PP APPROVAL RECORD

Planning Permission

Survey 500/2A and 7 more

Gopanapalli, Hosur taluk

Krishnagiri 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

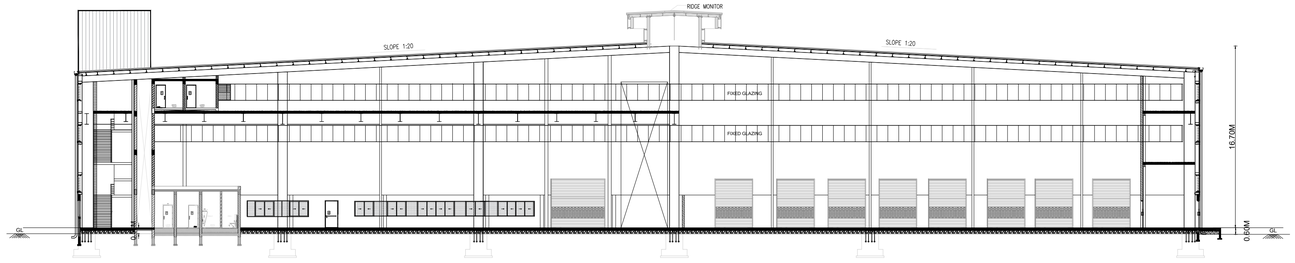
hello@verified.realestate

+91 9996 12 9996

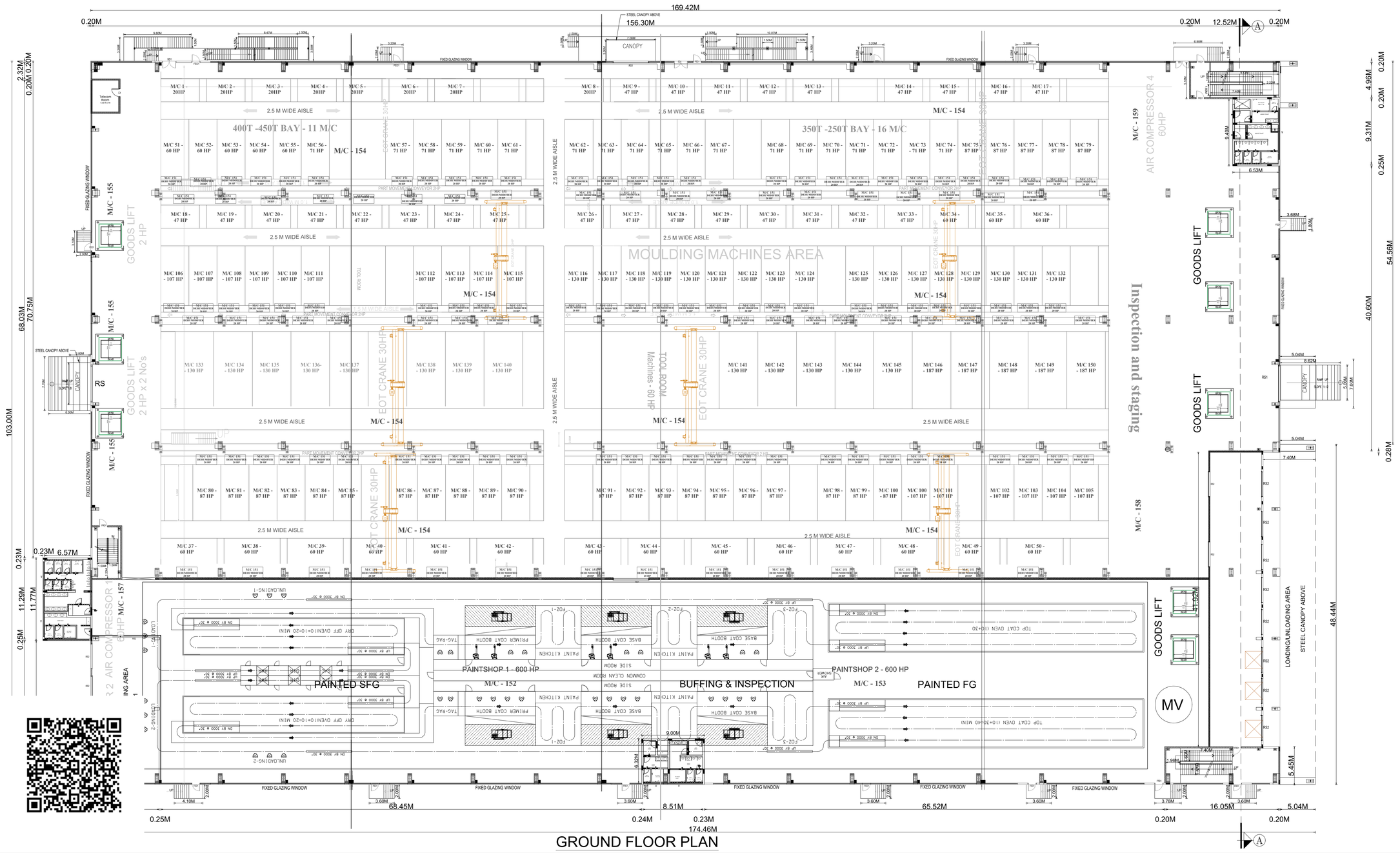
verified.realestate

BLOCK -1

MAIN FACTORY



SECTION A-A



GROUND FLOOR PLAN

SHEET NO : 01/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING OF M/s.PRICOL PRECISION PRODUCTS PRIVATE LIMITED AT S.F NO.500/2A, 500/2B,500/3, 501/1C1,501/2A2,501/2B,501/2C,501/3A,501/3B OF GOPANAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT FOR THE MANUFACTURING OF PLASTIC MOULDED PAINTED COMPONENTS.

