PP APPROVAL RECORD

Planning Permission

Survey 643

Velambadi

Karur 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.

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SHEET NO:01

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING (ORANGE INDUSTRY) FOR RECYCLING OF PET BOTTLES AND MANUFACTURING OF RECYCLED PET (rPET) FIBRE - M/s. HANNIJI ECO POLYMERS PRIVATE LIMITED IN SF.NO.: 643/2A1 AT VELAMPADI VILLAGE AND PANCHAYAT, ARAVAKURICHI PANCHAYAT UNION, ARAVAKURICHI TALUK, KARUR DISTRICT.

SCALE - 1:100

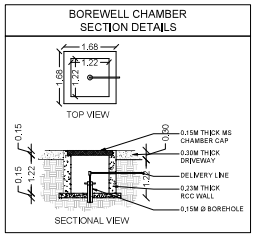
HP DETAILS: WASH LINE

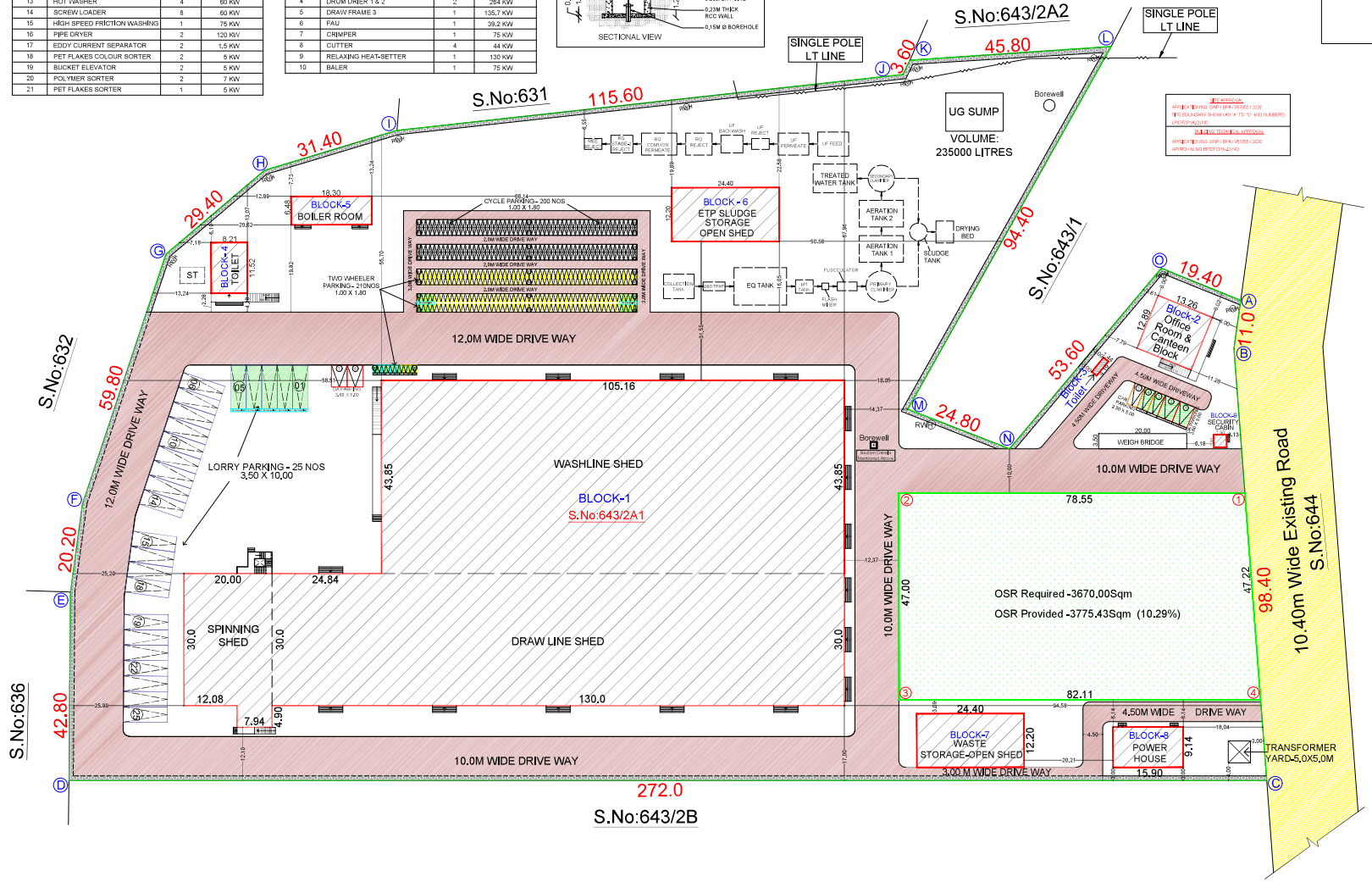
NUMBER	NAME	QUANTITY	MOTOR POWER
1	BALE BREAKER	1	7.5 KW
2	TWIN SCREW LOADER	5	75 KW
3	TROMMEL SCREEN	1	7.5 KW
4	BOTTLE SORTER MACHINE	4	22.8 KW
5	PRE BOTTLE WASHING MACHINE	1	44 KW
6	LABEL REMOVER	2	45 KW
7	SORTING PLATFORM	2	16 KW
8	CRUSHER	3	330 KW
9	HORIZONTAL FLAKES SCREW	1	7.5 KW
10	DEWATERING	3	225 KW
11	FLOATING TANK	4	44 KW
12	ZIGZAG SEPARATOR	4	26.4 KW
13	HOT WASHER	4	60 KW
14	SCREW LOADER	8	60 KW
15	HIGH SPEED FRICTION WASHING	1	75 KW
16	PIPE DRYER	2	120 KW
17	EDDY CURRENT SEPARATOR	2	1.5 KW
18	PET FLAKES COLOUR SORTER	2	5 KW
19	BUCKET ELEVATOR	2	5 KW
20	POLYMER SORTER	2	7 KW
21	PET FLAKES SORTER	1	5 KW

