PP APPROVAL RECORD

Planning Permission

Survey 379

Marudhandapalli

Krishnagiri 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.

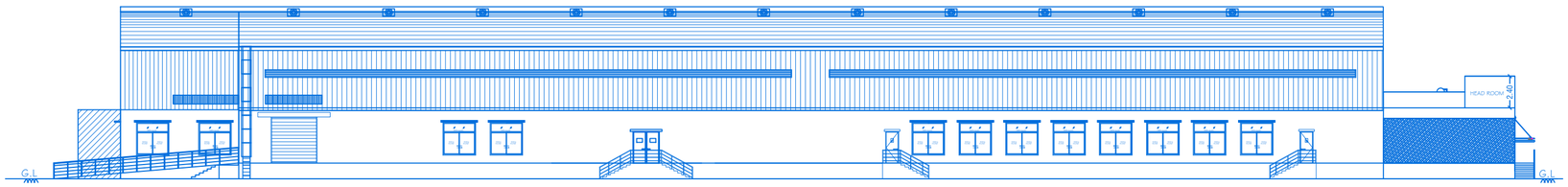
Verified RealEstate™

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OMR Thoraipakkam,
Chennai 600 097, India

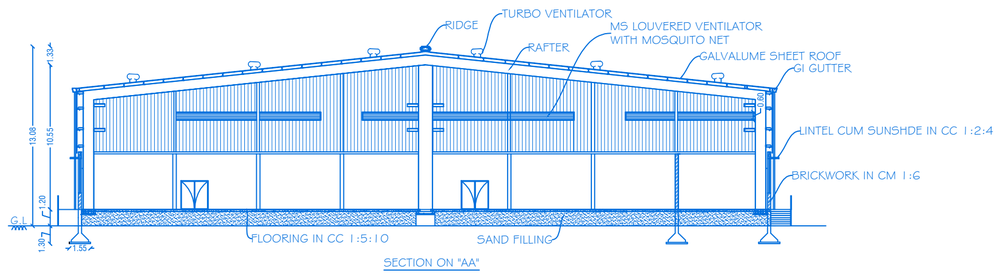
hello@verified.realestate

+91 9996 12 9996

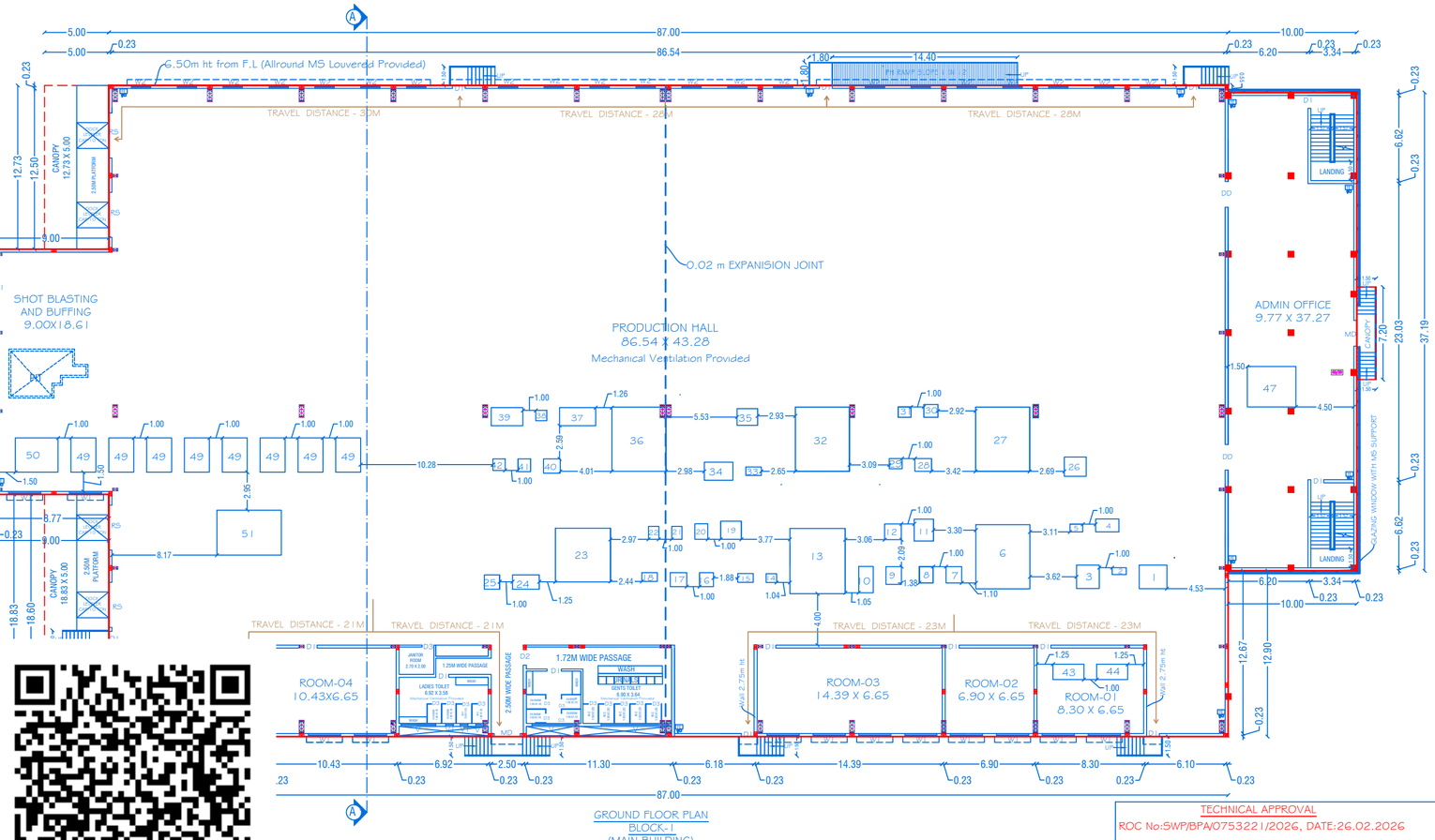
verified.realestate



ELEVATION



SECTION ON "AA"