TITLE:

FACTORY BUILDING - PLAN & SECTION

SCALE: SITE PLAN- 1:100, FLOOR PLAN 1: 100

LIST OF MACHINERY DETAILS

SL.NO	MACHINE NAME	M/C.NO	Qty	Each H.P	Total H.P
01	MOULDING MACHINES	M/C.NO - 1 TO 5	01	20.00	160.00
02	MOULDING MACHINES	M/C.NO - 6 TO 33	35	47.00	1645.0
03	MOULDING MACHINES	M/C.NO - 34 TO 55	22	60.00	1320.0
04	MOULDING MACHINES	M/C.NO - 56 TO 74	19	71.00	1349.0
05	MOULDING MACHINES	M/C.NO - 75 TO 100	25	87.00	2175.0
06	MOULDING MACHINES	M/C.NO - 101 TO 115	15	107.0	1605.0
07	MOULDING MACHINES	M/C.NO - 116 TO 145	30	130.0	3900.0
08	MOULDING MACHINES	M/C.NO - 146 TO 150	05	187.0	935.0
09	DEHUMIDIFIER	M/C.NO - 151	133	20.00	2660.0
10	PAINT SHOP - 1	M/C.NO - 152	01	600.0	600.0
11	PAINT SHOP - 2	M/C.NO - 153	01	600.0	600.0
12	E.O.T CRANE	M/C.NO - 154	08	30.00	240.0
13	GOODS LIFT	M/C.NO - 155	08	02.00	16.00
14	AIR COMPRESSOR - 1	M/C.NO - 156	01	60.00	60.00
15	AIR COMPRESSOR - 2	M/C.NO - 157	01	60.00	60.00
16	AIR COMPRESSOR - 1	M/C.NO - 158	01	60.00	60.00
17	AIR COMPRESSOR - 2	M/C.NO - 159	01	60.00	60.00

TOTAL = 17445.0

	DESCRIPTION	SIZE
D1	FACTORY MADE DOOR -1	1.80 X 2.40
D2	FACTORY MADE DOOR -2	1.50 X 2.40
D3	FACTORY MADE DOOR -3	1.20 X 2.40
D4	FACTORY MADE DOOR -4	1.00 X 2.40
D5	FACTORY MADE DOOR -5	0.75 X 2.10
HSD1	HIGH SPEED SHUTTER DOOR -1	3.00 X 3.00
HSD2	HIGH SPEED SHUTTER DOOR -2	1.80 X 3.00
HSD3	HIGH SPEED SHUTTER DOOR -3	1.20 X 3.00
RS1	ROLLING SHUTTER -1	4.00 X 5.00
RS2	AUTOMATIC SECTIONAL SHUTTER	3.00 X 5.00
RS3	MOTORISED ROLLING SHUTTER	1.80 X 3.00
SD1	SLIDING DOOR -1	3.00 X 3.00
SD2	SLIDING DOOR -2	1.00 X 2.40
FGW	FIXED GLAZING WINDOW	2.40 X 2.40
SLW	SLIDING WINDOW	1.80 X 2.40
FAW3	FIXED WINDOW	1.20 X 2.40
FG/V	VENTILATOR-1	0.90 X 2.40
V	VENTILATOR-2	0.75 X 2.40

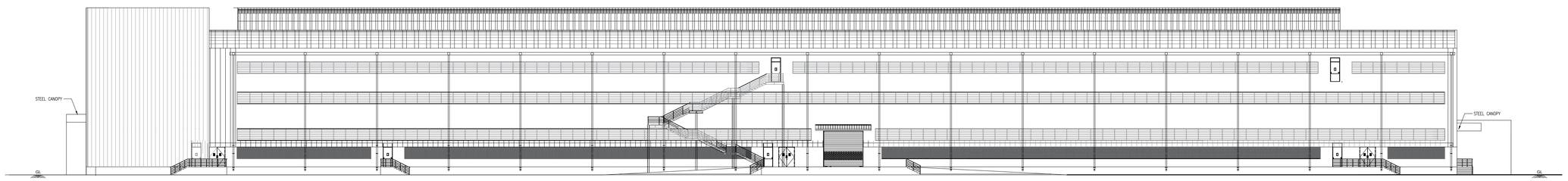
OWNER / OCCUPIER

V.SIVA, M.E.,
STRUCTURAL ENGINEER GRADE-I
CGLDIST/SE/GR-I/2023/11/008
79, 4th Street, K.K.Nagar, Salamedu,
Villupuram - 605 401.