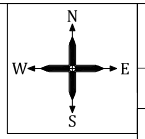
HP DETAILS: SPINNING AND DRAW LINE

NUMBER	NAME	QUANTITY	MOTOR POWER
	SPINNING MACHINE		
1	CONTINUOUS DRYER SYSTEM	3	165 KW
2	SCREW EXTRUDER	3	480 KW
3	METERING PUMP DRIVER	18	54 KW
4	OIL WINDER	18	6.66 KW
5	DRAFTER	1	24 KW
6	SUNFLOWER FEEDING MACHINE	1	15 KW
7	FIBER CAN DRIVER	1	11 KW
	DRAW LINE MACHINE		
1	GUIDE ROLLER	1	11 KW
2	DRAW FRAME 1 & DRAW BATH	1	79.4 KW
3	DRAW FRAME 2	1	143.5 KW
4	DRUM DRIER 1 & 2	2	264 KW
5	DRAW FRAME 3	1	135.7 KW
6	FAU	1	39.2 KW
7	CRIMPER	1	75 KW
8	CUTTER	4	44 KW
9	RELAXING HEAT-SETTER	1	130 KW
10	BALER	1	75 KW

BOREWELL CHAMBER SECTION DETAILS







AREA DETAILS:

AREA OF SITE AS PER DOCUMENT - 36700.00 Sq.m
AREA OF SITE AS PATTA - 36700.00 Sq.m

Least Area To be taken
AREA OF SITE - 36700.00 Sq.m

AREA DETAILS: (Sq.Mt)	FSI AREA	NON-FSI AREA	BUILT-UP AREA
BLOCK 1 - MAIN BUILDING			
AREA OF GROUND FLOOR	9150.17	----	9150.17
AREA OF FIRST FLOOR	638.90	----	638.90
AREA OF SECOND FLOOR	638.90	----	638.90
AREA OF THIRD FLOOR	338.90	----	338.90
BLOCK 2 - OFFICE AND CANTEEN			
AREA OF GROUND FLOOR	170.92	----	170.92
BLOCK 3 - TOILET 1			
AREA OF GROUND FLOOR	6.03	----	6.03
BLOCK 4 - TOILET 2			
AREA OF GROUND FLOOR	94.58	----	94.58
BLOCK 5 - BOILER ROOM			
AREA OF GROUND FLOOR	118.58	----	118.58
BLOCK 6 - ETP SLUDGE STORAGE SHED			
AREA OF GROUND FLOOR	297.68	----	297.68
BLOCK 7 - WASTE STORAGE SHED			
AREA OF GROUND FLOOR	297.68	----	297.68
BLOCK 8 - POWER HOUSE			
AREA OF GROUND FLOOR	145.32	----	145.32
BLOCK 9 - SECURITY CABIN			
AREA OF GROUND FLOOR	8.41	----	8.41
TOTAL FLOOR AREA	11906.07	----	11906.07

TOTAL F.S.I AREA= 11906.07 SQM

F.S.I - 11906.07 /36700.00

0.324 < 2.0

Plot Coverage= $\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$

= $\frac{10289.29}{36700.00} \times 100$

Plot Coverage=28.04%

REFERENCE:

- SITE
- PRO.BUILDING
- EX.ROAD
- DRIVEWAY

PARKING DETAILS:

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 150 SQ.M OF OFFICE FLOOR AREA	170.92 / 150	2 NOS	7 NOS (DA INCLUDED)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	11634.54 / 75	156 NOS	210 NOS (DA INCLUDED)
1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA	11634.54 / 75	156 NOS	200NOS
1 LORRY SPACE FOR EVERY 750 SQ.M OF WORKSHOP FLOOR AREA	11634.54 / 750	16 NOS	25NOS

SANITARY DETAILS:

S.NO:	SANITARY UNIT	TOTAL NUMBER OF PERSONS - 300 Nos. MALE - 150 REQUIRED MALE	REQUIRED FEMALE	PROVIDED MALE	PROVIDED FEMALE	TOTAL
	DESCRIPTION		FEMALE - 150			
01	PH/DA-WATER CLOSET	00	00	01	01	02
02	WATER CLOSET	05	08	10	10	20
03	ABLUTION TAPS	20		20		20
04	URINALS	05	NILL	15	NILL	15
05	WASH BASINS	06	06	06	06	12
06	DRINKING WATER	03		08		08

ARAN, B.Arch.,
Architect,
025/193764,
mman Complex,
Thinnappa Nagar,
Cell: 73976 63388
/ENGINEER

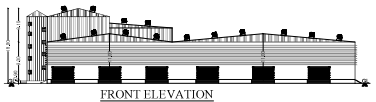
Er. S.SANGAN, B.E.,M.I.E.,F.I.V.,
AE/CIVIL/TNEB (Retd),
Chartered Civil Engineer / Approved Valuer (P-5402)
DTCP Registered Engineer, reg.no:RE/GA-I/203/2020/APR25/2024
KKM Nagar, Tharagampatty, Kaliyapuathi Village, Kadavur Tk,
KARUR (Dt) - 621 311. Cont: 76393 71925
CONSTRUCTION ENGINEER

M. ARUN, M.E. Structures
Registered Structural Engineer, Grade-II
RSE/GR-II/004/2024, Cuddalore DTCP
F-5, Thillai Vaniga Valagam, Annamalai Nagar,
Chidambaram - 608 002. Mob: 8056612732.
STRUCTURAL ENGINEER

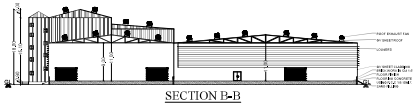
APPLICANT
For HANNIJI ECO POLYMERS PRIVATE LIMITED
MANAGING DIRECTOR
P.DHANASEKARAN
For HANNIJI ECO POLYMERS PRIVATE LIMITED
DIRECTOR
P.SELVAKUMAR
M/s. HANNIJI ECO POLYMERS PRIVATE LIMITED

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING (ORANGE INDUSTRY) FOR RECYCLING OF PET BOTTLES AND MANUFACTURING OF RECYCLED PET (rPET) FIBRE - M/s. HANNIJI ECO POLYMERS PRIVATE LIMITED IN SF.NO.: 643/2A1 AT VELAMPADI VILLAGE AND PANCHAYAT, ARAVAKURICHI PANCHAYAT UNION, ARAVAKURICHI TALUK, KARUR DISTRICT.