GROUND FLOOR PLAN
BLOCK-I
(MAIN BUILDING)
Mechanical Ventilation Provided

TECHNICAL APPROVAL
ROC No:5WP/BPA/075322 I/2026, DATE:26.02.2026
BUILDING PLAN NUMBERED AS B.P/D.D.T.C.P (K.D) No: 35 / 2026
TECHNICAL APPROVAL ISSUED

SCALE 1:100

SHEET NO:01/05

BLOCK - I

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC & GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED" AT (REVISED DTCP APPROVED LAYOUT NO:143/2025) (AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITIES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINISHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC. HEAVY ENGINEERING AND SHIP BUILDING ARE MERGED IN THE CATEGORY- RED CATEGORY) PLOT NOS. 97 & 98 AND SF NOS. 374/1E Part, 374/2 Part, 375/1 Part, 379/1A Part, & 379/1B Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, ARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	3.50 X 3.50
MD	MAIN DOOR	2.00 X 2.10
DD	DOUBLE DOOR	2.00 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	0.90 X 2.10
W1	SLIDING WINDOW	2.50 X 2.50
W2	SLIDING WINDOW	1.50 X 1.80
V	VENTILATOR	2.70 X 0.76
V1	VENTILATOR	0.76 X0.76

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA	NON FSI AREA	FSI AREA
I	AREA OF THE GROUND FLOOR	5152.33	--	5152.33

KEY

(FE) FIRE EXTINGUISHER
(FA) FIRE ALARM
(FA) FIRE HYDRANT

APPLICANT

M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED

REGISTERED PROFESSION

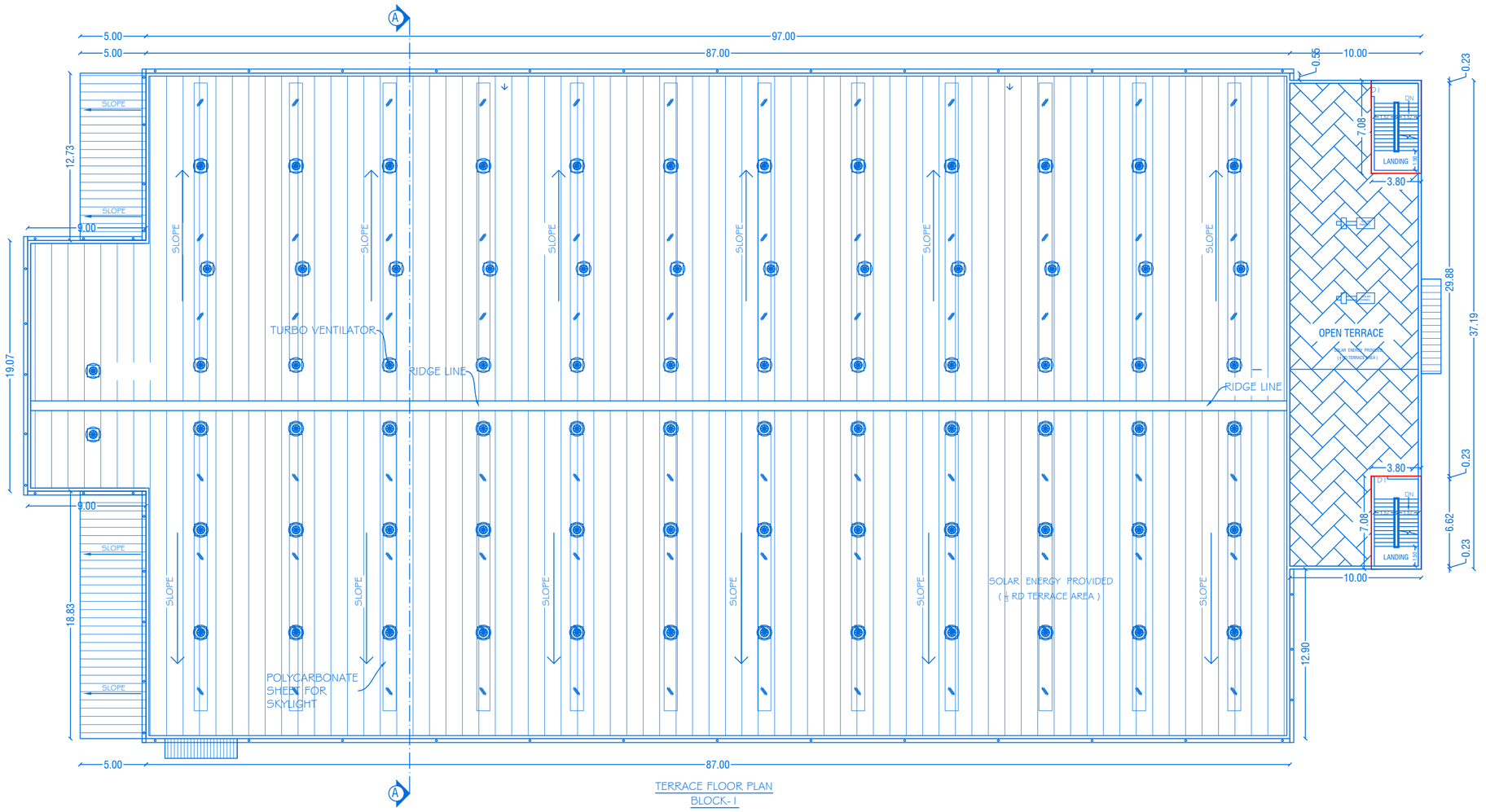
Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

