PP APPROVAL RECORD

Planning Permission

Survey 178

the site and shall be produced to the

Madurai 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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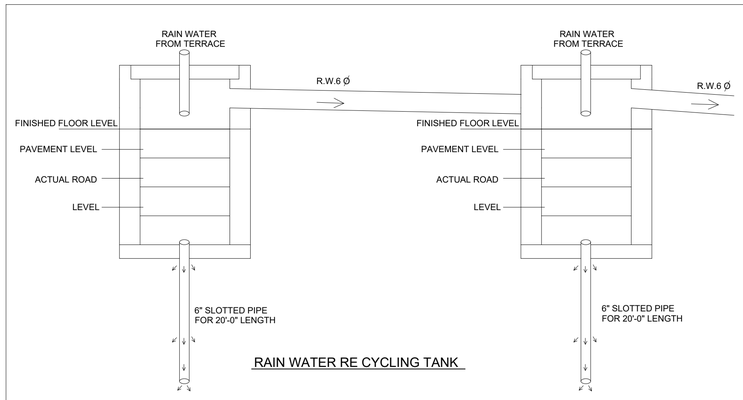
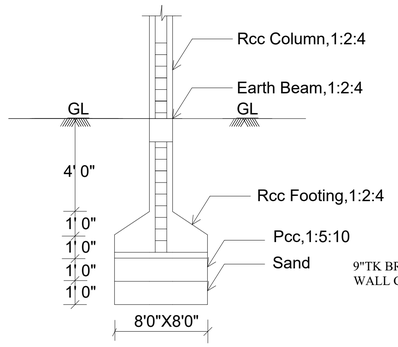
PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING

Annexure – VI 31 (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH,THIRUPPARANKUNDRAM TALUK/ PANCHAYATH UNION,MADURAI DISTRICT.

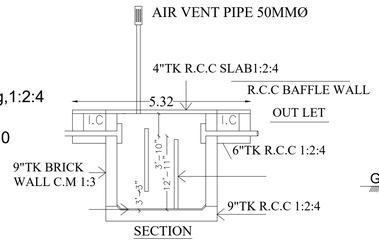


RAIN WATER RE CYCLING TANK

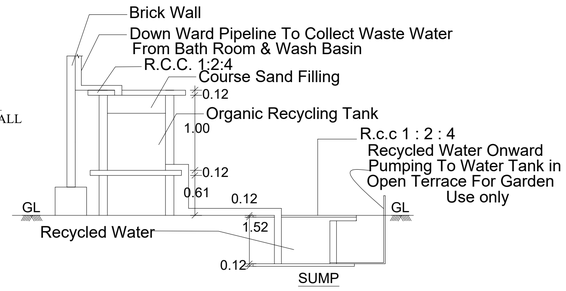
: SANITARY LINE IS CONNECTED TO THE SEPTIC TANK.

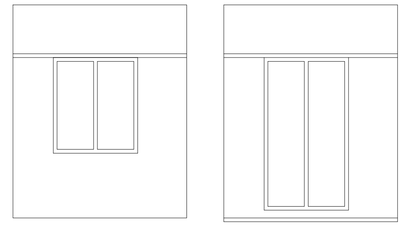


RCC COLUMN DETAILS

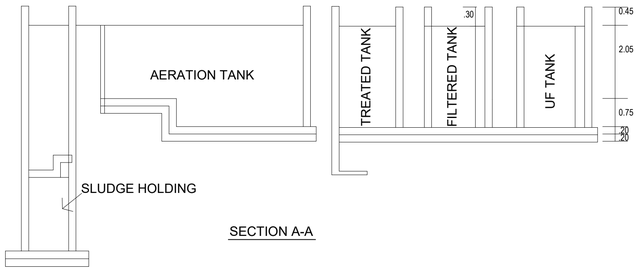


SECTION

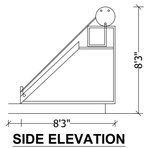




EARTH QUAKE RESISTANCE DETAILS



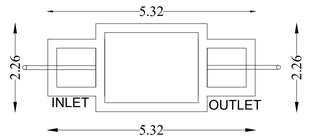
SECTION A-A



SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

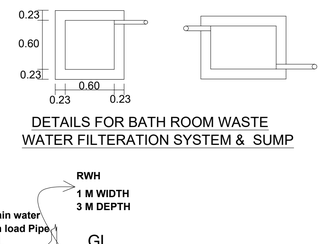
SCALE 1" = 8'0"



