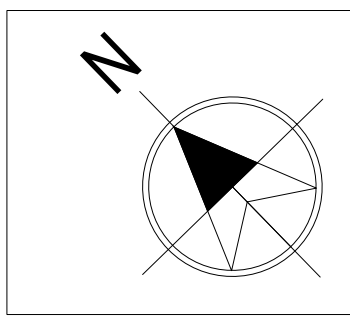
Karthicrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678


S. VIJAYAN, M. E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE - I RGN No: RSE101902023
Fla.68, Second Floor, M.K. High Road, Moolakodai, Chennai-400 060
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengeenring01@gmail.com

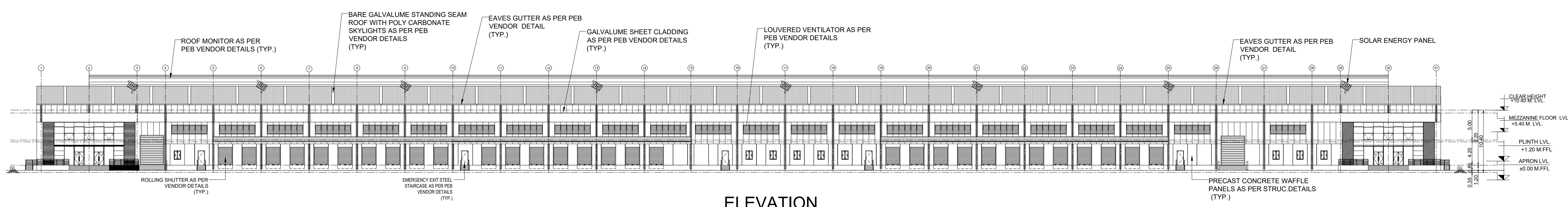
PROPOSED BUILDING

SHEET : 03/10

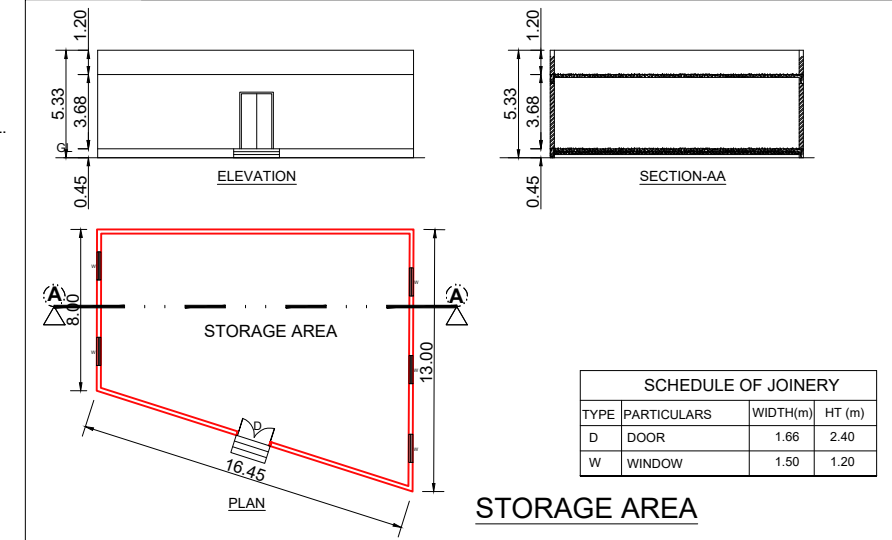
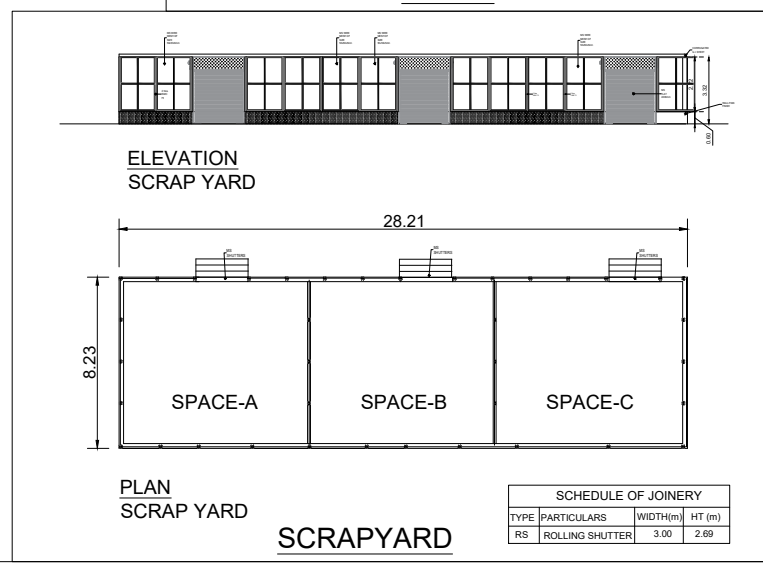
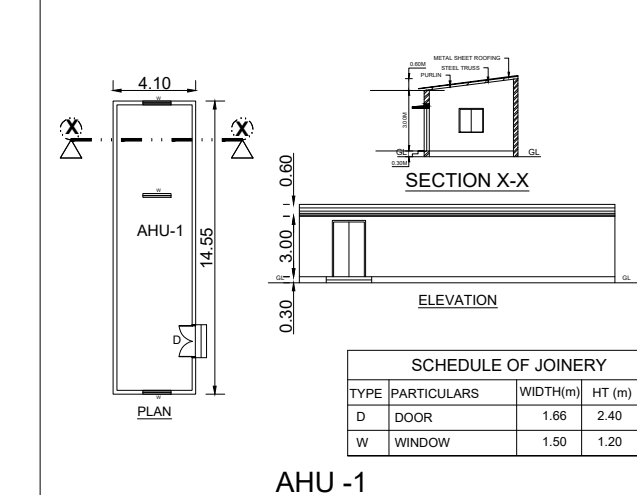
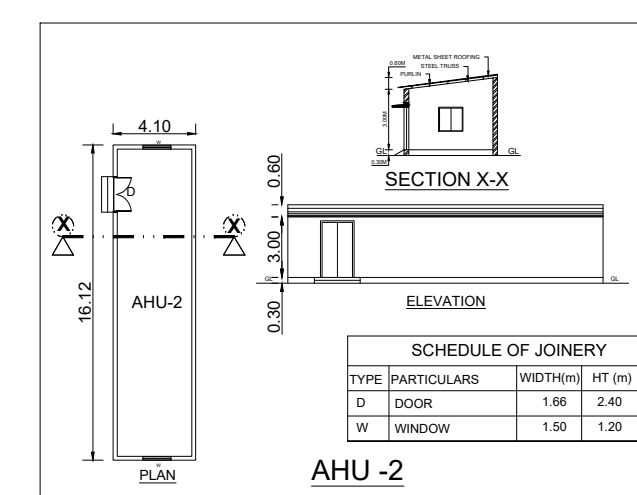




PLAN



ELEVATION



PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt, 10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

PROPOSED AIR COMPRESSORS (60HP)		
BUILDINGS	PROPOSED	HORSE POWER
BUILDING - 200	4 x 15HP = 60HP	60HP
MAN POWER DETAILS :		
TOTAL NO OF PERSONS	153 Nos	
SAND BUCKET		
FIRE EXTINGUISHER		
EMERGENCY ALARM		

APPLICANT :

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT :

Karthick Rajan, K.A.V.
Registered Architect
Regn.No: CA/2020/126931
Contact no : 8807733678

STRUCTURAL ENGINEER:

S. V. JAYAN, M.E.
CMDA Registered Structural Consultant
CMDA: SE/GR1/2022/11346
Cooperation of CMDA Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
Trail Serial Nos. 8.8 High Road, Madhavaram, Chennai-600080.
Ph: +91 88607 43002, 98413 63810
Email: grandesmpprivatelimited@gmail.com
Email: londseengineering01@gmail.com

TITLE :