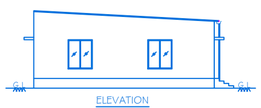
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

MACHINERY DETAILS

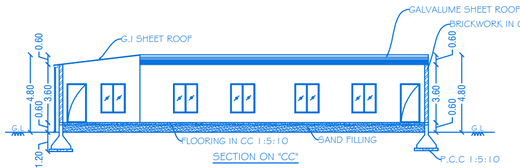
S.NO	DESCRIPTION	POWER IN HP	QUANTITY	TOTAL POWER IN HP
	N325 MUFFLER ASSLY			
1	WELDING SPM	14.74	1	14.74
2	MANAUAL WELDING - WELDING POWER SOURCE	12.06	1	12.06
3	TIG ROUND WELDING SPM TWO STATION	12.06	1	12.06
4	LEAKAGE TESTING SPM DRY TYPE	1.34	1	1.34
5	TIG REWORK - TIG POWER SOURCE	12.06	1	12.06
6	ROBOTIC CELL NO.1	28.14	1	28.14
7	LEAK TESTING	1.34	1	1.34
8	INSPECTION	0.13	1	0.13
9	END REDUCING FORMING SPM TBD	9.64	1	9.64
10	END CAP FULL WELDING	14.74	1	14.74
11	TWO STATION CUTTING	9.64	1	9.64
12	MANUAL WELDING STATION-WELDING PS	12.06	1	12.06
13	ROBOTIC CELL NO.2	28.14	1	28.14
14	GLASS WOOL STICKING	0.65	1	0.65
15	MANUAL PLUG WELDING	14.74	1	14.74
16	REVISING &INSPECTION	0.65	1	0.65
17	LEAK TESTING	0.65	1	0.65
18	GLASS WOOL STICKING	0.13	1	0.13
19	ROLL FORMING SPM	9.64	1	9.64
20	TIG LINEAR WELDING SPM	14.74	1	14.74
21	LUG CUTTING SPM	1.34	1	1.34
22	SIZING SPM	14.74	1	14.74
23	ROBOTIC CELL NO.3	28.14	1	28.14
24	LEAK TESTING	0.65	1	0.65
25	REVISING & INSPECTION	0.65	1	0.65
	H100 MUFFLER ASSLY			
26	ROUND TIG WELDING- SINGLE STATION	14.74	1	14.74
27	ROBOTIC CELL NO.1	28.14	1	28.14
28	SCANNING &MARKING M/C	2.68	1	2.68
29	TIG REWORK - TIG POWER SOURCE	12.06	1	12.06
30	LEAK TESTING	0.65	1	0.65
31	GLASS WOOL STICKING	0.06	2	0.12
32	ROBOTIC CELL NO.2	28.14	1	28.14
33	TIG REWORK- TIG POWER SOURCE	12.06	1	12.06
34	WET LEAKAGE TESTING SPM	0.65	1	0.65
35	HYD PRESS & TACK MIG WELDING	19.43	1	19.43
36	ROBOTIC CELL NO.3	28.14	1	28.14
37	WET LEAKAGE TESTING SPM	0.65	1	0.65
38	REEWORK TIG POWER SOURCE	12.06	1	12.06
39	DRY LEAK TEST	0.65	1	0.65
40	HOMOLOGATION MARKING	2.65	1	2.65
41	ASSLY	0.13	1	0.13
42	FINAL VISUAL INSPECTION	0.25	1	0.25
	OTHER THAN PRODUCTION			
43	CMM	2.68	1	2.68
44	WELD LAB	2.68	1	2.68
49	BUFFING SATION	2.94	8	23.52
50	SHOT BLASTING	107.20	1	107.20
51	WASHING M/C	117.90	1	117.90
	TOTAL			661.33



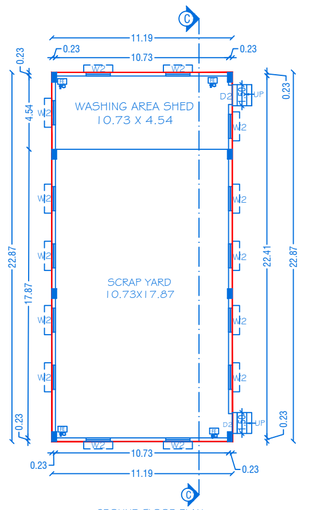
TERRACE FLOOR PLAN
BLOCK-1



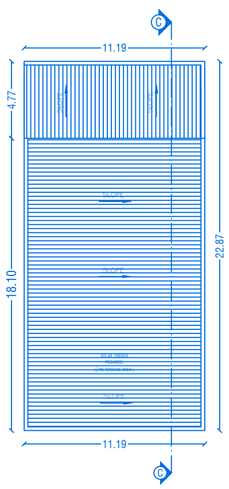
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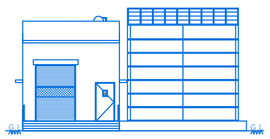
SECTION ON "CC"