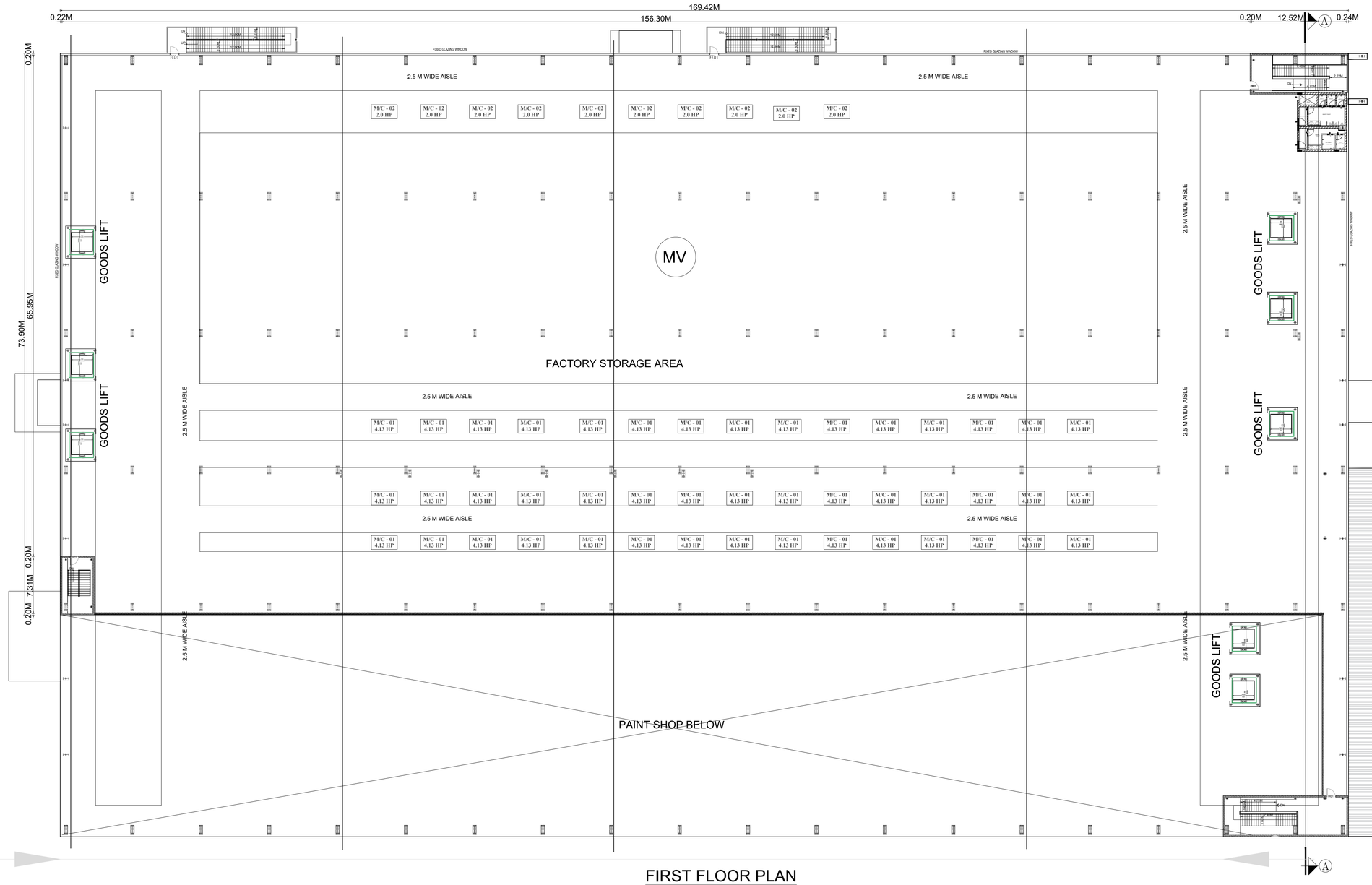
STRUCTURAL ENGINEER Gr-1

S.M. GOMATHY, B.Tech. (Civil),
Registered Engineer Grade - 1, (RE-Gr1)
Reg.No: CGLDIST/RE/Gr-I/2023/09/007
C1,Plot No: 39 & 40, Lakshmi Flats, Balaji Nagar,
1st Street, Naganallur, Chennai - 600 061.

ARCHITECT SIGNATURE



ELEVATION



FIRST FLOOR PLAN

SHEET NO : 02/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING OF M/s.PRICOL PRECISION PRODUCTS PRIVATE LIMITED AT S.F NO.500/2A, 500/2B,500/3, 501/1C1,501/2A2,501/2B,501/2C,501/3A,501/3B OF GOPANAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT FOR THE MANUFACTURING OF PLASTIC MOULDED PAINTED COMPONENTS.

TITLE:

MAIN FACTORY - FIRST FLOOR - PLAN & ELEVATION

SCALE: SITE PLAN- 1:100, FLOOR PLAN 1: 100

LIST OF MACHINERY DETAILS - FIRST FLOOR

MC.NO	MACHINE NAME	Qty	Each H.P	Total H.P
01	ASSEMBLY EQUIPMENTS	125	04.13	517.0
02	QUALITY EQUIPMENT	10	02.00	20.00

TOTAL = 717.0

	DESCRIPTION	SIZE
D1	FACTORY MADE DOOR -1	1.80 X 2.40
D2	FACTORY MADE DOOR -2	1.50 X 2.40
D3	FACTORY MADE DOOR -3	1.20 X 2.40
D4	FACTORY MADE DOOR -4	1.00 X 2.40
D5	FACTORY MADE DOOR -5	0.75 X 2.10
HSD1	HIGH SPEED SHUTTER DOOR -1	3.00 X 3.00
HSD2	HIGH SPEED SHUTTER DOOR -2	1.80 X 3.00
HSD3	HIGH SPEED SHUTTER DOOR -3	1.20 X 3.00
RS1	ROLLING SHUTTER -1	4.00 X 5.00
RS2	AUTOMATIC SECTIONAL SHUTTER	3.00 X 5.00
RS3	MOTORISED ROLLING SHUTTER	1.80 X 3.00
SD1	SLIDING DOOR -1	3.00 X 3.00
SD2	SLIDING DOOR -2	1.00 X 2.40
FGW	FIXED GLAZING WINDOW	2.40 X 2.40
SLW	SLIDING WINDOW	1.80 X 2.40
FAW3	FIXED WINDOW	1.20 X 2.40
FG/V	VENTILATOR-1	0.90 X 2.40
V	VENTILATOR-2	0.75 X 2.40

Tube Precision Products Private Limited CBE-18

OWNER / OCCUPIER

V.SIVA, M.E.,
STRUCTURAL ENGINEER GRADE-I
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79, 4th Street, K.K.Nagar, Salamedu,
Villupuram - 605 401.

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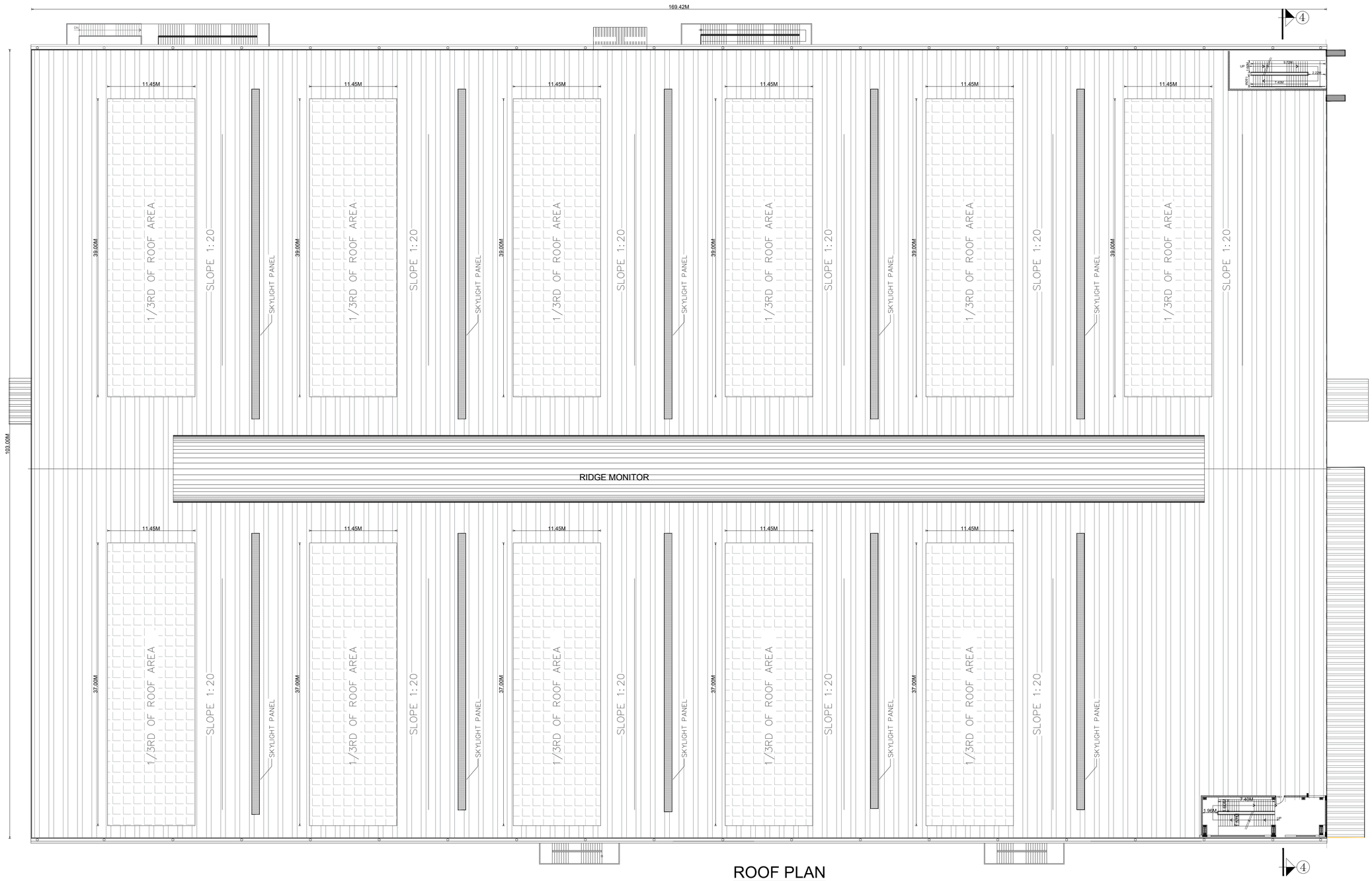
S.M. GOMATHY, B.Tech. (Civil),
Registered Engineer Grade - 1, (RE-Gr1)
Reg.No: CGLDIST/RE/Gr-I/2023/09/007
C1,Plot No: 39 & 40, Lakshmi Flats, Balaji Nagar,
1st Street, Nagamallur, Chennai - 600 061.