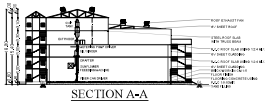
SCALE - 1:100



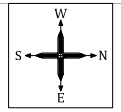
FRONT ELEVATION

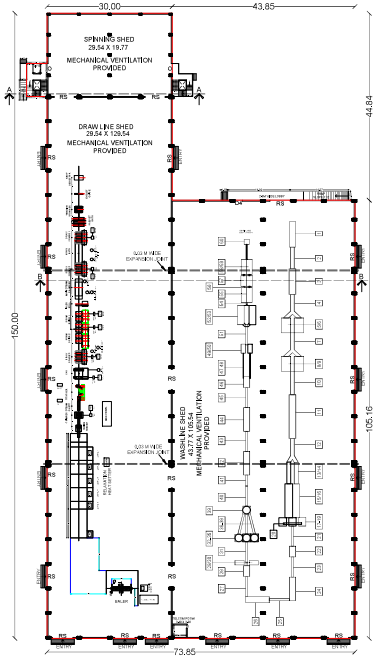


SECTION B-B

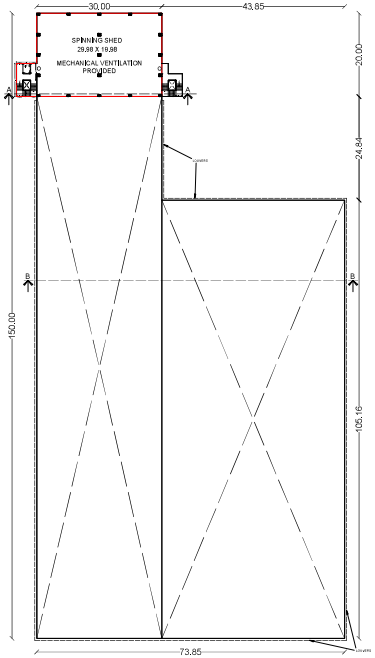


SECTION A-A

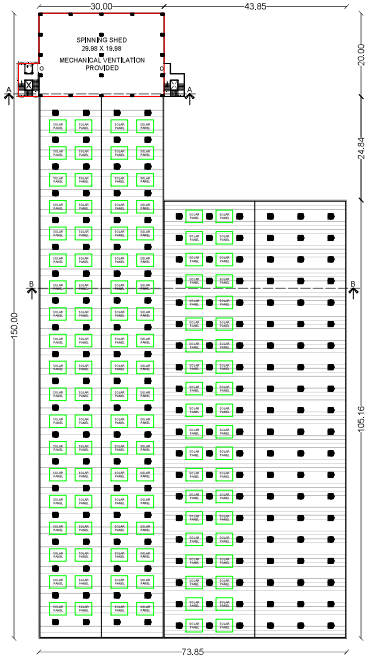




GROUND FLOOR PLAN

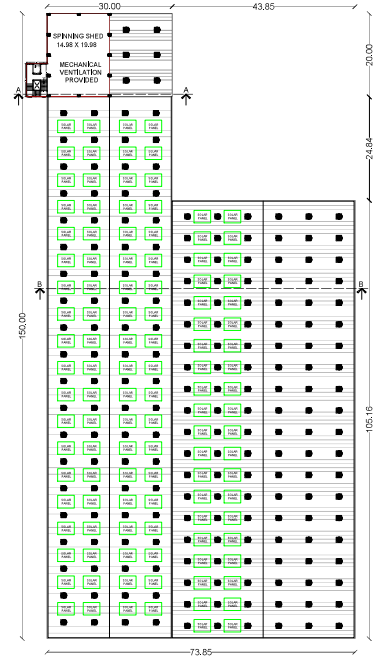


FIRST FLOOR PLAN

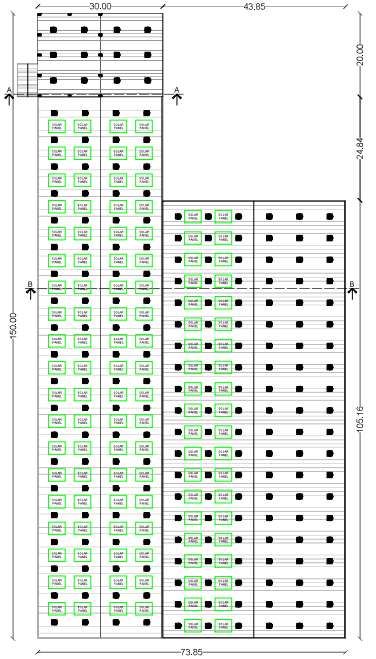


SECOND FLOOR PLAN

S.NO	JOINERIES DETAILS	SIZE
1	D1 - DOOR 1	0.76 X 2.13
2	D4 - DOOR 4	1.83 X 2.13
3	RS - ROLLING SHUTTER	4.88 X 2.74
4	O - OPENING	2.44 X 2.44
5	W2 - WINDOW 2	0.90 X 0.90