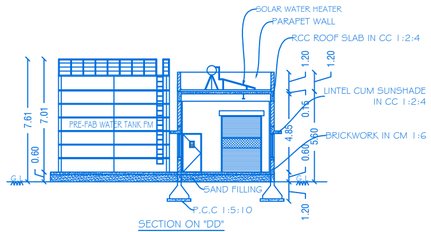
GROUND FLOOR PLAN
(TROLLEY MAINTENANCE & WASHING AREA & SCRAP YARD SHED)
BLOCK-2



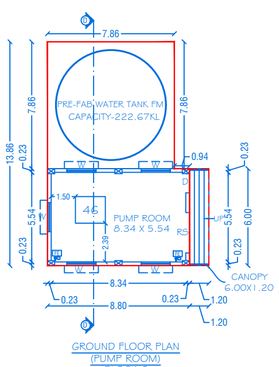
TERRACE FLOOR PLAN



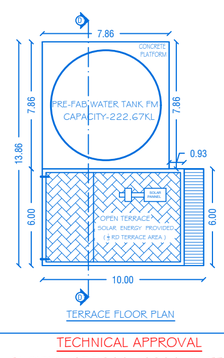
ELEVATION



SECTION ON "DD"



GROUND FLOOR PLAN
(PUMP ROOM)
BLOCK-3



TERRACE FLOOR PLAN

TECHNICAL APPROVAL
ROC No:SWP/BPA/0753221/2026, DATE:26.02.2026
BUILDING PLAN NUMBERED AS B.P/D.D.T.C.P (K.D) No: 35 / 2026
TECHNICAL APPROVAL ISSUED

SCALE 1:100

SHEET NO:02/05

BLOCK - 1,2,3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC & GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED" AT (REVISED DTCP APPROVED LAYOUT NO:143/2025) (AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITIES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINISHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC. HEAVY ENGINEERING AND SHIP BUILDING ARE MERGED IN THE CATEGORY- RED CATEGORY) PLOT NOS. 97 & 98 AND SF NOS. 374/1E Part, 374/2 Part, 375/1 Part, 379/1A Part, & 379/1B Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, ARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	2.50 X 3.50
D & D2	DOOR	1.20 X 2.40
W	SLIDING WINDOW	1.80 X 1.80
W2	SLIDING WINDOW	1.50X 1.80

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA	NON FSI AREA	FSI AREA
1	AREA OF THE HEAD ROOM	53.80	53.80	--
2	AREA OF THE GROUND FLOOR	255.86	--	255.86
3	AREA OF THE GROUND FLOOR	121.87	--	121.87

MACHINERY DETAILS

S. NO	PARTICULARS	POWER IN HP	QUANTITY	TOTAL POWER IN HP
46	WATER PUMP	30.15	1	30.15

KEY

(FE) FIRE EXTINGUISHER -

(FA) FIRE ALARM -

(FA) FIRE HYDRANT -

APPLICANT

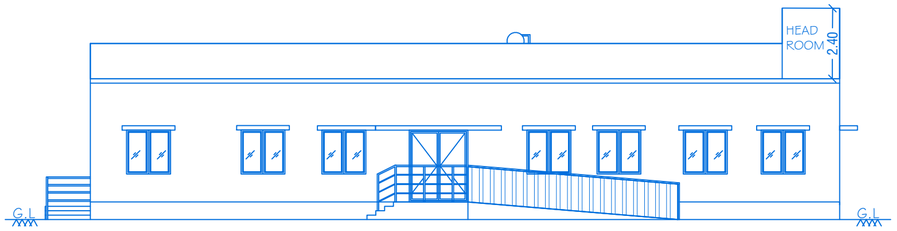
M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED

REGISTERED PROFESSION

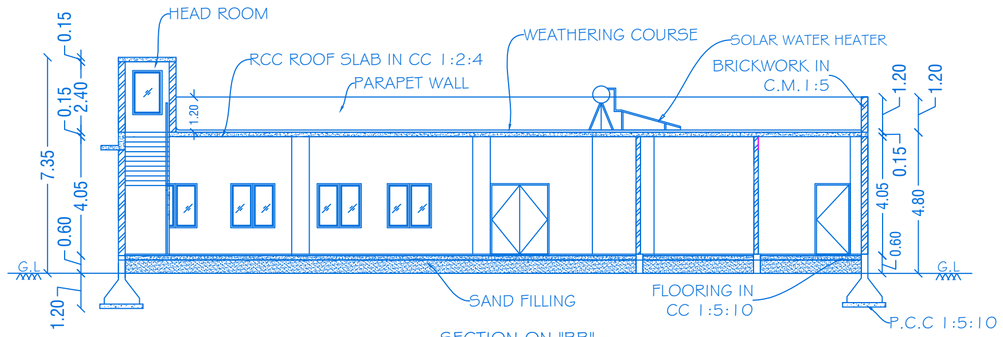
Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

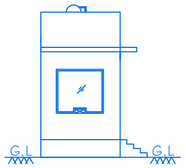
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.