ARCHITECT SIGNATURE

MAIN FACTORY



ROOF PLAN

SHEET NO : 03/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING OF M/s.PRICOL PRECISION PRODUCTS PRIVATE LIMITED AT S.F NO.500/2A, 500/2B,500/3, 501/1C1,501/2A2,501/2B,501/2C,501/3A,501/3B OF GOPANAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT FOR THE MANUFACTURING OF PLASTIC MOULDED PAINTED COMPONENTS.

TITLE:

FACTORY BUILDING - ROOF PLAN

SCALE: SITE PLAN- 1:100, FLOOR PLAN 1: 100

	DESCRIPTION	SIZE
D1	FACTORY MADE DOOR -1	1.80 X 2.40
D2	FACTORY MADE DOOR -2	1.50 X 2.40
D3	FACTORY MADE DOOR -3	1.20 X 2.40
D4	FACTORY MADE DOOR -4	1.00 X 2.40
D5	FACTORY MADE DOOR -5	0.75 X 2.10
HSD1	HIGH SPEED SHUTTER DOOR -1	3.00 X 3.00
HSD2	HIGH SPEED SHUTTER DOOR -2	1.80 X 3.00
HSD3	HIGH SPEED SHUTTER DOOR -3	1.20 X 3.00
RS1	ROLLING SHUTTER -1	4.00 X 5.00
RS2	AUTOMATIC SECTIONAL SHUTTER	3.00 X 5.00
RS3	MOTORISED ROLLING SHUTTER	1.80 X 3.00
SD1	SLIDING DOOR -1	3.00 X 3.00
SD2	SLIDING DOOR -2	1.00 X 2.40
FGW	FIXED GLAZING WINDOW	2.40 X 2.40
SLW	SLIDING WINDOW	1.80 X 2.40
FAW3	FIXED WINDOW	1.20 X 2.40
FG/V	VENTILATOR-1	0.90 X 2.40
V	VENTILATOR-2	0.75 X 2.40

OWNER / OCCUPIER

V.SIVA, M.E.,
STRUCTURAL ENGINEER GRADE-I
CGLDIST/SE/GR-I/2023/11/008
79, 4th Street, K.K.Nagar, Salamedu,
Villupuram - 605 401.

STRUCTURAL ENGINEER Gr-1

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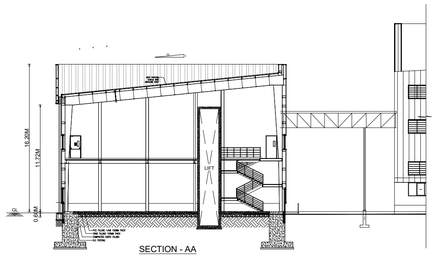
Registered Engineer Grade - 1, (RE-Gr1)
Reg.No: CGLDIST/RE/Gr-I/2023/09/007
C1,Plot No: 39 & 40, Lakshmi Flats, Balaji Nagar,
1st Street, Naganallur, Chennai - 600 061.

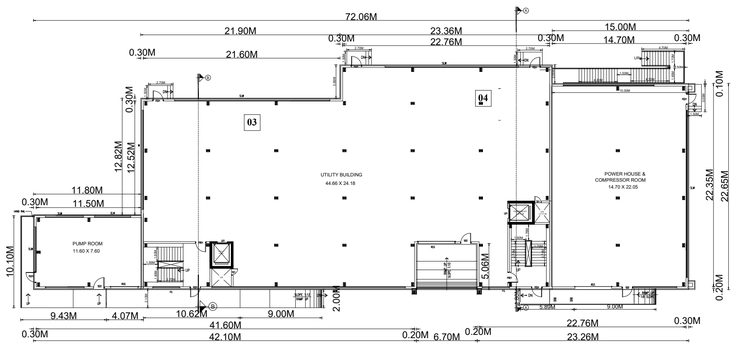
ARCHITECT SIGNATURE

BLOCK -2

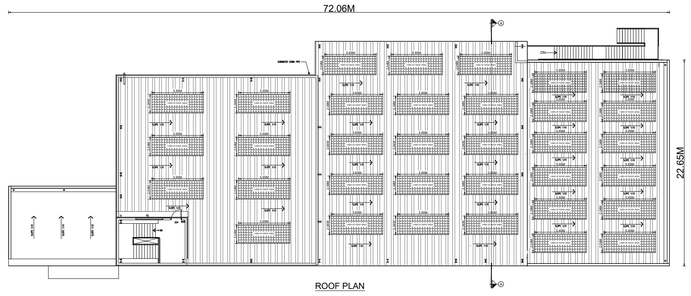
REGRINDING MATERIAL STORAGE AND POWER HOUSE