THIRD FLOOR PLAN



ROOF FLOOR PLAN

NUMBER	NAME	QUANTITY	SIZE	MOTOR POWER
1	BALE BREAKER	1	7.2 x 1.2 x 2.1 M	7.2 KW
2	TWIN SCREW LOADER	1	LENGTH OF BELT : 12.0 M	7.2 KW x 2
3	TROMMEL SCREEN	1	7.2 x 2.2 x 4.2 M	7.2 KW (VARI)
4	TWIN SCREW LOADER	1	LENGTH OF BELT : 12 M	7.2 KW x 2
5	BOTTLE SORTER MACHINE	1	4.415 x 2.25 x 2.215 M	5.7 KW
6	BOTTLE SORTER MACHINE	1	4.415 x 2.25 x 2.215 M	5.7 KW
7	TWIN SCREW LOADER	1	LENGTH OF BELT : 12 M	7.2 KW x 2
8	BOTTLE SORTER MACHINE	1	4.415 x 2.25 x 2.215 M	5.7 KW
9	BOTTLE SORTER MACHINE	1	4.415 x 2.25 x 2.215 M	5.7 KW
10	TWIN SCREW LOADER	1	LENGTH OF BELT : 12 M	7.2 KW x 2
11	PRE BOTTLE WASHING MACHINE	1	LENGTH : 13.2 M	22 KW x 2 (VARI)
12	TWIN SCREW LOADER	1	LENGTH OF BELT : 12 M	7.2 KW x 2
13	LABEL REMOVER	1	LENGTH : 5.4 M	7.2 KW x 3 SET
14	LABEL REMOVER	1	LENGTH : 5.4 M	7.2 KW x 3 SET
15	SORTING PLATFORM	1	LENGTH : 19.2 M	4 KW x 2 (GRADE 4
16	SORTING PLATFORM	1	LENGTH : 19.2 M	4 KW x 2 (GRADE 4
17	CRUSHER	1		110 KW (GRADE 4
18	CRUSHER	1		110 KW (GRADE 4
19	CRUSHER	1		110 KW (GRADE 4
20	HORIZONTAL FLAKES SCREW	1	LENGTH : 5.4 M	132 KW (GRADE 4
21	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
22	DEWATERING	1	LENGTH : 3.2 M	75 KW
23	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
24	FLOATING TANK	1	7.2 x 1.2 x 3.2 M	5.5 KW x 2 (GRADE 4
25	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
26	FLOATING TANK	1	7.2 x 1.2 x 3.2 M	5.5 KW x 2 (GRADE 4
27	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
28	DEWATERING	1	LENGTH : 3.2 M	75 KW
29	3 PHASE SEPARATOR	1		7.2 KW x 3 (GRADE 2
30	3 PHASE SEPARATOR	1		7.2 KW x 3 (GRADE 2
31	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
32	SILO	1	7.2 x 7.2 x 1 M	
33	HOT WASHER	1	DIA = 1.1 M , 2.2 L = 5.5 M	15 KW
34	HOT WASHER	1	DIA = 1.1 M , 2.2 L = 5.5 M	15 KW
35	HOT WASHER	1	DIA = 1.1 M , 2.2 L = 5.5 M	15 KW
36	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
37	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
38	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
39	HOT WASHER	1	DIA = 1.1 M , 2.2 L = 5.5 M	15 KW
40	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
41	HIGH SPEED FRICTION WASHER	1	LENGTH : 5.2 M	75 KW
42	FLOATING TANK	1	7.2 x 1.2 x 3.2 M	5.5 KW x 2 (GRADE 4
43	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
44	FLOATING TANK	1	7.2 x 1.2 x 3.2 M	5.5 KW x 2 (GRADE 4
45	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
46	DEWATERING	1	LENGTH : 3.2 M	75 KW
47	PIPE DRYER	1	PIPE DIAMETER : 0.18 M	90 KW
48	PIPE DRYER	1	PIPE DIAMETER : 0.18 M	90 KW
49	3 PHASE SEPARATOR	1		7.2 KW x 3 (GRADE 2
50	3 PHASE SEPARATOR	1		7.2 KW x 3 (GRADE 2
51	SCREW LOADER	1	LENGTH : 5.0 M	7.2 KW
52	EDDY CURRENT SEPARATOR	1		0.75 KW x 2
53	EDDY CURRENT SEPARATOR	1		0.75 KW x 2
54	BUCKET ELEVATOR	1	9.4 M LONG , 0.2 M WIDE	
55	PET FLAKES COLOUR SORTER	2	4.415 x 1.23 x 2.22 M	5 KW
56	BUCKET ELEVATOR	2	9.2 M LONG , 0.2 M WIDE	
57	POLISHER SORTER	2	4.715 x 1.7 x 2.2 M	7 KW
58	PET FLAKES SORTER	1	4.415 x 1.23 x 2.22 M	5 KW
59	PET FLAKES SORTER	1	4.415 x 1.23 x 2.22 M	5 KW
60	SILO	1	7.2 x 7.2 x 1 M	

NOTES
1)ALL DIMENSIONS ARE IN METER
2)RAIN WATER COLLECTION WELLS WILL BE PROVIDED
3)FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4)EMERGENCY ALARMS WILL BE PROVIDED
5)DRINKING WATER TO BE PROVIDED
6)GROUND WATER SUMPS WILL BE PROVIDED
7)FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8)EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9)SOLAR WATER HEATING SYSTEM PROVIDED
10)RAIN WATER HAVESTING FACILITIES PROVIDED
11)WASTE WATER RECYCLING TRENCH AND TANK PROVIDED
12)SEWAGE TREATMENT PLANT PROVIDED
13)SEPTIC TANK PROVIDED
14)TRANSFORMER YARD PROVIDED
15)FA-FIRE ALARM PROVIDED
16)FE-FIRE SAFETY MEASURES & FIRE EXTINGUISHER PROVIDED

AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
BLOCK-1 [MAIN BUILDING]			
AREA OF GROUND FLOOR	9150.17	----------	9150.17
AREA OF FIRST FLOOR	638.90	----------	638.90
AREA OF SECOND FLOOR	638.90	----------	638.90
AREA OF THIRD FLOOR	338.90	----------	338.90
TOTAL	10766.87	----------	10766.87

REFERENCE:
PRO.BUILDING

SANITARY DETAILS:

DESCRIPTION		TOTAL NUMBER OF PERSONS - 300 Nos.				
		MALE - 150		FEMALE - 150		
S.NO:	SANITARY UNIT	REQUIRED		PROVIDED		TOTAL
		MALE	FEMALE	MALE	FEMALE	
01	PH/DA-WATER CLOSET	00	00	01	01	02
02	WATER CLOSET	05	08	10	10	20
03	ABLUTION TAPS	20		20		20
04	URINALS	05	NILL	15	NILL	15
05	WASH BASINS	06	06	06	06	12
06	DRINKING WATER	03		08		08

OFFICE USE

M. ARUN, M.E. Structures
Registered Structural Engineer, Grade-I
RSE/GR-II/104/2024, Cuddalore DTCP
F-5, Thillai Vaniga Valagam, Amanalai Nagar,
Chidambaram - 608 002. Mob: 8056612732.

STRUCTURAL ENGINEER

For HANNIJI ECO POLYMERS PRIVATE LIMITED
MANAGING DIRECTOR
P.DHANASEKARAN
For HANNIJI ECO POLYMERS PRIVATE LIMITED
DIRECTOR
P.SELVAKUMAR
M/s. HANNIJI ECO POLYMERS PRIVATE LIMITED
APPLICANT

Er. S.SANGAN, B.E.,M.I.E.,F.I.V.
Chartered Engineer / Approved Valuer (P-0402)
DTCP Registered Engineer, Regd.No:RR/RS/RSS/RRS/RRSS/2024
KARUR (DT) - 621 311. Cell: 74892 71903

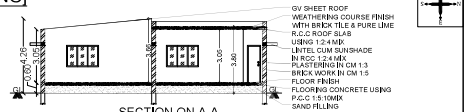
CONSTRUCTION ENGINEER

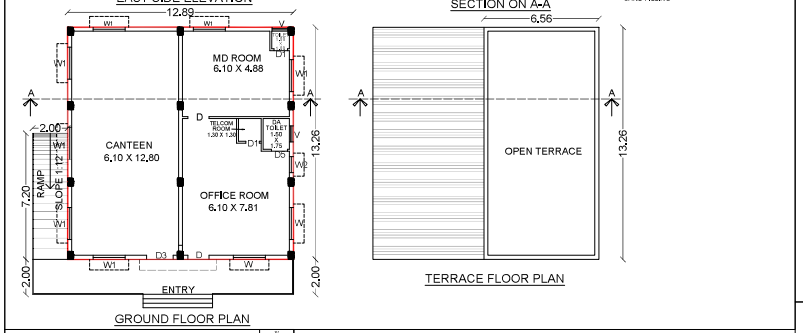
Ar. M. ARUNITHARAN, I.Arch.,
Registered Architect,
Reg.No: CA/2025/192706,
No: 16/E/7, Sri Amman Complex,
Trichy Main Road, Thinnappa Nagar,
KARUR - 639 004. Cell: 7397663388

ARCHITECT/ENGINEER

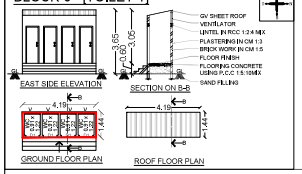
BLOCK-2 [OFFICE & CANTEEN BUILDING]





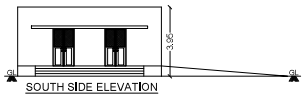


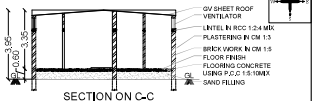
BLOCK-3 [TOILET-1]

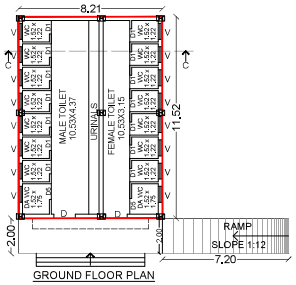


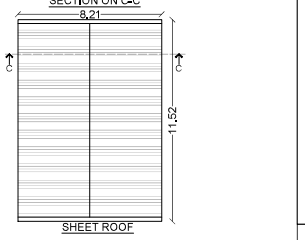
S.NO	JOINERIES DETAILS	SIZE
1	D - DOOR	1,22 X 2,13
2	D1 - DOOR 1	0,76 X 2,13
3	D2 - DOOR 2	1,22 X 2,44
4	D3 - DOOR 3	1,52 X 2,13
5	D5 - DOOR 5	0,91 X 2,13
6	W - WINDOW	1,83 X 1,52
7	W1 - WINDOW 1	1,83 X 1,22
8	W2 - WINDOW 2	0,90 X 0,90
9	V - VENTILATOR	0,91 X 0,61
10	RS1 - ROLLING SHUTTER 1	3,05 X 2,44

BLOCK-4 [TOILET-2]