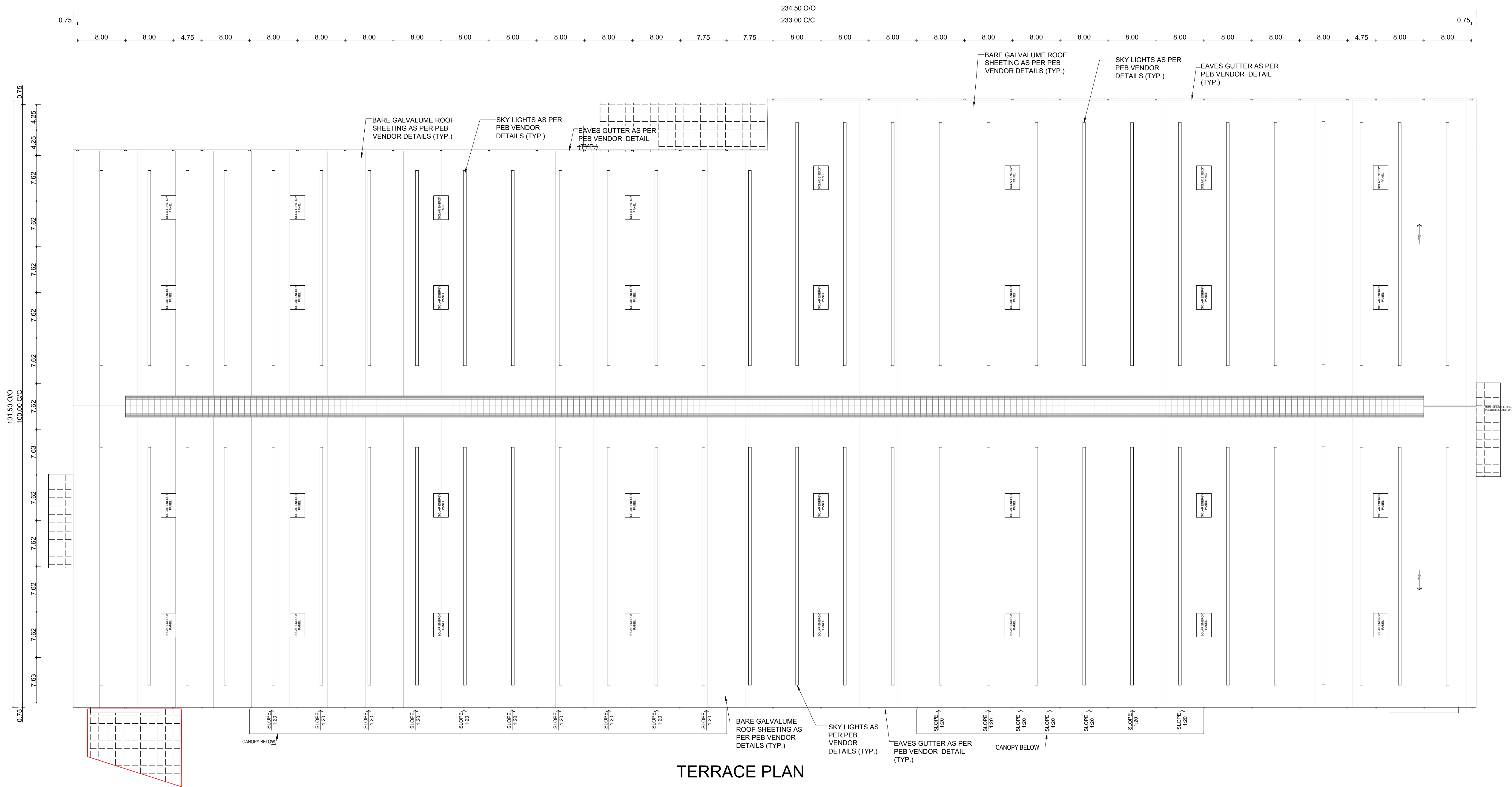
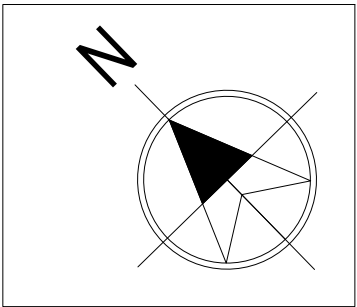
BUILDING PLAN - 200
(FLOOR PLAN & ELEVATION)

LEGEND :

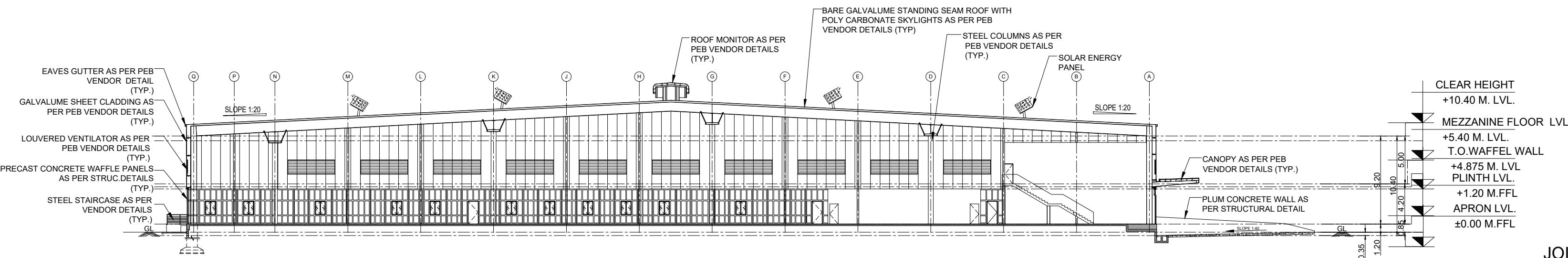
PROPOSED BUILDING

SCALE : 1:250

SHEET : 04/10



TERRACE PLAN



SECTION A-A

JOINERY DETAILS :

SCHEDULE OF ROLLING SHUTTER			SCHEDULE OF DOORS			SSCHEDULE OF WINDOWS & VENTILATORS			
TYPE	WIDTH HEIGHT		TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	SILL HEIGHT
			(D1)	1500	2200				
(RS1)	4000	5000	(D2)	1113	2200	(W1)	1113	1465	950
			(D3)	1200	2200	(W2)	2445	1465	950
			(D4)	1113	2415	(V1)	600	900	1300
(RS2)	2445	3000	(D5)	900	2200	(V2)	600	900	1300
			(D6)	750	2000	(V3)	600	900	1300

LEGEND :

PROPOSED BUILDING

SCALE : 1:250

SHEET : 05/10

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt, 10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

APPLICANT :

For INDOSPACE VALLAM II PRIVATE LIMITED
Authorized Signatory

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT :

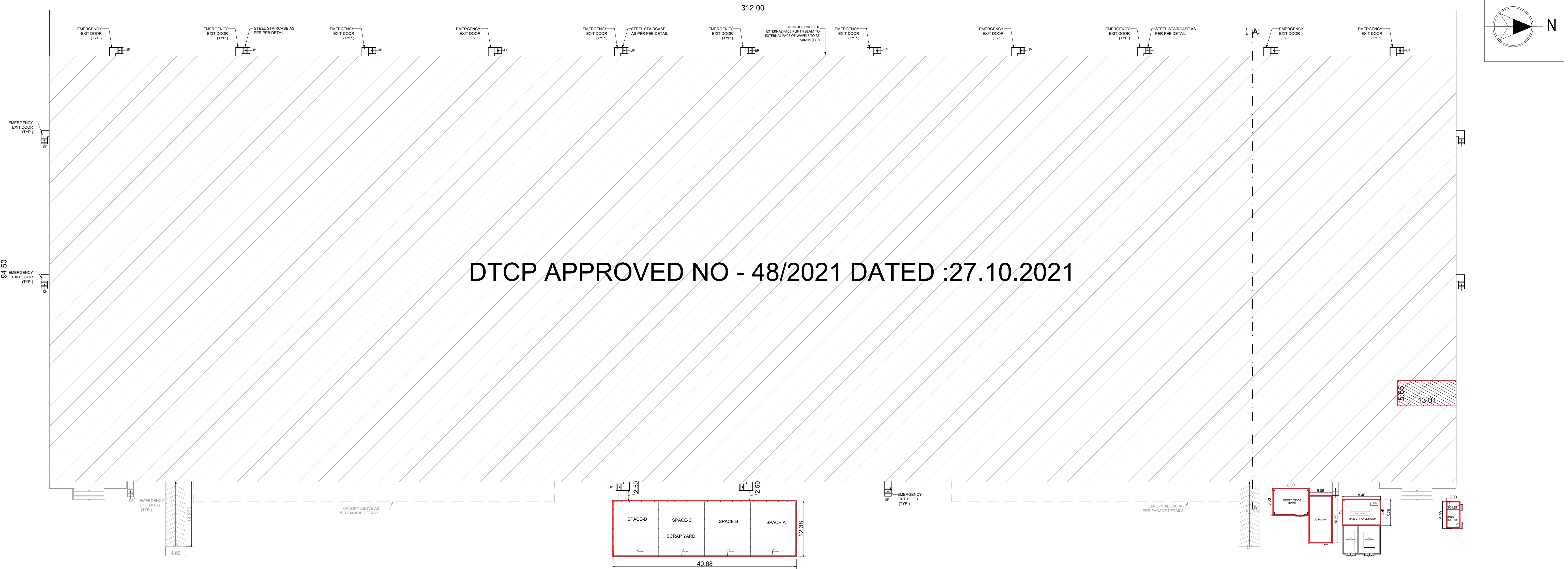
Karthik Rajan, K.A.V
Registered Architect
Regn.No. CA/2020 / 126531
Contact no : 8807733678