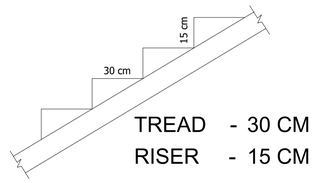
PLAN

SEPTIC TANK DETAILS

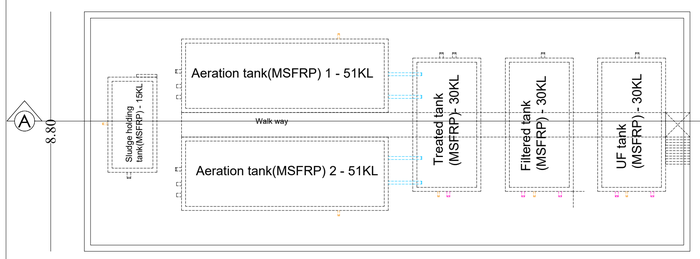
SCALE 1"=8'0"



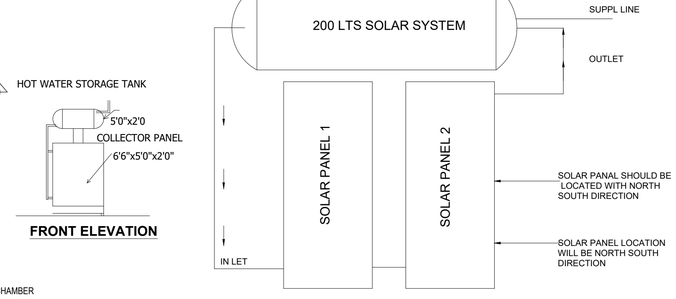
DETAILS FOR BATH ROOM WASTE WATER FILTERATION SYSTEM & SUMP