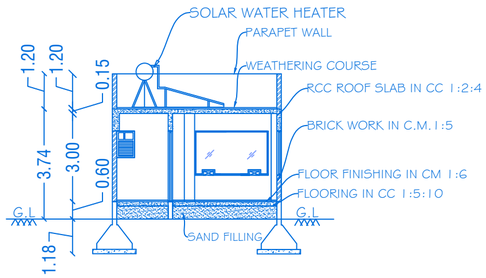
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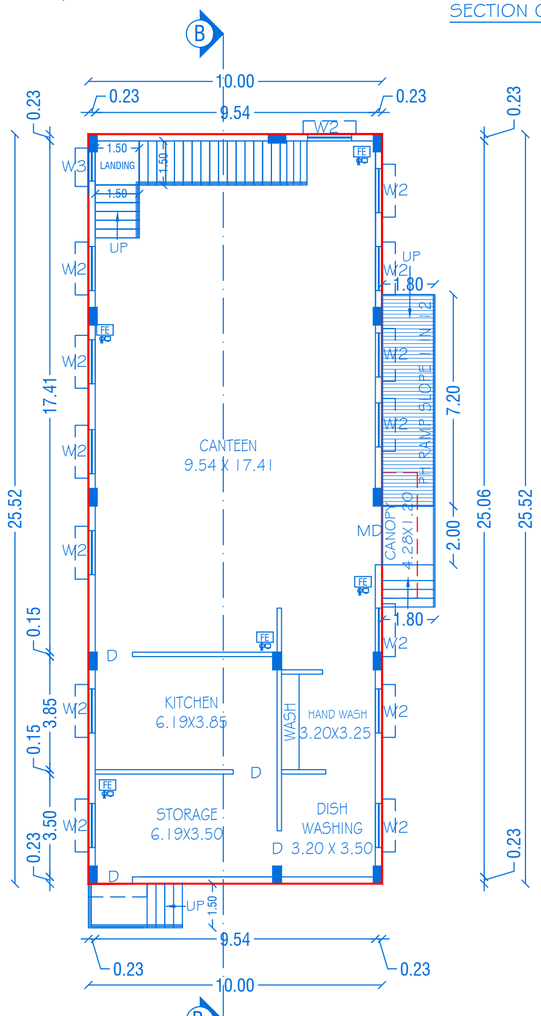
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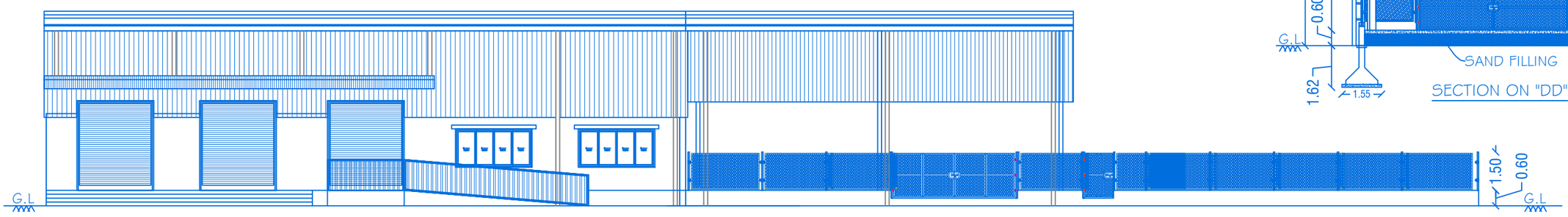
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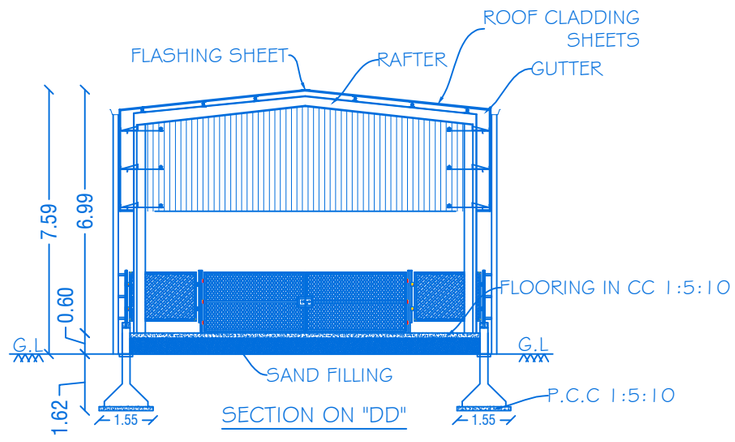
SECTION ON "FF"