STRUCTURAL ENGINEER:

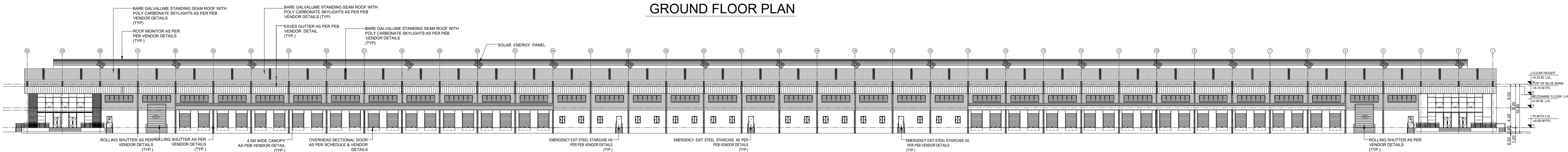
S. V. JAYAN, M.E.
CMDA Registered Structural Consultant
CMDA : SE/CR/13/2022/11346
Corporation of Chennai Registered Structural Engineer
GRADE-I RGN No: RSE101902023
Tamil Nadu State Council of Engineers & Architects, Chennai-600008
Ph : 91 98407 43262, 98413 83910
Email : jayandesigning@gmail.com
Email : jayandesigning01@gmail.com

TITLE :

BUILDING PLAN - 200
(TERRACE FLOOR & SECTION A-A)

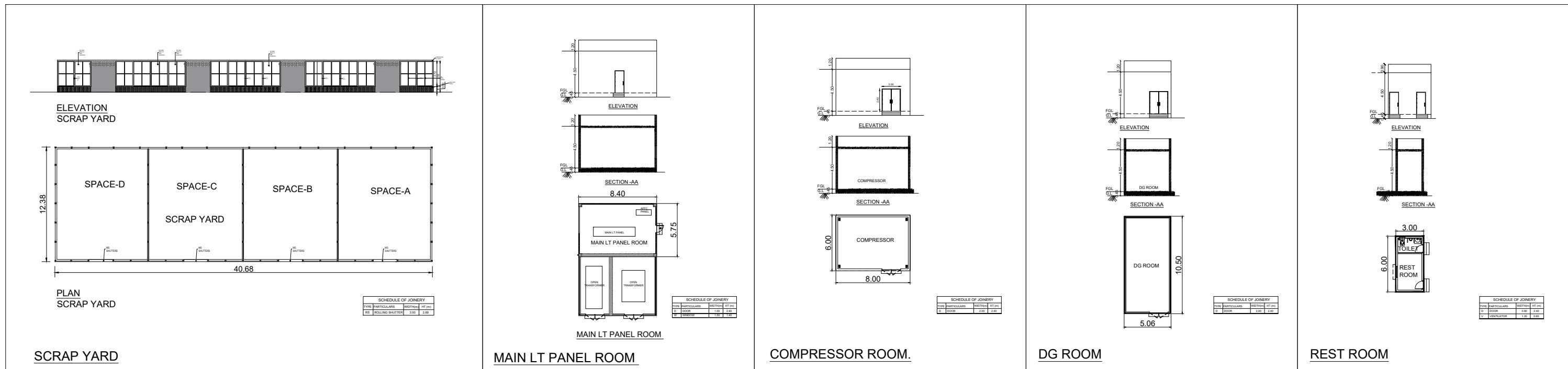


DTCP APPROVED NO - 48/2021 DATED :27.10.2021



GROUND FLOOR PLAN

ELEVATION



JOINERY DETAILS :

SCHEDULE OF ROLLING SHUTTER			SCHEDULE OF DOORS			SSCHEDULE OF WINDOWS & VENTILATORS			
TYPE	SCHEDULE OF ROLLING SHUTTER		TYPE	SCHEDULE OF DOORS		TYPE	SSCHEDULE OF WINDOWS & VENTILATORS		
	WIDTH	HEIGHT		WIDTH	HEIGHT		WIDTH	HEIGHT	SILL HEIGHT
(RS1)	4000	5000	(D1)	1500	2200	(W1)	1113	1465	950
			(D2)	1113	2200	(W2)	2445	1465	950
			(D3)	1200	2200	(W3)	600	900	1300
			(D4)	1113	2415	(W4)	600	900	1300
(RS2)	2445	3000	(D5)	900	2200	(W5)	600	900	1300
			(D6)	750	2000	(W6)	600	900	1300

LEGEND :

PROPOSED BUILDING

SCALE : 1:300

SHEET : 06/10

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt, 10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

PROPOSED AIR COMPRESSORS (75HP)		
BUILDINGS	PROPOSED	HORSE POWER
BUILDING - 300	5 x 15HP = 75HP	75HP
MAN POWER DETAILS :		
TOTAL NO OF PERSONS		197 Nos
SAND BUCKET		
FIRE EXTINGUISHER		
EMERGENCY ALARM		

APPLICANT :

For INDOSPACE VALLAM II PRIVATE LIMITED
Authorized Signatory

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

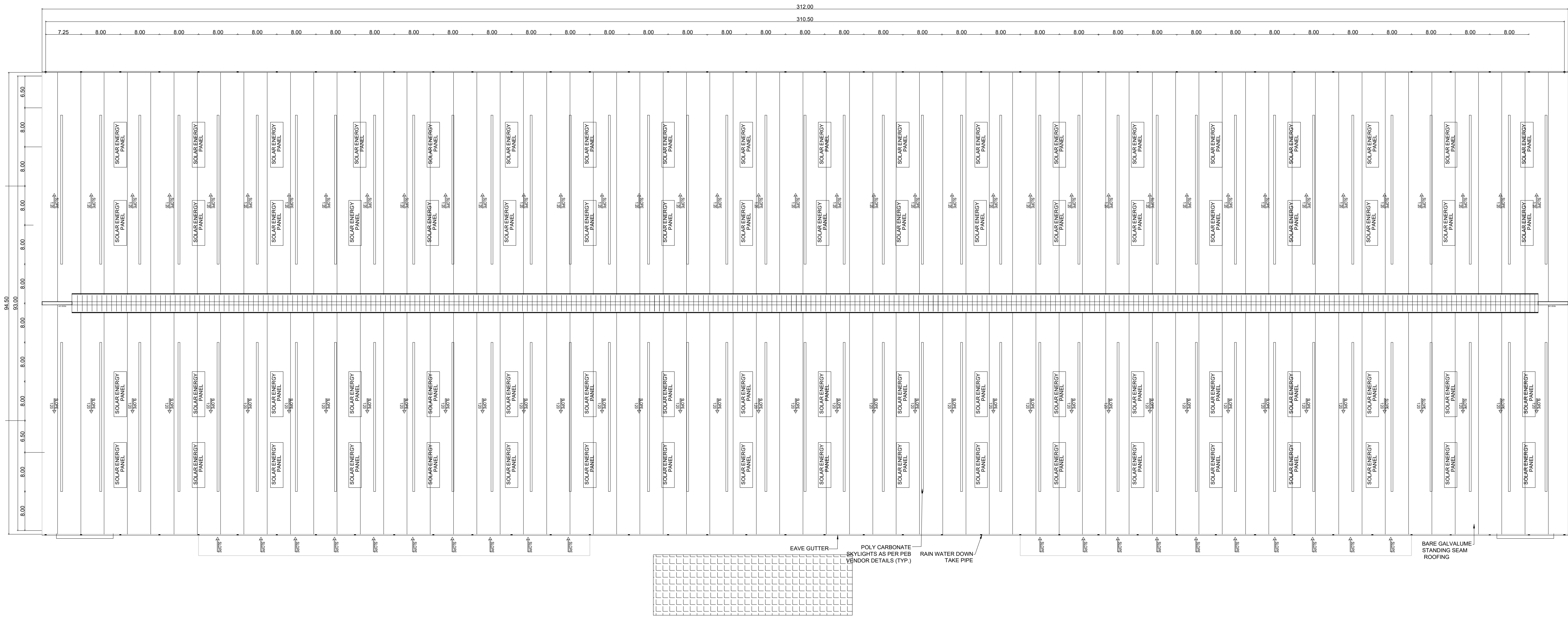
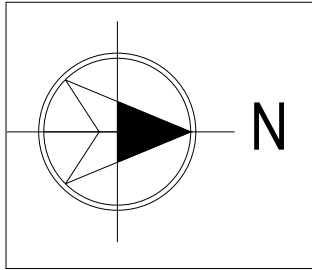
ARCHITECT :