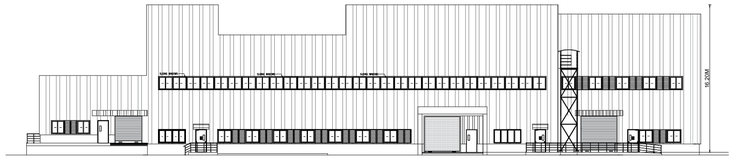
SECTION - AA



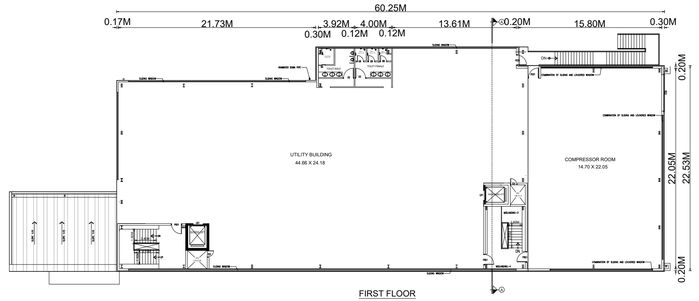
GROUND FLOOR



ROOF PLAN



ELEVATION



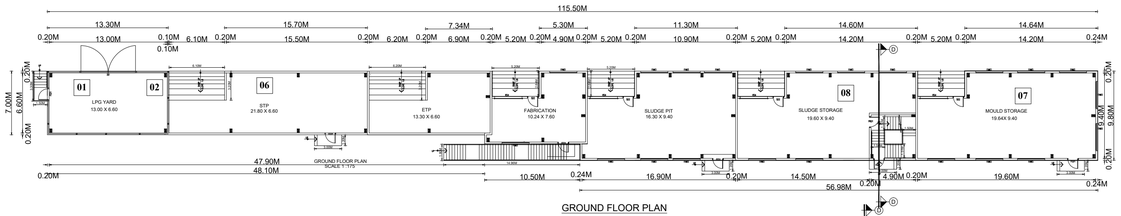
FIRST FLOOR

BLOCK -3

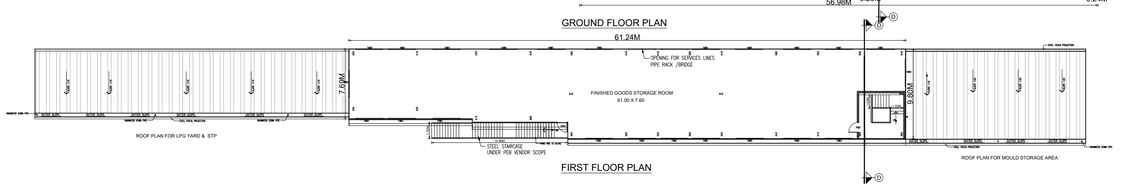
LPG YARD, ETP, STP, FABRICATION, SLUDGE PIT, SLUDGE STORE, MOULD STORAGE



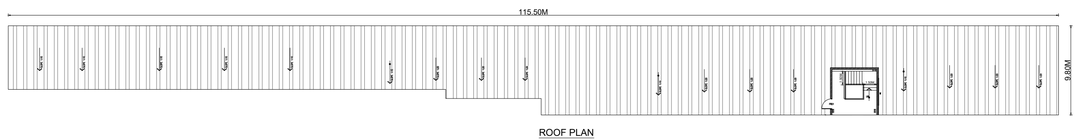
ELEVATION



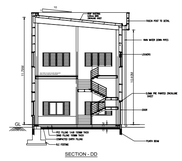
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECTION - DD

SHEET NO : 04/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING OF M/s.PRIYOL PRECISION PRODUCTS PRIVATE LIMITED AT S.F NO.500/2A, 500/2B,500/3, 501/1C1,501/2A2,501/2B,501/2C,501/3A,501/3B OF GOPANAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT FOR THE MANUFACTURING OF PLASTIC MOULDED PAINTED COMPONENTS.

TITLE:
REGRINDING MATERIAL STORAGE AND POWER HOUSE & LPG YARD, ETP, STP, FABRICATION, SLUDGE PIT, SLUDGE STORE, MOULD STORAGE- PLAN, SECTION, ELEVATION & ROOF PLAN

SCALE: SITE PLAN:- 1:100, FLOOR PLAN 1: 100

LIST OF MACHINERY DETAILS

SL NO	MACHINE NAME	Qty	Each H.P	Total H.P
01	MAIN PUMP	01	45.00	45.00
02	JOCKEY PUMP	01	145.0	145.0
03	REGRINDING	01	40.00	40.00
04	AIR COMPRESSOR	01	60.00	60.00
05	KITCHEN & DINING	01	60.00	60.00
06	STP	01	15.00	15.00
07	ETP	01	20.00	20.00
08	SLUDGE PIT	01	80.00	80.00
			TOTAL =	465.00

	DESCRIPTION	SIZE
D1	FACTORY MADE DOOR -1	1.80 X 2.40
D2	FACTORY MADE DOOR -2	1.50 X 2.40
D3	FACTORY MADE DOOR -3	1.20 X 2.40
D4	FACTORY MADE DOOR -4	1.00 X 2.40
D5	FACTORY MADE DOOR -5	0.75 X 2.10
HSD1	HIGH SPEED SHUTTER DOOR -1	3.00 X 3.00
HSD2	HIGH SPEED SHUTTER DOOR -2	1.80 X 3.00
HSD3	HIGH SPEED SHUTTER DOOR -3	1.20 X 3.00
RS1	ROLLING SHUTTER -1	4.00 X 5.00
RS2	AUTOMATIC SECTIONAL SHUTTER	3.00 X 5.00
RS3	MOTORISED ROLLING SHUTTER	1.80 X 3.00
SD1	SLIDING DOOR -1	3.00 X 3.00
SD2	SLIDING DOOR -2	1.00 X 2.40
FGW	FIXED GLAZING WINDOW	2.40 X 2.40
SLW	SLIDING WINDOW	1.80 X 2.40
FAW3	FIXED WINDOW	1.20 X 2.40
FGV	VENTILATOR-1	0.90 X 2.40
V	VENTILATOR-2	0.75 X 2.40

OWNER / OCCUPIER

V.SIVA., M.E.,
STRUCTURAL ENGINEER GRADE-I
CGLDIST/SE/GR-I/2023/11/008
79, 4th Street, K.K.Nagar, Salamedu,
Villupuram - 605 401.