B
10.00
0.23
9.54
0.23
0.23
W2
W3
1.50
LANDING
1.50
FE
W2
UP
W2
UP
W2
1.80
W2
W2
W2

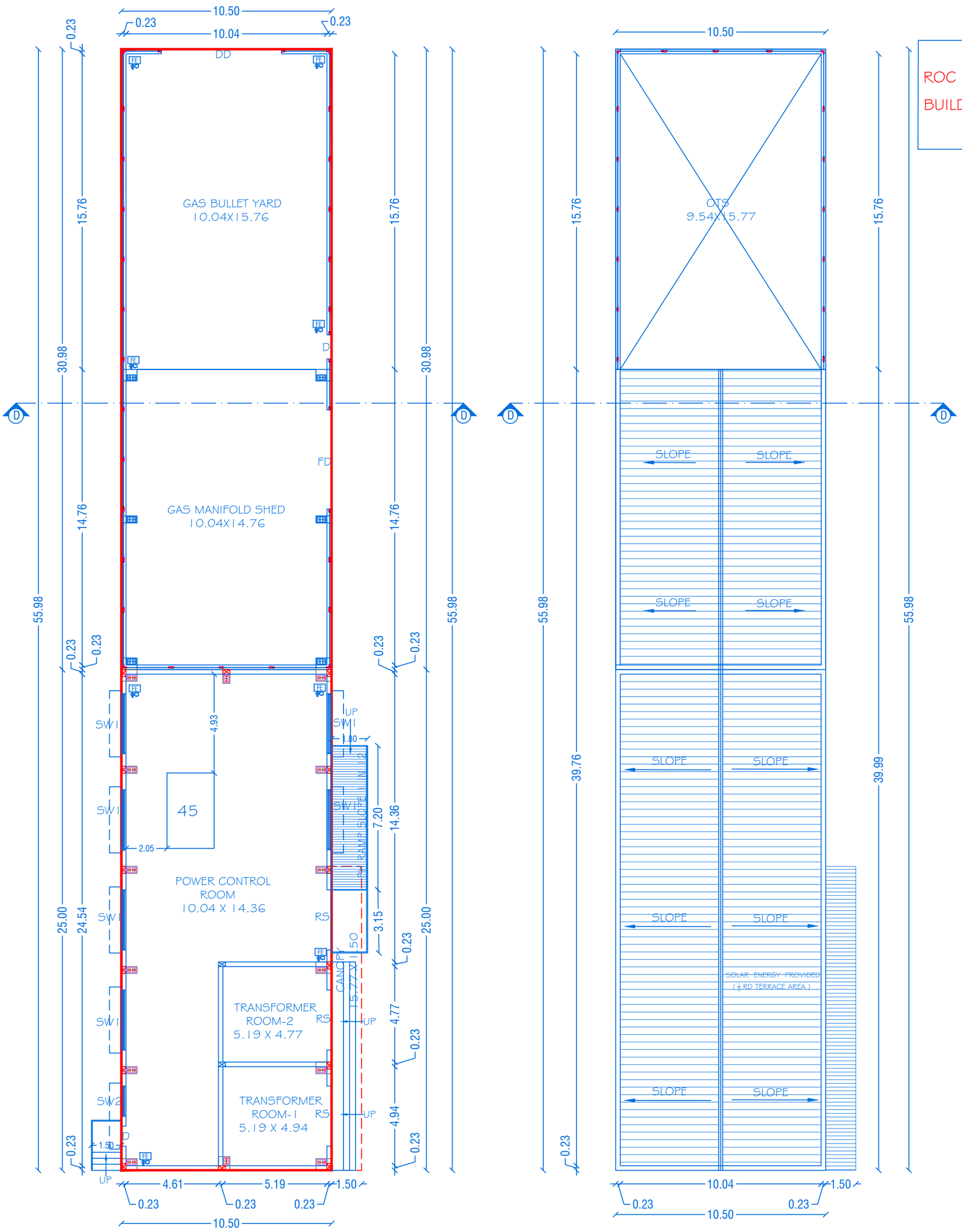
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED" AT (REVISED DTCP APPROVED LAYOUT NO:143/2025) (AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITIES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINISHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC. HEAVY ENGINEERING AND SHIP BUILDING ARE MERGED IN THE CATEGORY- RED CATEGORY) PLOT NOS. 97 & 98 AND SF NOS. 374/1E Part, 374/2 Part, 375/1 Part, 379/1A Part, & 379/1B Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, ARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.



ELEVATION



SECTION ON "DD"



GROUND FLOOR PLAN
(POWER CONTROL ROOM & GAS MANIFOLD SHED)
BLOCK-5

TERRACE FLOOR PLAN

TECHNICAL APPROVAL

ROC No:SWP/BPA/0753221/2026, DATE:26.02.2026

BUILDING PLAN NUMBERED AS B.P/D.D.T.C.P (K.D) No: 35 / 2026

TECHNICAL APPROVAL ISSUED

SHEET NO : 04/05
BLOCK - 5
SCALE 1:100

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	3.00 X 3.50
DD	DOUBLE DOOR	6.00 X 1.80
D	DOOR	1.20 X 1.80
FD	DOOR	5.00 X 1.80
W	SLIDING WINDOW	1.80 X 1.50
SW1	SLIDING WINDOW	3.00 X 1.50
SW2	SLIDING WINDOW	1.50 X 1.50