S. V. JAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR/2022/11346
Corporation of Chennai Registered Structural Engineer
GRADE - I REGN No. RSE/10/1602023
T-88, Sankarapuram Road, High Road, Madhavaram, Chennai-600 066.
Ph: +91 98407 43202, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordseengineering01@gmail.com

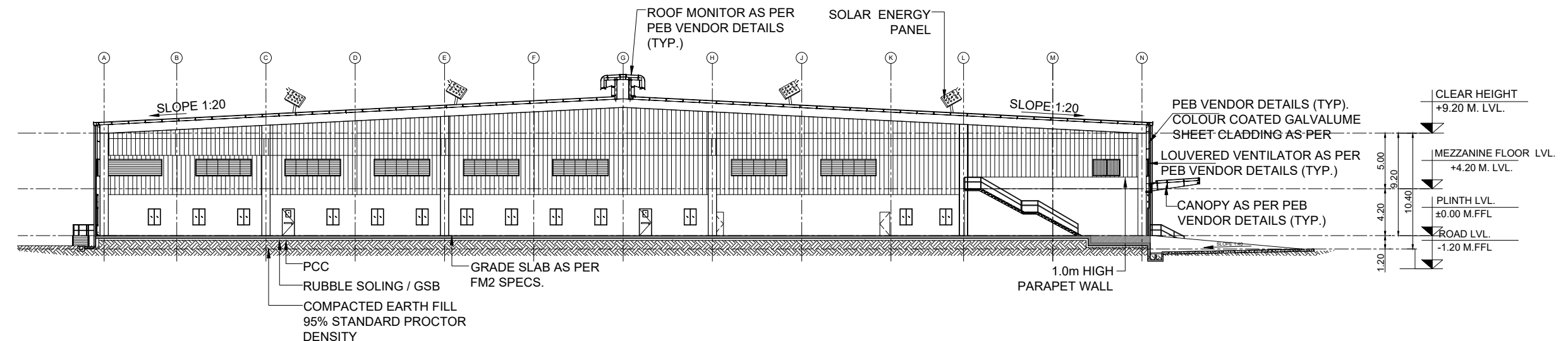
STRUCTURAL ENGINEER:

TITLE :

BUILDING PLAN - 300
(FLOOR PLAN & ELEVATION)



ROOF PLAN



SECTION A-A

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt, 10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

APPLICANT :



For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT :



STRUCTURAL ENGINEER:



TITLE :

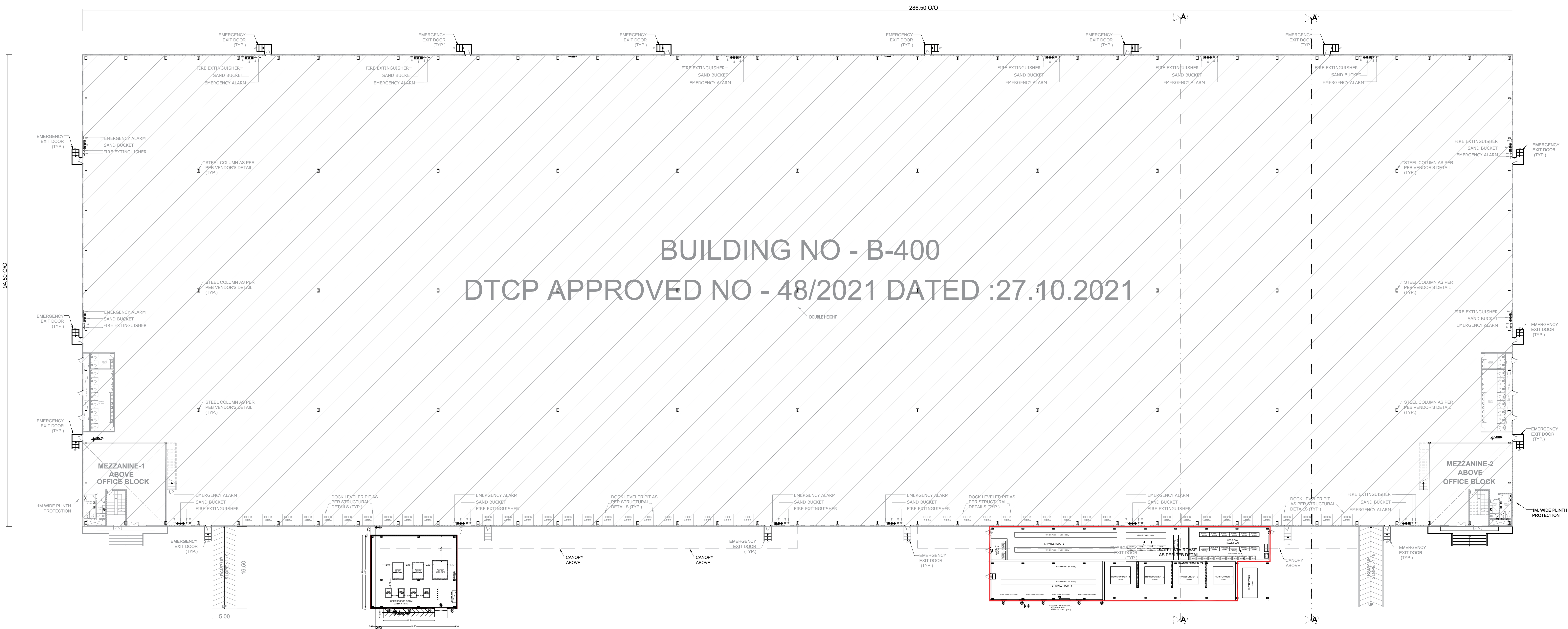
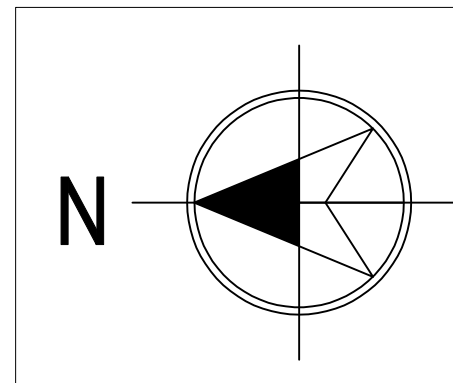
BUILDING PLAN - 300 (TERRACE FLOOR & SECTION -AA)

LEGEND :