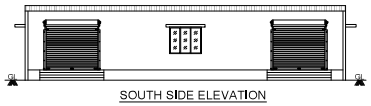


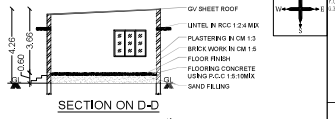


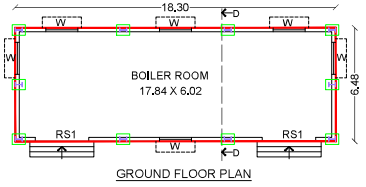


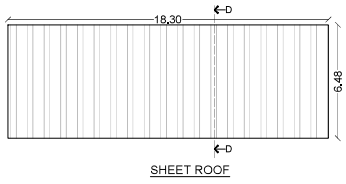


BLOCK-5 [BOILER ROOM]

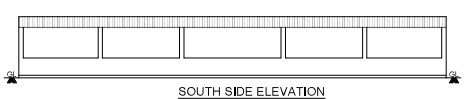




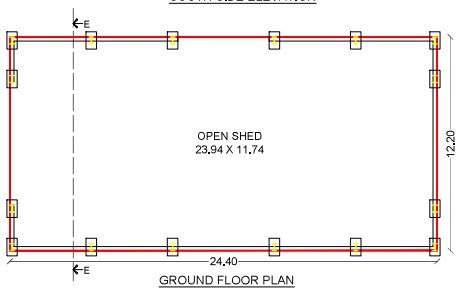


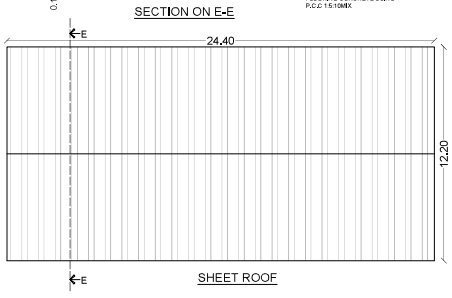


BLOCK-6 & 7 [ETP SLUDGE STORAGE & WASTE STORAGE SHED]

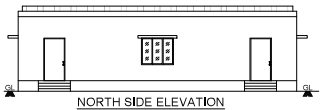


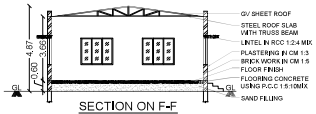


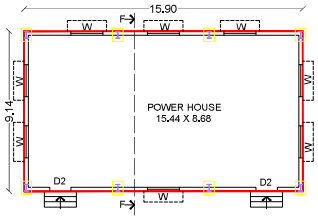


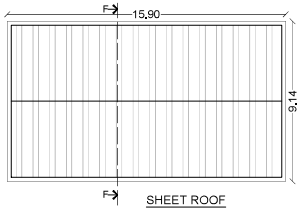


BLOCK-8 [POWER HOUSE]

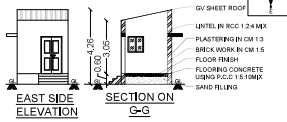


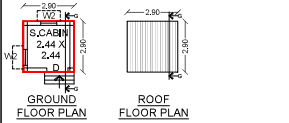




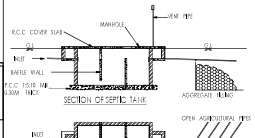


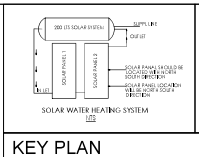
BLOCK-9 [SECURITY CABIN]

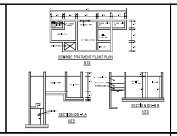


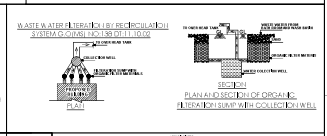


NOTES
1)ALL DIMENSIONS ARE IN METER
2)RAIN WATER COLLECTION WELLS WILL BE PROVIDED
3)FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4)EMERGENCY ALARMS WILL BE PROVIDED
5)DRINKING WATER TO BE PROVIDED
6)GROUND WATER SUMPS WILL BE PROVIDED
7)FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8)EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9)SOLAR WATER HEATING SYSTEM PROVIDED
10)RAIN WATER HAVESTING FACILITIES PROVIDED
11)WASTE WATER RECYCLING TRENCH AND TANK PROVIDED
12)SEWAGE TREATMENT PLANT PROVIDED
13)SEPTIC TANK PROVIDED
14)TRANSFORMER YARD PROVIDED
15)FA-FIRE ALARM PROVIDED
16)FE-FIRE SAFETY MEASURES & FIRE EXTINGUISHER PROVIDED