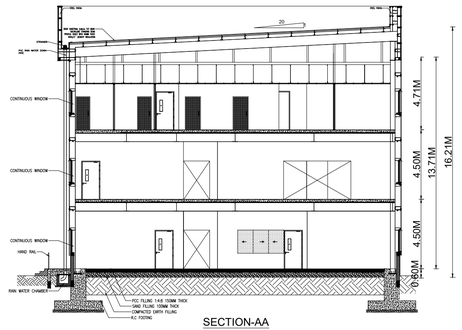
STRUCTURAL ENGINEER Gr-1

S.M. GOMATHY, B.Tech. (Civil),
Registered Engineer Grade - 1, (RE-Gr1)
Reg.No: CGLDISTRE/Gr-I/2023/00007
'C1',Plot No: 39 & 40, Lakshmi Flats, Balaji Nagar,
1st Street, Naganallur, Chennai - 600 061.

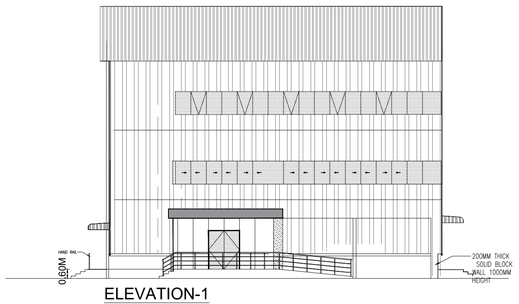
ARCHITECT SIGNATURE

BLOCK - 4

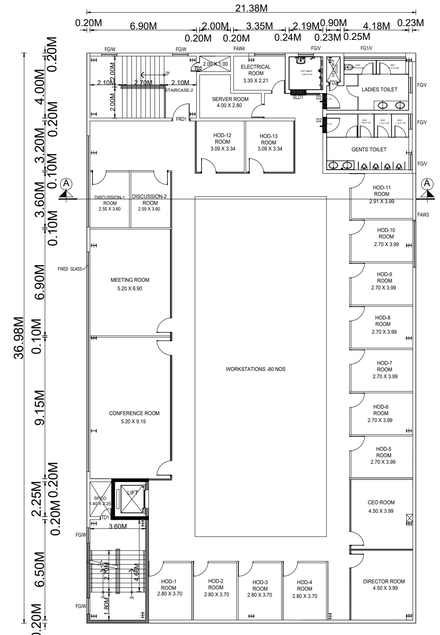
DINING, KITCHEN & OFFICE



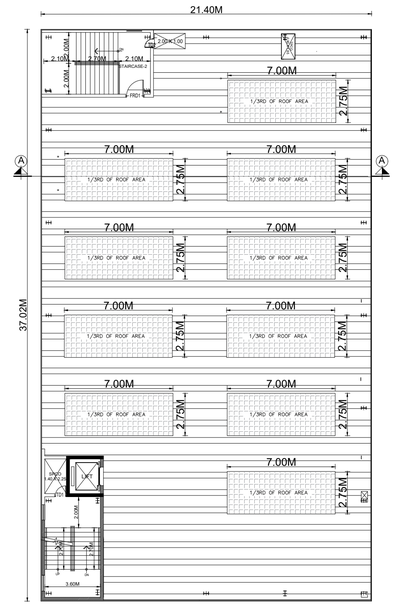
SECTION-AA



ELEVATION-1



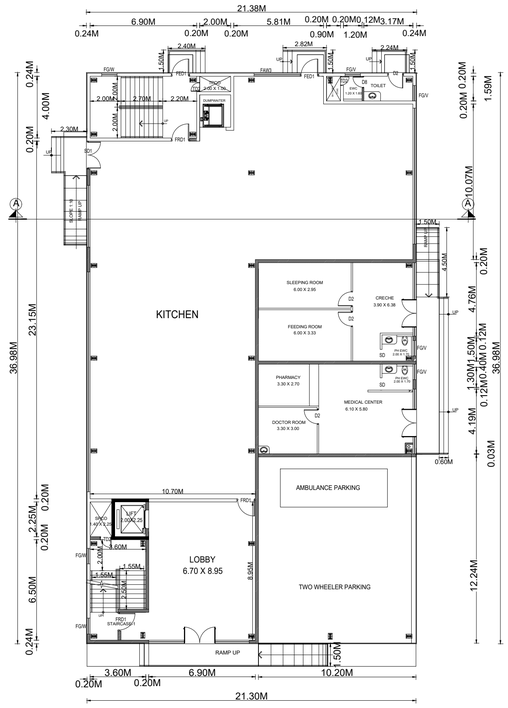
SECOND FLOOR PLAN



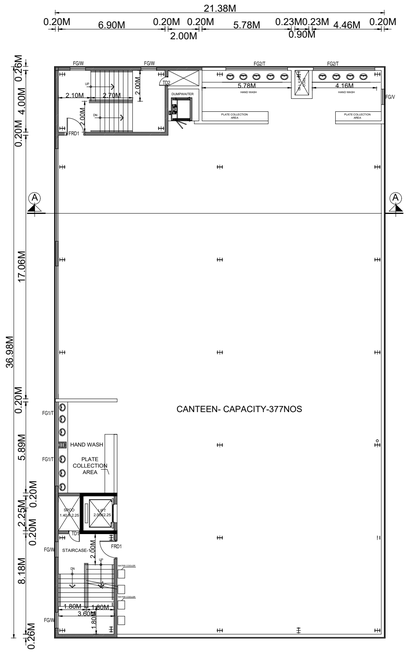
ROOF PLAN

DESCRIPTION

D1	FACTORY MADE DOOR -1	1.80 X 2.40
D2	FACTORY MADE DOOR -2	1.50 X 2.40
D3	FACTORY MADE DOOR -3	1.20 X 2.40
D4	FACTORY MADE DOOR -4	1.00 X 2.40
D5	FACTORY MADE DOOR -5	0.75 X 2.10
HSD1	HIGH SPEED SHUTTER DOOR -1	3.00 X 3.00
HSD2	HIGH SPEED SHUTTER DOOR -2	1.80 X 3.00
HSD3	HIGH SPEED SHUTTER DOOR -3	1.20 X 3.00
RS1	ROLLING SHUTTER -1	4.00 X 5.00
RS2	AUTOMATIC SECTIONAL SHUTTER	3.00 X 5.00
RS3	MOTORISED ROLLING SHUTTER	1.80 X 3.00
SD1	SLIDING DOOR -1	3.00 X 3.00
SD2	SLIDING DOOR -2	1.00 X 2.40
FGW	FIXED GLAZING WINDOW	2.40 X 2.40
SLW	SLIDING WINDOW	1.80 X 2.40
FAW3	FIXED WINDOW	1.20 X 2.40
FG/V	VENTILATOR-1	0.90 X 2.40
V	VENTILATOR-2	0.75 X 2.40