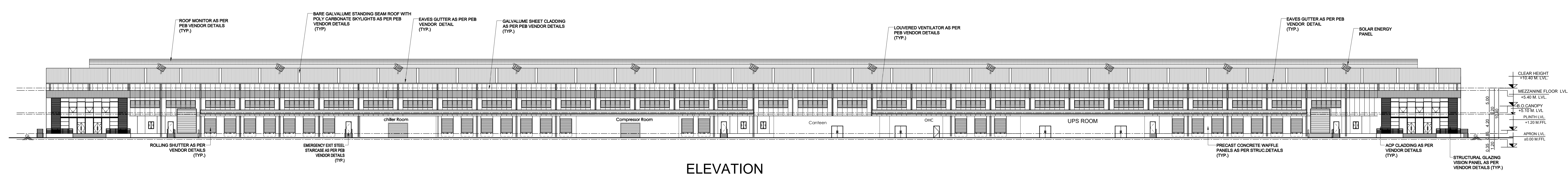
PROPOSED BUILDING

SCALE : 1:300

SHEET : 07/10



GROUND FLOOR PLAN



ELEVATION

JOINERY DETAILS :

SCHEDULE OF ROLLING SHUTTER				SSCHEDULE OF WINDOWS & VENTILATORS			
TYPE	SCHEDULE OF DOORS		TYPE	SCHEDULE OF WINDOWS & VENTILATORS		TYPE	SILL HEIGHT
	WIDTH	HEIGHT		WIDTH	HEIGHT		
RS1	4000	5000	(D1)	1500	2200	(W1)	1113
RS2	2445	3000	(D2)	1113	2200	(W2)	1465
			(D3)	1200	2200	(V1)	900
			(D4)	1113	2415	(V2)	1300
			(D5)	900	2200	(V3)	900
			(D6)	750	2000	(V4)	1300

LEGEND :

PROPOSED BUILDING

SCALE : 1:300

SHEET : 08/10

PLAN SHOWING THE ADDITIONAL INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt, 10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

PROPOSED AIR COMPRESSORS (60HP)		
BUILDINGS	PROPOSED	HORSE POWER
BUILDING - 400	4 x 15HP = 60HP	60HP
MAN POWER DETAILS :		
TOTAL NO OF PERSONS		181 Nos
SAND BUCKET		
FIRE EXTINGUISHER		
EMERGENCY ALARM		

APPLICANT :

For INDOSPACE VALLAM II PRIVATE LIMITED

Authorized Signatory

ARCHITECT :

Karthick Rajan, K.A.V.
Registered Architect
Regn No: CA/2020/126931
Contact no : 8807733678

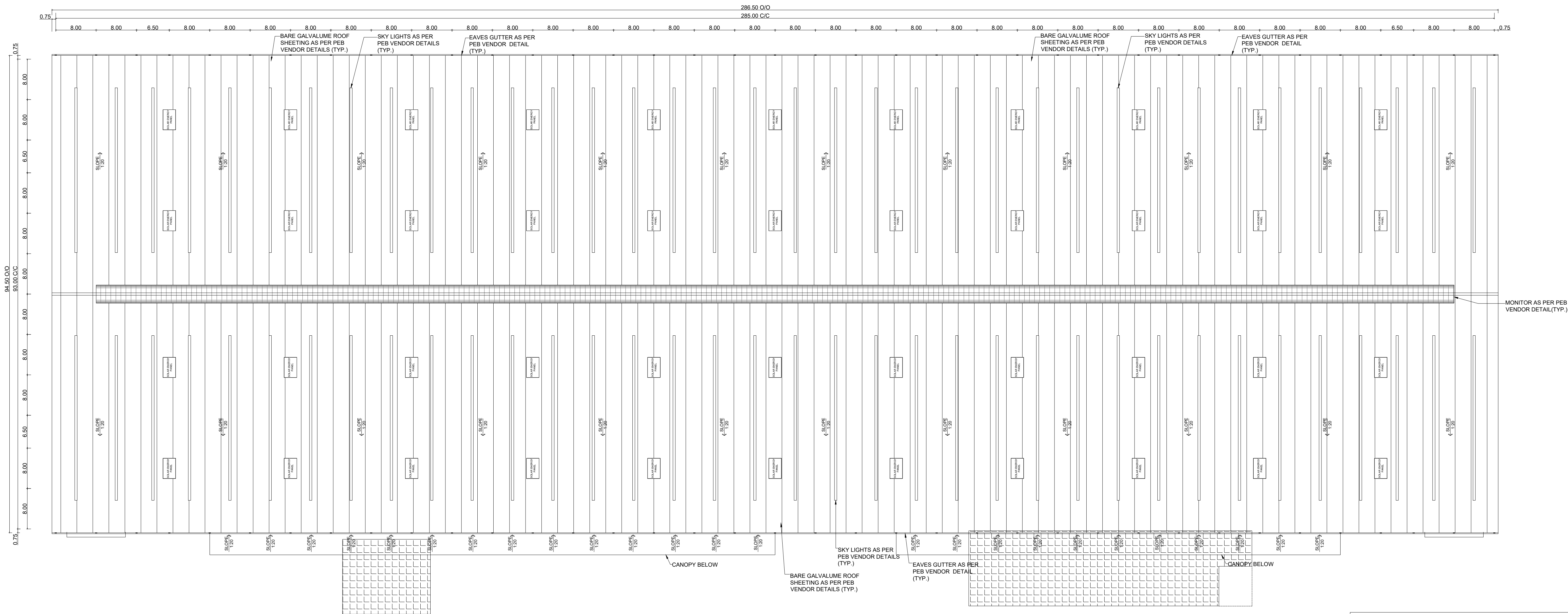
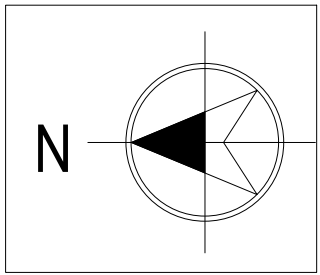
STRUCTURAL ENGINEER:

S. VIJAYAN, M.E.,
CMAA Registered Structural Consultant
CMAA: SE/GRI/2023/11046
Corporation of Chennai Registered Structural Engineer
GRADE-I RGN No: RSE101902023
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Email: grndsemiprivatelimited@gmail.com
Email: lordseengineering01@gmail.com

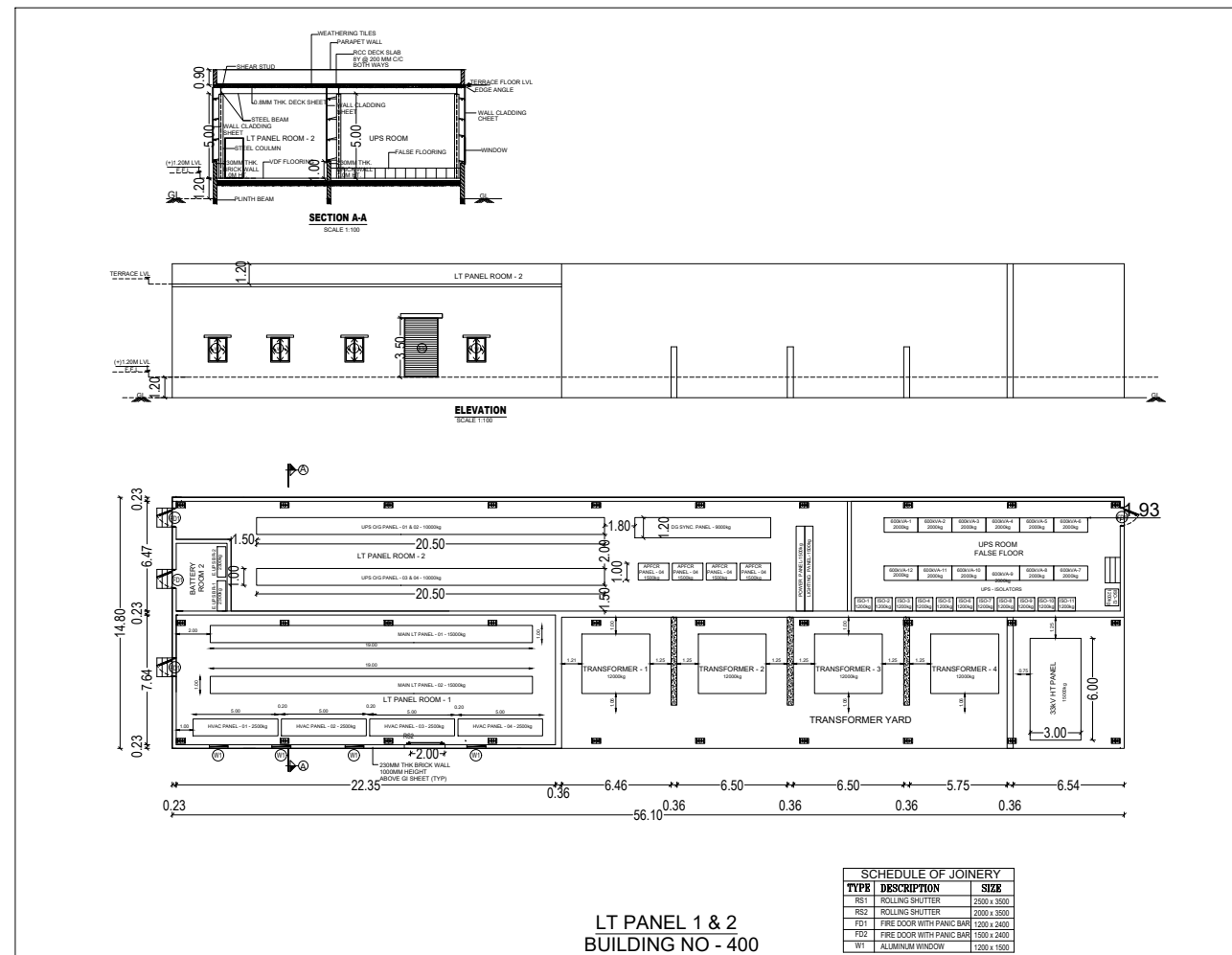
TITLE :