STAIRCASE DETAILS

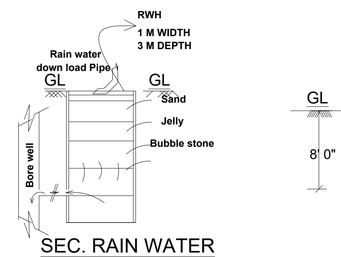


SEWAGE TREATMENT PLANT PLAN

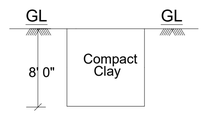


200 LTS SOLAR SYSTEM (TYP) INDIVISUAL HOUSES
P-01 SCALE-1:50

FRONT ELEVATION

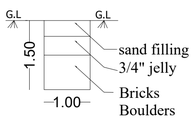


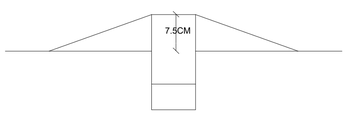
SEC. RAIN WATER HARVEST PIT



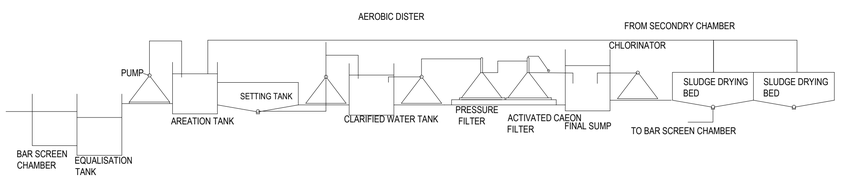
TRIAL PIT

CONSERVATION OF RAIN WATER

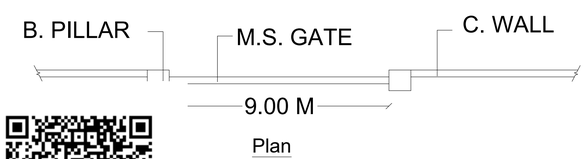




Dwarf Wall Details

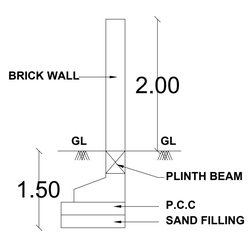


SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM

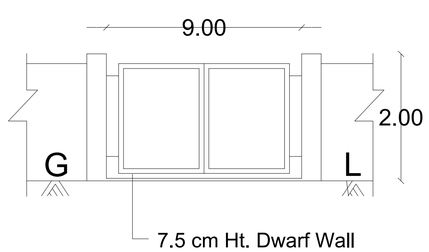


Plan

ɔound Wall & Gate Details



Section



7.5 cm Ht. Dwarf Wall

Elevation

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

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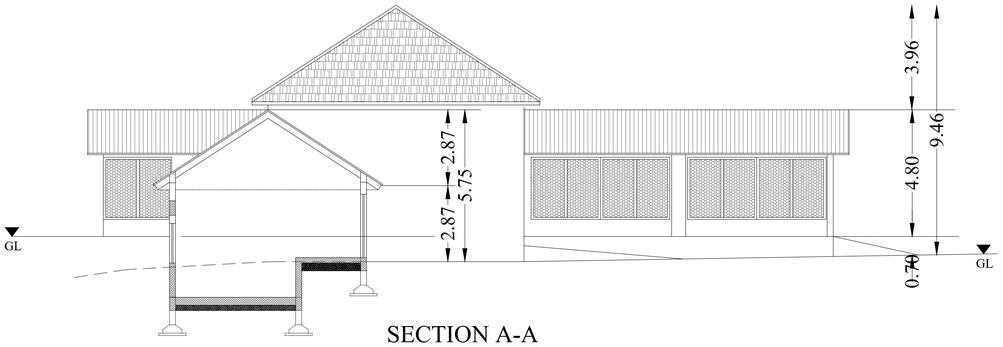
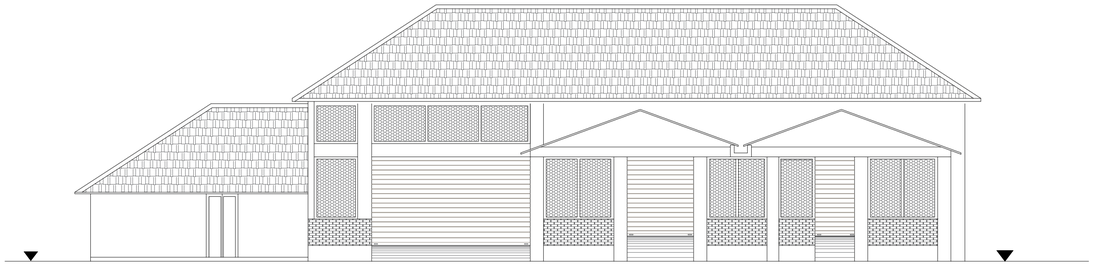
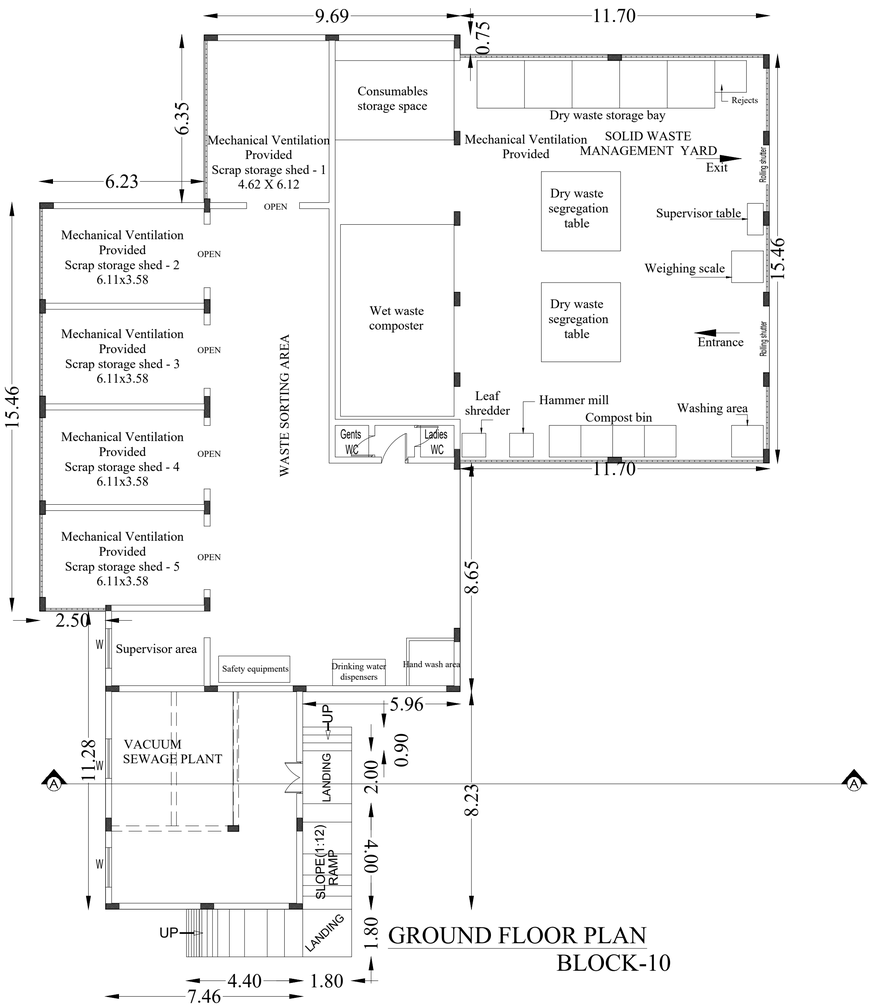