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA	NON FSI AREA	FSI AREA
5	AREA OF THE GROUND FLOOR	610.55	--	610.55

MACHINERY DETAILS

S. NO	PARTICULARS	POWER IN HP	QUANTITY	TOTAL POWER IN HP
45	COMPRESSOR	60.00	1	60.00

KEY

(FE) FIRE EXTINGUISHER

(FA) FIRE ALARM

(FA) FIRE HYDRANT

APPLICANT

M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED

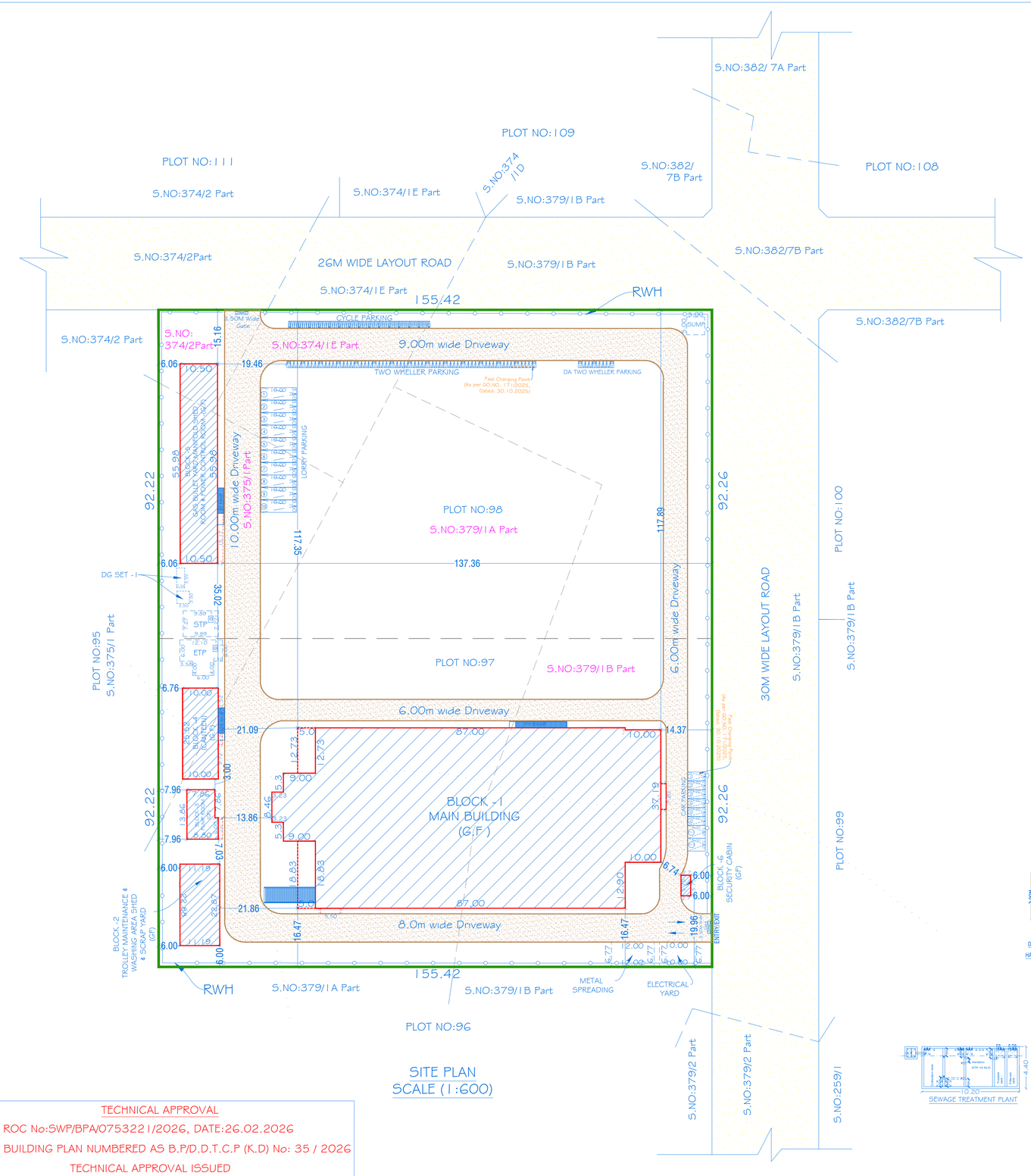
REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC - \\SERVER\DRAWING 2025-DTCP-KGI\INDUSTRIAL\1.SM EXHAUST-XXVI.IX.XX25



SITE PLAN
SCALE (1:600)

TECHNICAL APPROVAL
ROC No:SWP/BPA/0753221/2026, DATE:26.02.2026
BUILDING PLAN NUMBERED AS B.P/D.D.T.C.P (K.D) No: 35 / 2026
TECHNICAL APPROVAL ISSUED

SANITARY CALCULATION DETAILS

S.NO	TYPE OF AREA	OVERALL AREA	REQUIRED	PROVIDED
1	WATER CLOSET (MALE)	200 Persons x 3% = 6	6	9
	WATER CLOSET (FEMALE)	4 for 58-77 Persons	4	4
2	URINALS	200 Persons x 3% = 6	6	8

PARKING CALCULATION DETAILS (AS PER GO.NO. 225/2024, DATED. 26.11.2024)

S.NO	TYPE OF AREA	DETAILS	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	OFFICE AREA= 628.37 Sq.mt	1 Car Space for every 150 Sq.mt of Office Floor area	CAR PARKING	628.37/150	5	6
2	WORKSHOP AREA = 4523.96 Sq.mt	1 Lorry Space for every 750 Sq.mt of workshop Floor area	LORRY PARKING	4523.96/750	7	10
		1 Twowheeler space and 1 Cycle Space for every 75 Sq.mt of workshop Floor area	TWO WHEELER PARKING	4523.96/75	61	70
			CYCLE PARKING	4523.96/75	61	70

PARKING AREA DETAILS

SI.NO	PARTICULARS	REQUIRED	PROVIDED
1	LORRY PARKING	7	10
2	CAR PARKING	5	6
3	DA CAR PARKING	1	2
4	TWO WHEELER PARKING	61	70
5	DA TWO WHEELER PARKING	7	10
6	CYCLE PARKING	61	70

COLOUR INDEX

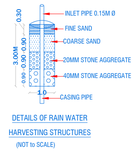
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

WORKERS DETAILS

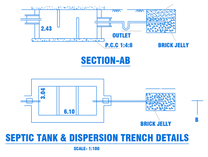
NO OF MALE WORKERS : 200
NO OF FEMALE WORKERS : 66
TOTAL NO OF WORKERS : 266