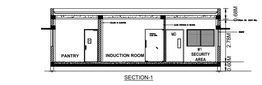
GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK -5

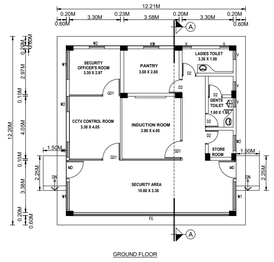
SECURITY



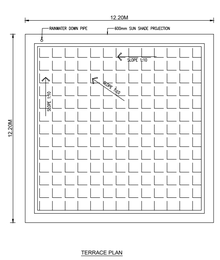
SECTION-1



ELEVATION-E1



GROUND FLOOR



TERRACE PLAN

SHEET NO : 05/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING OF M/s.PRICOL PRECISION PRODUCTS PRIVATE LIMITED AT S.F NO.500/2A, 500/2B,500/3, 501/1C1,501/2A2,501/2B,501/2C,501/3A,501/3B OF GOPANAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT FOR THE MANUFACTURING OF PLASTIC MOULDED PAINTED COMPONENTS.

TITLE:

DINING, KITCHEN & OFFICE, SECURITY - PLAN, SECTION, ELEVATION & ROOF PLAN

SCALE: SITE PLAN- 1:100, FLOOR PLAN 1: 100

Pricol Precision Products Private Limited CBE-18

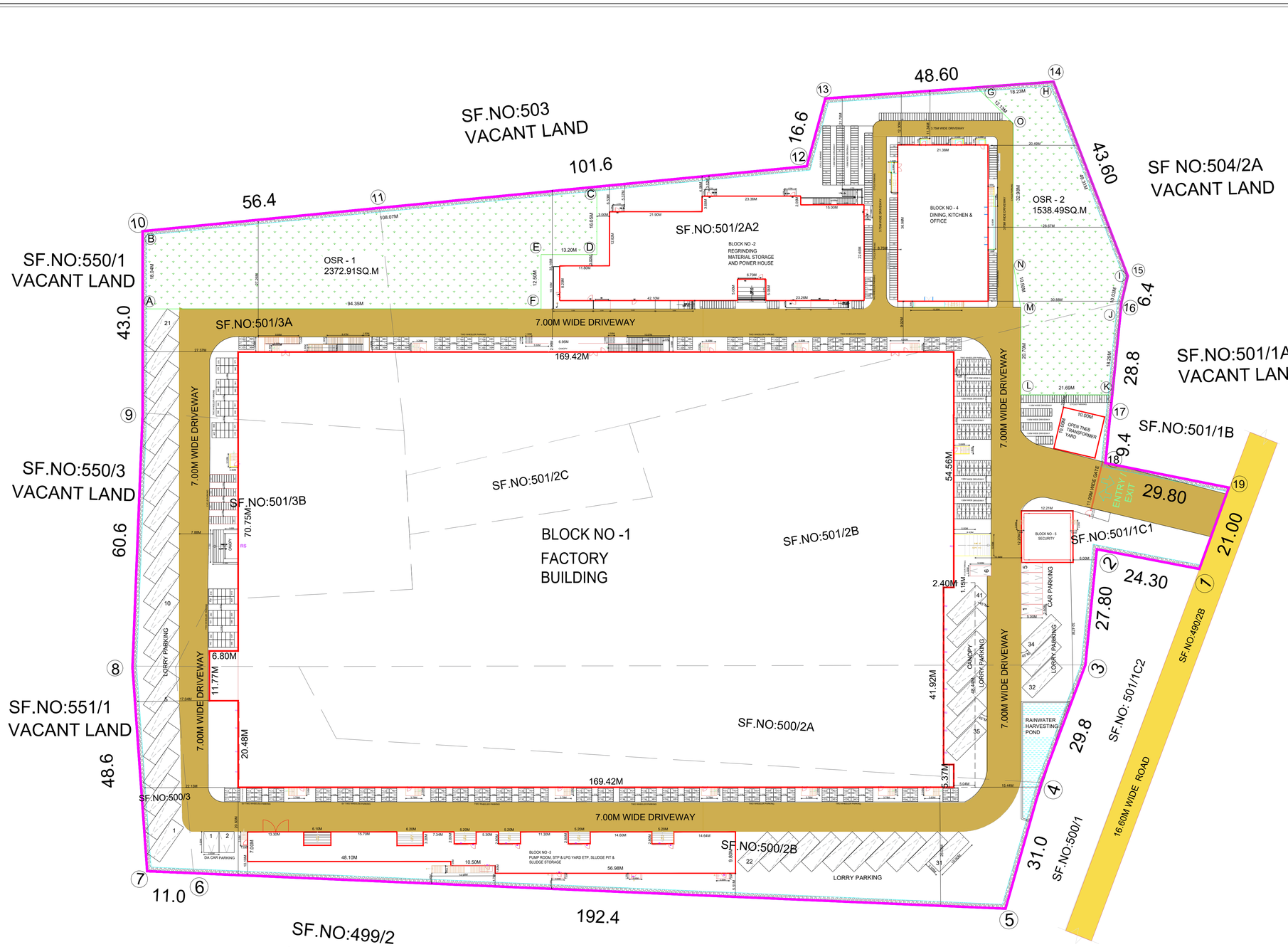
OWNER / OCCUPIER

V.SIVA, M.E.,
STRUCTURAL ENGINEER GRADE-I
CGLDIST/SE/GR-I/2023/11/008
79, 4th Street, K.K.Nagar, Salamedu,
Villupuram - 605 401.

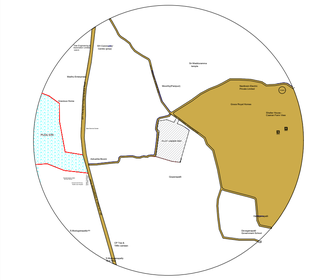
STRUCTURAL ENGINEER Gr-1

S.M. GOMATHY, B.Tech. (Civil),
Registered Engineer Grade - 1, (RE-Gr1)
Reg.No: CGLDIST/RE/Gr-I/2023/09/007
C1,Plot No: 39 & 40, Lakshmi Flats, Baleji Nagar,
1st Street, Naganallur, Chennai - 600 061.