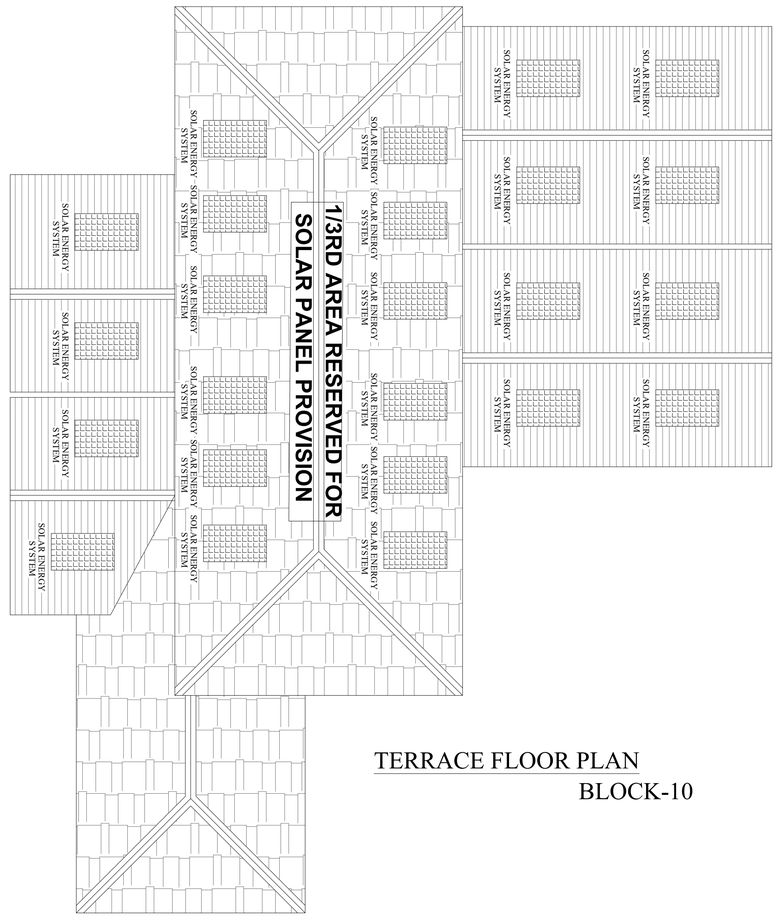
SECTION A-A
BLOCK-10



ELEVATION
BLOCK-10



GROUND FLOOR PLAN
BLOCK-10



TERRACE FLOOR PLAN
BLOCK-10

SHEET NO:10 OF 11

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT.