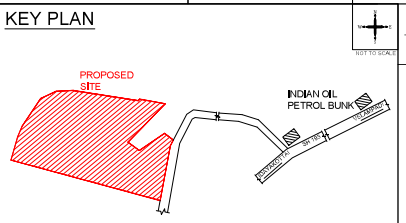


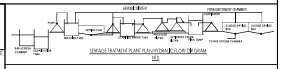


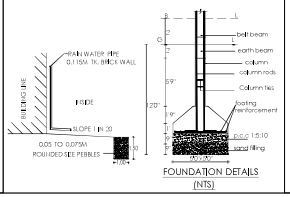


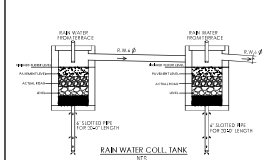


KEY PLAN









SHEET NO:03

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INDUSTRIAL BUILDING (ORANGE INDUSTRY) FOR RECYCLING OF PET BOTTLES AND MANUFACTURING OF RECYCLED PET (rPET) FIBRE - M/s. HANNIJI ECO POLYMERS PRIVATE LIMITED IN SF.NO.: 643/2A1 AT VELAMPADI VILLAGE AND PANCHAYAT, ARAVAKURICHI PANCHAYAT UNION, ARAVAKURICHI TALUK, KARUR DISTRICT.

SCALE - 1:100

AREA DETAILS: (Sq.Mt)	FSI AREA	NON-FSI AREA	BUILT-UP AREA
BLOCK 2 - OFFICE AND CANTEEN			
AREA OF GROUND FLOOR	170.92	----	170.92
BLOCK 3 - TOILET 1			
AREA OF GROUND FLOOR	6.03	----	6.03
BLOCK 4 - TOILET 2			
AREA OF GROUND FLOOR	94.58	----	94.58
BLOCK 5 - BOILER ROOM			
AREA OF GROUND FLOOR	118.58	----	118.58
BLOCK 6 - ETP SLUDGE STORAGE SHED			
AREA OF GROUND FLOOR	297.68	----	297.68
BLOCK 7 - WASTE STORAGE SHED			
AREA OF GROUND FLOOR	297.68	----	297.68
BLOCK 8 - POWER HOUSE			
AREA OF GROUND FLOOR	145.32	----	145.32
BLOCK 8 - SECURITY ROOM			
AREA OF GROUND FLOOR	8.41	----	8.41
TOTAL FLOOR AREA	1139.20	----	1139.20

SANITARY DETAILS:

DESCRIPTION		TOTAL NUMBER OF PERSONS - 300 Nos.				
		MALE - 150		FEMALE - 150		
S.NO:	SANITARY UNIT	REQUIRED		PROVIDED		TOTAL
		MALE	FEMALE	MALE	FEMALE	
01	PH/DA-WATER CLOSET	00	00	01	01	02
02	WATER CLOSET	05	08	10	10	20
03	ABLUTION TAPS	20		20		20
04	URINALS	05	NILL	15	NILL	15
05	WASH BASINS	06	06	06	06	12
06	DRINKING WATER	03		08		08

SITE APPROVAL
APPLICATION NO: SWP / BPA / 857655 / 2026
SITE BOUNDARY SHOWN AS "A" TO "O" AND NUMBERD
LP/DTCP (K.D) NO:

BUILDING TECHNICAL APPROVAL
APPLICATION NO: SWP / BPA / 857655 / 2026
APPROVAL NO:BP/DTCP(K.D) NO:

OFFICE USE

M. ARUN, M.E. Structures
Registered Structural Engineer Grade-II
RSE/GR-II/004/2024, Cuddalore DTCP
F-5, Thillai Vaniga Valagam, Annamalai Nagar,
Chidambaram - 608 002. Mob: 8056612732.
STRUCTURAL ENGINEER

For HANNIJI ECO POLYMERS PRIVATE LIMITED
P.DHANASEKARAN
For HANNIJI ECO POLYMERS PRIVATE LIMITED
P.SELVAKUMAR
DIRECTOR
M/s. HANNIJI ECO POLYMERS PRIVATE LIMITED
APPLICANT

Er. S.SANGAN, B.E.,M.I.E.,F.I.V.
AT/CIVIL/THEN (Retd),
Chartered Civil Engineer / Approved Valuer (P-0402)
DTCP Registered Approver, Reg.with.No:CHE/RAS/ARE/2024
SRN Nagar, Thiruparuthi, Vadakupatti Pirivu, Gudalur(T),
KARUR (DT) - 621 311. Cont: 74019 71492
CONSTRUCTION ENGINEER

Ar. M. ARUNITHARAN, I.Arch.,
Registered Architect,
Reg.No: CA/2025/193704,
No: 1A/E/7, Sri Amman Complex,
Trichy Main Road, Thinnappa Nagar,
KARUR - 639 004. Cell: 7397693380
ARCHITECT/ENGINEER

Signature valid Signature valid

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.