ARCHITECT SIGNATURE



SITE PLAN



KEY PLAN

PATTA-WISE AREA STATEMENT

S.No.	SURVEY NUMBER	AREA AS PER PATTA IN SQ.M
1.	500/2A	4300.00
2.	500/2B	6600.00
3.	500/3	550.00
4.	501/1C1	556.00
5.	501/2A2	10758.00
6.	501/2B	9800.00
7.	501/2C	900.00
8.	501/3A	2850.00
9.	501/3B	2800.00
	TOTAL	39114.00

SHEET NO : 06/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING OF M/s.PRICOL PRECISION PRODUCTS PRIVATE LIMITED AT S.F NO.500/2A, 500/2B,500/3, 501/1C1,501/2A2,501/2B,501/2C,501/3A,501/3B OF GOPANAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT FOR THE MANUFACTURING OF PLASTIC MOULDED PAINTED COMPONENTS(SPRAY PAINTING, PAINT BAKING & PAINT SHIPPING)

TITTLE:

SITE PLAN

SCALE: SITE PLAN- 1:100, FLOOR PLAN 1: 100

CATEGORY OF INDUSTRY - ORANGE, VIDE NO.62 - SPRAY PAINTING,PAINT BAKING, PAINT SHIPPING

AREA STATEMENT

AS PER FMB : 38797.86 SQ.M (SUPER IMPOSED)
AS PER SITE : 38797.86 SQ.M
AS PER DOCUMENT : 39052.16 SQ.M (9.65 ACRES)
AS PER PATTA : 39114.00 SQ.M

AREA STATEMENT

BLOCK NO.	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON-FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)
1.	FACTORY BUILDING	GROUND FLOOR	17895.93	----	30623.95
		FIRST FLOOR	12728.02		
2.	REGRINDING MATERIAL STORAGE AND POWER HOUSE	GROUND FLOOR	1473.63	----	2848.49
		FIRST FLOOR	1374.86		
3.	PUMP ROOM, STP & LPG YARD ETP, SLUDGE PIT & SLUDGE STORAGE	GROUND FLOOR	886.60	----	1443.05
		FIRST FLOOR	556.45		
4.	DINING, KITCHEN & OFFICE	GROUND FLOOR	826.22	----	2398.16
		FIRST FLOOR	785.97		
		SECOND FLOOR	785.97		
5.	SECURITY	GROUND FLOOR	148.84	----	148.84
			37462.49	----	37462.49

FSI = TOTAL FLOOR AREA / SITE EXTENT = 37462.49 / 38797.86 = 0.96

OSR AREA = 10% OF PLOT EXTENT
OSR AREA = 10 X 39114.00 / 100 = 3911.40 SQ.M
OSR AREA REQUIRED = 3911.40 SQ.M
OSR AREA -1 = 2372.91 SQ.M
OSR AREA - 2 = 1538.49 SQ.M
OSR AREA PROVIDED = 3911.40 SQ.M

PROPOSED PARKING CALCULATION

PARKING	REQUIRED	PROVIDED
LORRY PARKING = Total Factory area / 750 = 30623.95 / 750 = 40.83 = 41 Nos.	41 Nos	41 Nos.
CAR PARKING = Total office area / 100 = 780.97 / 100 = 5.23 = 6 Nos.	6 Nos	6 Nos. (EV PROVIDED)
PH CAR PARKING = 10% OF CAR PARKING = 6 X 10/100 = 0.6 = 1 No.	2 No.	2 No.
TWO WHEELER PARKING = 30623.95 / 75 = 408.3 = 409 Nos.	409 Nos.	411 Nos. (10% EV PROVIDED)
PH TWO WHEELER PARKING = 10% OF TWO WHEELER PARKING = 409 X 10/100 = 40.9 = 41 Nos.	41 Nos.	42 Nos.
CYCLE PARKING = 30623.95 / 75 = 408.30 = 409 Nos.	409 Nos.	415 Nos.

H.P DETAILS:
TOTAL PROPOSED H.P = 18627.00 H.P
MANPOWER DETAILS:
TOTAL PROPOSED WORKERS = 1000 (700 - M, 300 - F)

SANITARY DETAILS:

S.NO	DESCRIPTION	MALE		FEMALE	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1.	TOILET	20 Nos	22 Nos	15 Nos	18 Nos
2.	ABLUTION TAP	20 Nos	22 Nos	15 Nos	18 Nos
3.	URINALS	20 Nos	22 Nos	---	---
4.	WASHING TAPS	20 Nos	22 Nos	15 Nos	18 Nos
5.	DRINKING WATER	10 Nos.			

TITLE: PERCOLATION PIT

TITLE: RAIN WATER TRENCH

TITLE: STAIRCASE

NOTES:

1. P.C.C 1:5:10 FOR FOUNDATION.
2. P.C.C 1:4:8 FOR FLOOR CONCRETE.
3. 0.23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4. ALL R.C.C WORKS IN 1:2:4 MIX
5. WALL PLASTERING IN C.M 1:4
6. CEILING PLASTERING IN C.M 1:3
7. ALL DIMENSIONS ARE IN 'M'
8. EV CHARGING POINTS PROVIDED FOR CAR & TWO WHEELERS.

MECHANICAL VENTILATION PROVIDED FOR ALL BLOCKS

COLOUR REFERENCE

ROAD
PROPOSED BUILDING
SITE BOUNDRY
FMB(SUPER IMPOSED)

OWNER / OCCUPIER

V.SIVA, M.E.
STRUCTURAL ENGINEER GRADE-I
CGLDIST/SE/GR-I/2023/11/008
79, 4th Street, K.K.Nagar, Salamedu,
Villupuram - 605 401.
STRUCTURAL ENGINEER Gr-1

S.M. GOMATHY, B.Tech. (Civil),
Registered Engineer Grade - 1, (RE-Gr1)
Reg.No: CGLDIST/RE/Gr-I/2023/00007
C1,Plot No: 39 & 40, Lakshmi Flats, Balaji Nagar,
1st Street, Nagarallur, Chennai - 600 061.

ARCHITECT SIGNATURE

TITLE: PARKING SLOT DETAILS

TITLE: MAIN ENTRANCE GATE

TITLE: SOLAR PANEL

TITLE: FOOTING DETAILS

TITLE: SEWAGE TREATMENT PLANT

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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Chennai 600 097, India
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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.