BUILDING PLAN - 400 (EXPANSION)
(FLOOR PLAN & ELEVATION)

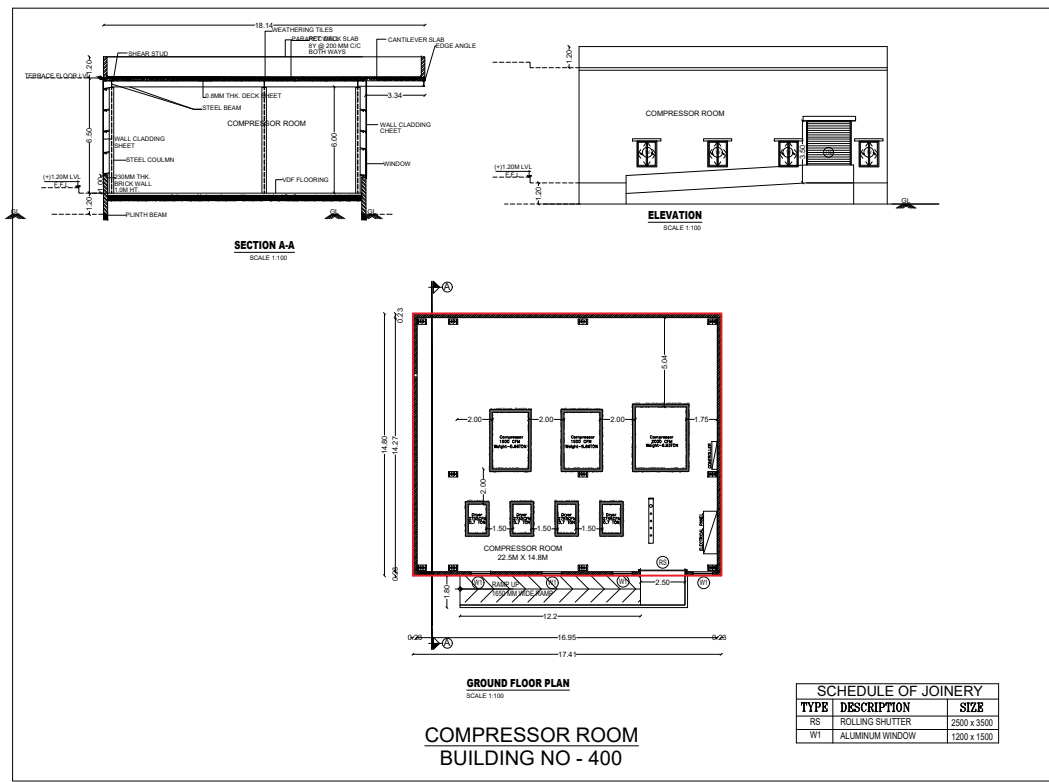
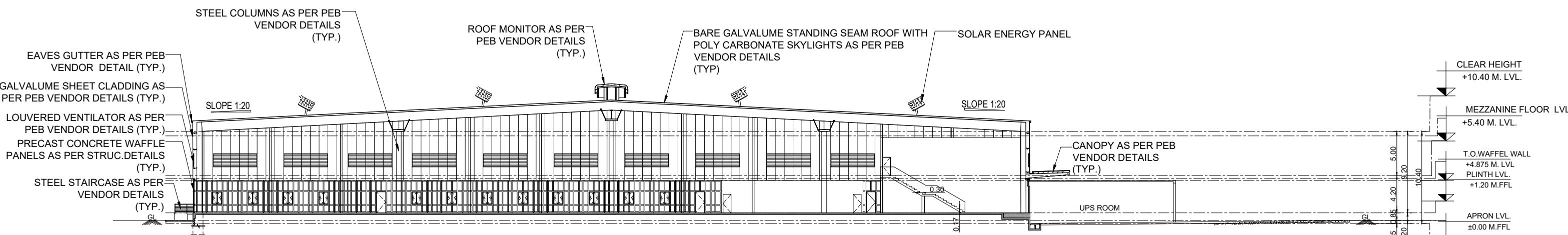
For M/s. INDOSPACE VALLAM II PRIVATE LIMITED



ROOF PLAN



SECTION A-A



JOINERY DETAILS :

SCHEDULE OF ROLLING SHUTTER			SCHEDULE OF DOORS			SSCHEDULE OF WINDOWS & VENTILATORS			
TYPE	SCHEDULE OF ROLLING SHUTTER		TYPE	SCHEDULE OF DOORS		TYPE	SSCHEDULE OF WINDOWS & VENTILATORS		
	WIDTH	HEIGHT		WIDTH	HEIGHT		WIDTH	HEIGHT	SILL HEIGHT
(RS1)	4000	5000	(D1)	1500	2200	(W1)	1113	1465	950
			(D2)	1113	2200	(W2)	2445	1465	950
			(D3)	1200	2200	(V1)	600	900	1300
(RS2)	2445	3000	(D4)	1113	2415	(V2)	600	900	1300
			(D5)	900	2200				
			(D6)	750	2000				

LEGEND :

PROPOSED BUILDING

SCALE : 1:300

SHEET : 09/10

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDINGS AT PLOT NO : G - 123 BOODHANUR VILLAGE, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt, 10pt, 12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

APPLICANT :

For INDOSPACE VALLAM II PRIVATE LIMITED

Authorised Signatory

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT :

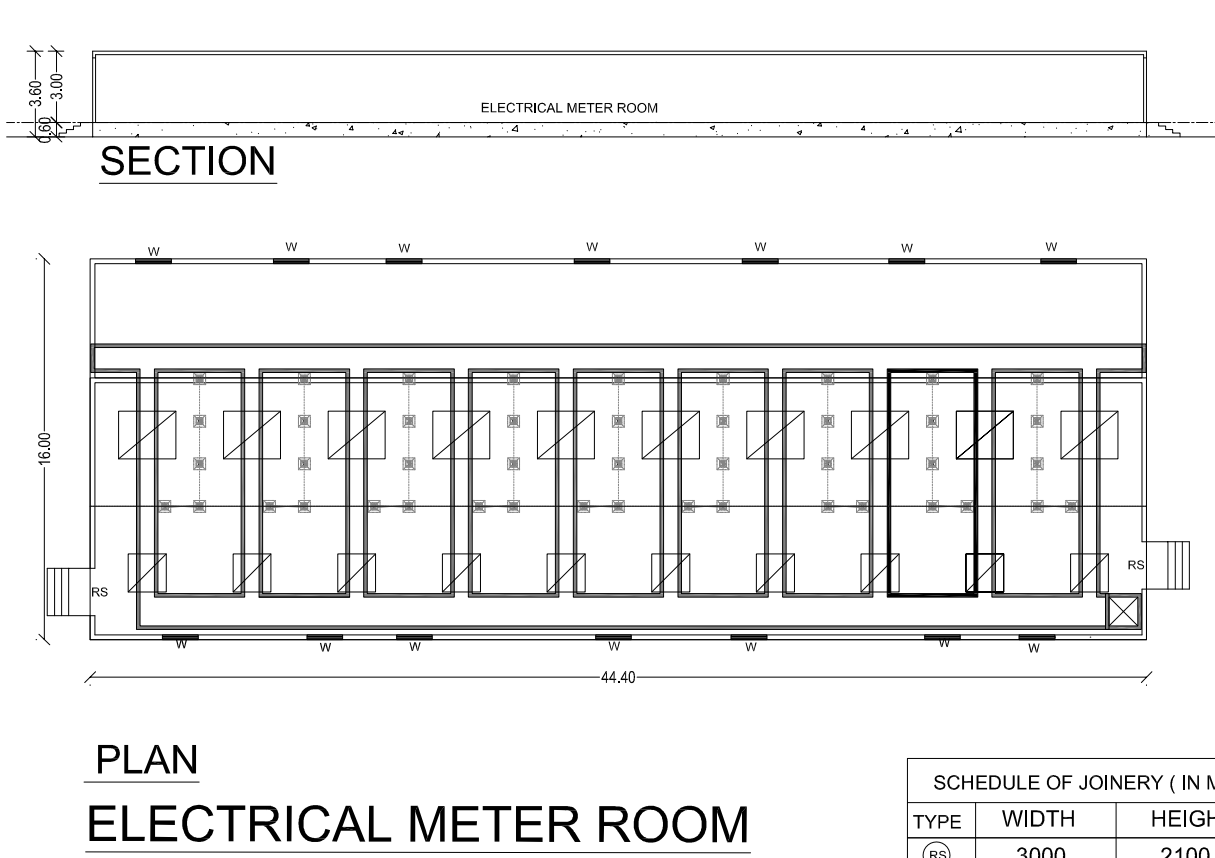
Karthickrajani K.A.V.
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8607733678

STRUCTURAL ENGINEER:

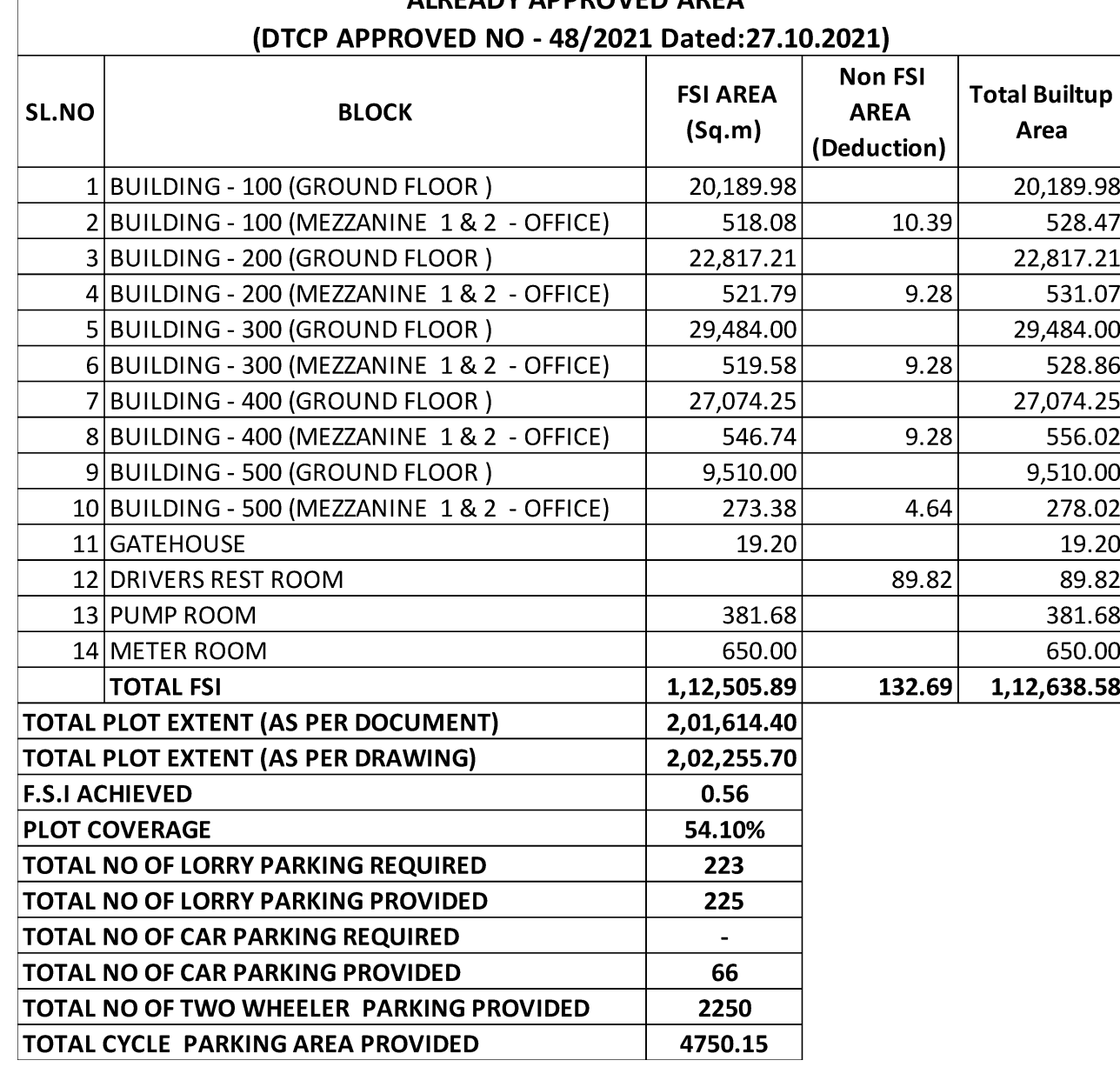
S. VIJAYAN, M. E.,
CMDA Registered Structural Consultant
CMDA: SE/GRI/2022/11546
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
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Email: grandesmithprivatelimited@gmail.com
Email: londseengineering01@gmail.com

TITLE :

BUILDING PLAN - 400
(TERRACE FLOOR & SECTION -AA)



SCHEDULE OF JOINERY (IN MM)		
TYPE	WIDTH	HEIGHT
(K3)	3000	2100
(A)	1200	1500



PROPOSED ADDITIONAL BLOCKS AREA STATEMENT						
SL.NO		BLOCKS	ADDITIONAL FSI AREA SQ.M	IN	NON FSI AREA IN SQ.M	TOTAL BUILTUP AREA IN SQ.M
1	BUILDING -100 (ADDITIONAL)	STORAGE SHED - 1 STORAGE SHED - 2	152.93 53.30	-	-	152.93 53.30
2	BUILDING -200 (ADDITIONAL)	AHU UNIT - 1 AHU UNIT - 2 SCRAP YARD STORAGE ROOM	59.65 66.09 218.55 164.58	-	-	59.65 66.09 218.55 164.58
3	BUILDING -300 (ADDITIONAL)	MEZZANINE 2- OFFICE MAIN LT PANEL ROOM COMPRESSOR ROOM DG ROOM	73.51 48.30 48.00 53.09	-	-	73.51 48.30 48.00 53.09
4	BUILDING -400 (ADDITIONAL)	REST ROOM SCRAP YARD LT PANEL ROOM COMPRESSOR ROOM	18.00 503.51 820.51 257.69	-	-	18.00 503.51 820.51 257.69
5		WATER TANKS	354.00	-	-	354.00
6		ELECTRICAL METER ROOM	708.80	-	-	708.80
7	SERVICE BLOCKS (EXISTING)	PMO	431.64	-	-	431.64
8		DRIVERS TOILET - 2	13.80	-	-	13.80
9		STP - 1	300.00	-	-	300.00
10		STP - 2	355.43	-	-	355.43
		TOTAL	4,701.38	-	-	4,701.38

REVISED TO THE ALREADY APPROVED BLOCKS				
S.NO	DESCRIPTION	REVISED FSI AREA	NON FSI AREA	TOTAL BUILTUP ARE
1.	SECURITY ROOM (GATE HOUSE)	28.05	-	28.05
2.	PUMP ROOM	317.20	-	317.20
3.	METER ROOM	80.64	-	80.64
		TOTAL		425.89