MACHINERY DETAILS

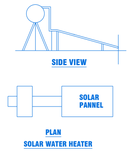
S.NO	DESCRIPTION	POWER IN HP	QUANTITY	TOTAL POWER IN HP
	N325 MUFFLER ASSLY			
1	WELDING SPM	14.74	1	14.74
2	MANAUAL WELDING - WELDING POWER SOURCE	12.06	1	12.06
3	TIG ROUND WELDING SPM TWO STATION	12.06	1	12.06
4	LEAKAGE TESTING SPM DRY TYPE	1.34	1	1.34
5	TIG REWORK - TIG POWER SOURCE	12.06	1	12.06
6	ROBOTIC CELL NO.1	28.14	1	28.14
7	LEAK TESTING	1.34	1	1.34
8	INSPECTION	0.13	1	0.13
9	END REDUCING FORMING SPM TBD	9.64	1	9.64
10	END CAP FULL WELDING	14.74	1	14.74
11	TWO STATION CUTTING	9.64	1	9.64
12	MANUAL WELDING STATION-WELDING PS	12.06	1	12.06
13	ROBOTIC CELL NO.2	28.14	1	28.14
14	GLASS WOOL STICKING	0.65	1	0.65
15	MANUAL PLUG WELDING	14.74	1	14.74
16	REVISING &INSPECTION	0.65	1	0.65
17	LEAK TESTING	0.65	1	0.65
18	GLASS WOOL STICKING	0.13	1	0.13
19	ROLL FORMING SPM	9.64	1	9.64
20	TIG LINEAR WELDING SPM	14.74	1	14.74
21	LUG CUTTING SPM	1.34	1	1.34
22	SIZING SPM	14.74	1	14.74
23	ROBOTIC CELL NO.3	28.14	1	28.14
24	LEAK TESTING	0.65	1	0.65
25	REVISING & INSPECTION	0.65	1	0.65
	H100 MUFFLER ASSLY			
26	ROUND TIG WELDING- SINGLE STATION	14.74	1	14.74
27	ROBOTIC CELL NO.1	28.14	1	28.14
28	SCANNING &MARKING M/C	2.68	1	2.68
29	TIG REWORK - TIG POWER SOURCE	12.06	1	12.06
30	LEAK TESTING	0.65	1	0.65
31	GLASS WOOL STICKING	0.06	2	0.12
32	ROBOTIC CELL NO.2	28.14	1	28.14
33	TIG REWORK- TIG POWER SOURCE	12.06	1	12.06
34	WET LEAKAGE TESTING SPM	0.65	1	0.65
35	HYD PRESS & TACK MIG WELDING	19.43	1	19.43
36	ROBOTIC CELL NO.3	28.14	1	28.14
37	WET LEAKAGE TESTING SPM	0.65	1	0.65
38	REEWORK TIG POWER SOURCE	12.06	1	12.06
39	DRY LEAK TEST	0.65	1	0.65
40	HOMOLOGATION MARKING	2.65	1	2.65
41	ASSLY	0.13	1	0.13
42	FINAL VISUAL INSPECTION	0.25	1	0.25
	OTHER THAN PRODUCTION			
43	CMM	2.68	1	2.68
44	WELD LAB	2.68	1	2.68
45	COMPRESSOR	60.00	1	60.00
46	WATER PUMP	30.15	1	30.15
47	STP PUMP	21.40	1	21.40
48	ETP PUMP	21.40	1	21.40
49	BUFFING SATION	2.94	8	23.52
50	SHOT BLASTING	107.20	1	107.20
51	WASHING M/C	117.90	1	117.90
	TOTAL HP			794.28



DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)



SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE: 1:100





SHEET NO: 05/05

SCALE 1:600

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC & GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED" AT (REVISED DTCP APPROVED LAYOUT NO:143/2025) (AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITIES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINISHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC. HEAVY ENGINEERING AND SHIP BUILDING ARE MERGED IN THE CATEGORY- RED CATEGORY) PLOT NOS. 97 & 98 AND SF NOS. 374/1E Part, 374/2 Part, 375/1 Part, 379/1A Part, & 379/1B Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, ARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

"ALL DIMENSION ARE IN METER"

AREA OF THE SITE (7.10 Acres) = 28732.44 Sq.Mt

AREA DETAILS

BLOCK NO	DESCRIPTION	TOTAL BUILTUP AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	FSI AREA IN Sq.Mt
	BLOCK-1 (MAIN BUILDING)			
1	AREA OF THE GROUND FLOOR	5152.33	--	5152.33
	AREA OF THE HEAD ROOM	53.80	53.80	--
	TOTAL AREA OF BLOCK 1	5206.13	53.80	5152.33
	BLOCK-2(TROLLEY MAINTENANCE, WASHING AREA & SCRAP YARD SHED)			
2	AREA OF THE GROUND FLOOR	255.86	--	255.86
	TOTAL AREA OF BLOCK 2	255.86	--	255.86
	BLOCK-3 (PUMP ROOM)			
3	AREA OF THE GROUND FLOOR	121.87	--	121.87
	TOTAL AREA OF BLOCK 3	121.87	--	121.87
	BLOCK-4 (CANTEEN)			
4	AREA OF THE GROUND FLOOR	260.35	--	260.35
	AREA OF THE HEAD ROOM	22.36	22.36	--
	TOTAL AREA OF BLOCK 4	282.71	22.36	260.35
	BLOCK-5 (POWER CONTROL & GAS MANIFOLD SHED)			
5	AREA OF THE GROUND FLOOR	610.55	--	610.55
	TOTAL AREA OF BLOCK 5	610.55	--	610.55
	BLOCK-6 (SECURITY CABIN)			
6	AREA OF THE GROUND FLOOR	15.52	0.55	14.97
	TOTAL AREA OF BLOCK 6	15.52	0.55	14.97
TOTAL AREA (BLOCK 1 to 6)		6492.64	76.71	6415.93

PLOT COVERAGE (PC) = 6416.48/28732.44 X 100
= 22.33%
FLOOR SPACE INDEX = 6415.93/28732.44
= 0.22<2.00

Note: Solar Energy 1/3rd Area-2138 Sq.mt

KEY

(FE) FIRE EXTINGUISHER -
(FA) FIRE ALARM -
(FH) FIRE HYDRANT -

APPLICANT

M/s.SM EXHAUST TECHNOLOGY PRIVATE LIMITED

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,L.L.B,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC - \\SERVER\DRAWING 2025-DTCP-KG\\INDUST\1 .SM EXHAUST-XXVI.IX.XX25

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
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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.