PLOT EXTENT (As per Document)	201614.40 (49.82 Acres)
TOTAL EXISTING APPROVED FSI AREA	1,12,505.89
FSI AREA REMOVED FROM ALREADY APPROVED (PUMP ROOM, METER ROOM & GATE HOUSE)	-1,050.68
RETAINED FSI AREA	1,11,455.01
PROPOSED FSI AREA	4,701.38
REVISED ALREADY APPROVED FSI AREA (PUMP ROOM, METER ROOM & GATE HOUSE)	425.89
TOTAL FSI AREA	1,16,582.28
TOTAL FSI ACHIEVED = 1,16,582.28/ 2,01,614.40	(0.578)

SITE PLAN SHOWING THE ADDITIONAL INDUSTRIAL BUILDINGS FOR M/S.INDOSPACE VALLAM II PRIVATE LIMITED AT PLOT NO : G - 123, SIPCOT INDUSTRIAL PARK, VALLAM-VADAGAL. COMPRISED IN SURVEY NO : 1pt, 2pt, 3pt, 4, 5pt,10pt,12, 13, 14, BOODHANUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

Category of Industry : Orange Category

Manufacturing Details : Light Engineering & Assembling Unit

Sipcot Layout No : 105/2024 : Dated - 06.09.2024

HO Approved No : க.வ/ந.ஊ.இ/258/2021 Dated -30.04.2021

District DTCP Approved No : ந.க.எண்-230/2021(கா.மா).2
Dated -27.10.2021

Panchayat Approved No : 3052/2021/A4 Dated -08.04.2022

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking=Workshop area / 750 Sqm 116553.02 / 750 sqm =155.40	156 Nos	156 Nos
Two Wheeler Parking=Workshop /75 Sqm 116553.02 / 75 sqm =1554.0 Including Disable Parking =156.0	1554 Nos	1555 Nos
Cycle Parking = Workshop area / 75 Sqm 116553.02 / 75 sqm =1554.0	1554 Sqm	1555 Sqm
Car Parking = Office area / 150 Sqm 2,379.57/ 150 sqm = 15.86	16 Nos	66 + 12(DA) 78 Nos

MACHINERIES DETAILS (290 HP)

BUILDING	PROPOSED	EXISTING HORSE POWER	PROPOSED HORSE POWER
BUILDING - 100	3 x 15HP = 45HP	45HP	05HP
BUILDING - 200	4 x 15HP = 60HP	60HP	05HP
BUILDING - 300	5 x 15HP = 75HP	75HP	05HP
BUILDING - 400	4 x 15HP = 60HP	60HP	05HP
BUILDING - 500	2 x 15HP = 30HP	30HP	-
TOTAL		270HP	20HP

MAN POWER DETAILS :

TOTAL NO OF PERSONS	EXISTING	PROPOSED
750 NOS	730 Nos	20 Nos

APPLICANT: _____

For INDOSPACE VALLAM II PRIVATE LIMITED

For M/s. INDOSPACE VALLAM II PRIVATE LIMITED

ARCHITECT:

Karthiskrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

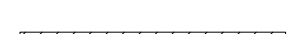
STRUCTURAL ENGINEER:


S. V. JAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR/1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No : RSE01902023
F-68, Second Floor, M.R. High Road, Woodskind, Chennai-600 084
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

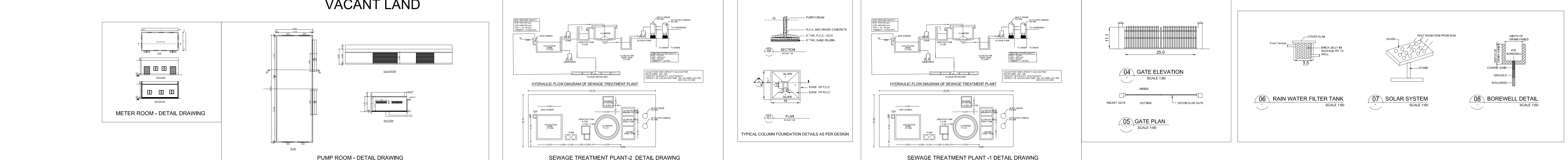
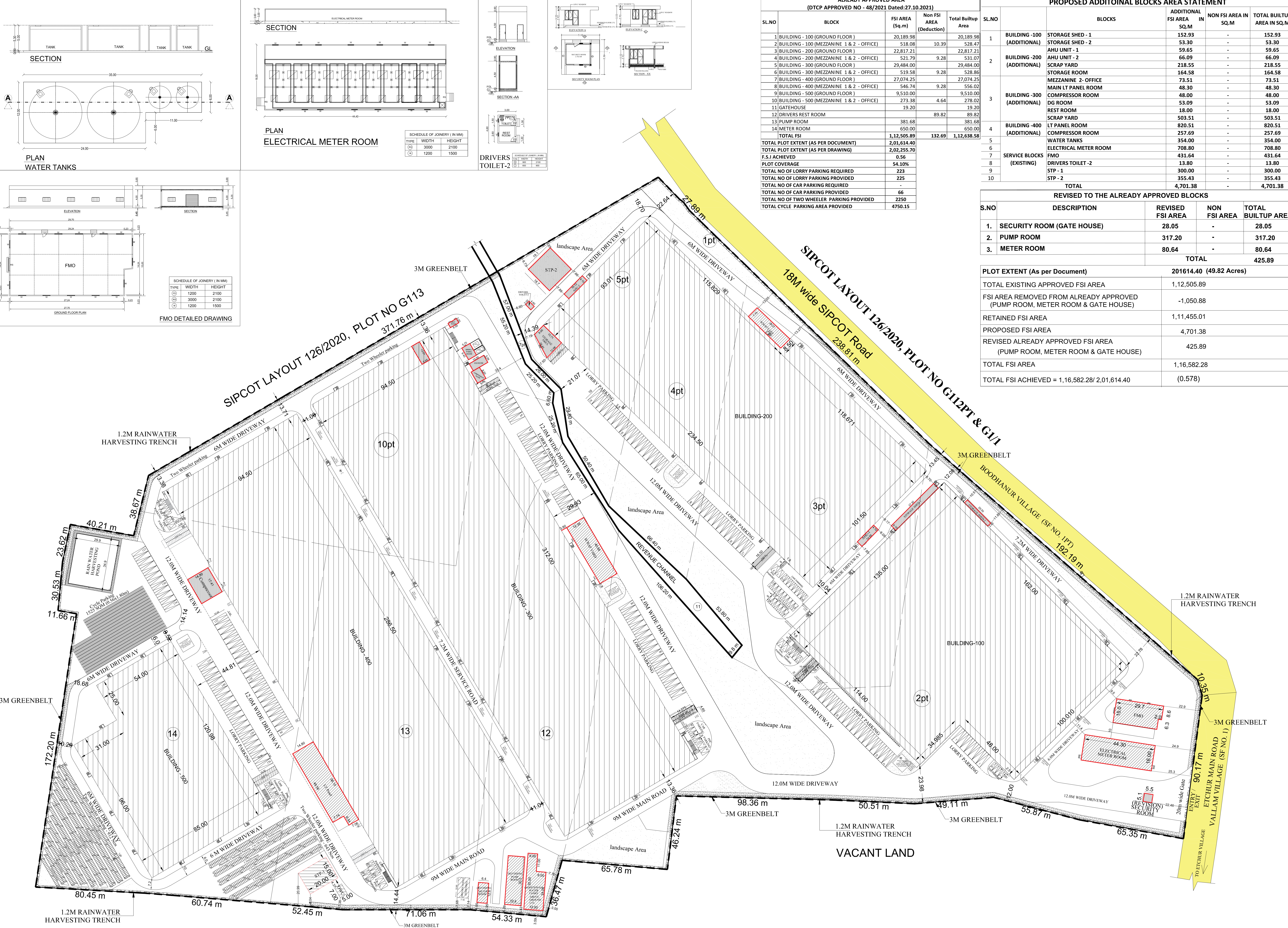
TITLE :	N
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SITE PLAN

LEGEND:

SITE BOUNDARY	
PROPOSED BUILDING	
ALREADY APPROVED	
EXISTING ROAD	
DRIVEWAY	

SCALE : 1:800	SHEET : 10/10
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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.