(SCALE - 1:100)

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 x 3.00
W1	WINDOW	0.60 x 1.50
V	VENTILATOR	3.00 x 0.60

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 10)	GROUND FLOOR	590.85	-	590.85
	TOTAL AREA		590.85	-	590.85

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

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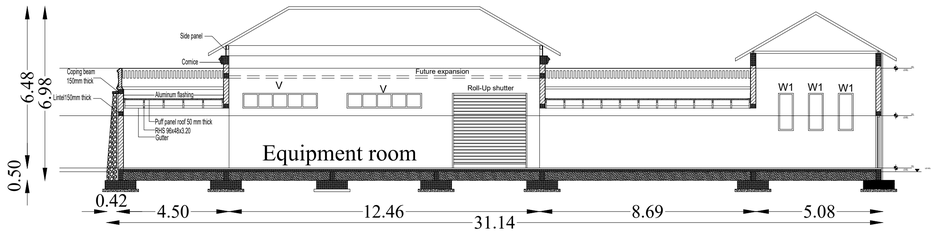
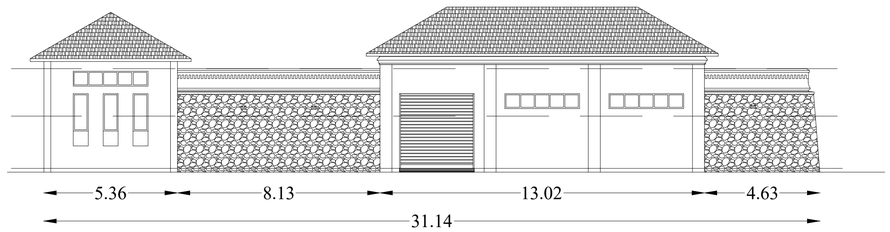
STRUCTURAL ENGINEER

ORANGERIE
R.O. SAJEEVA
ARCHITECT

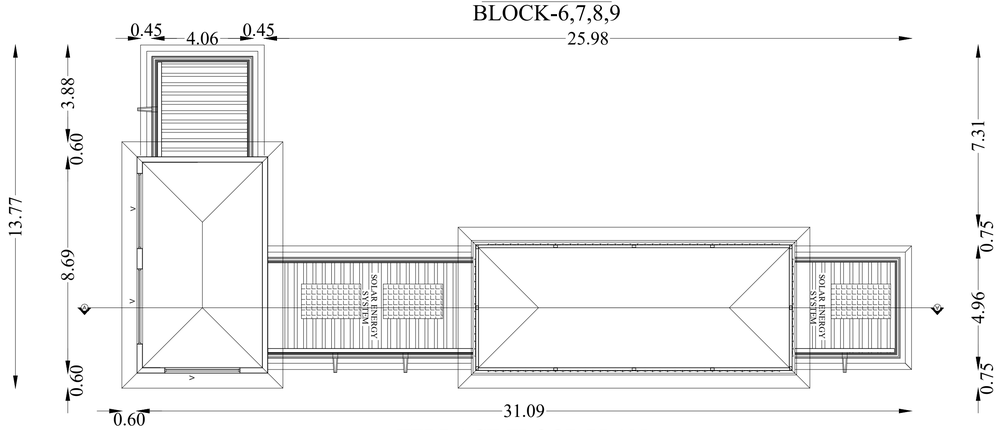
REGISTERED ENGINEER / ARCHITECT



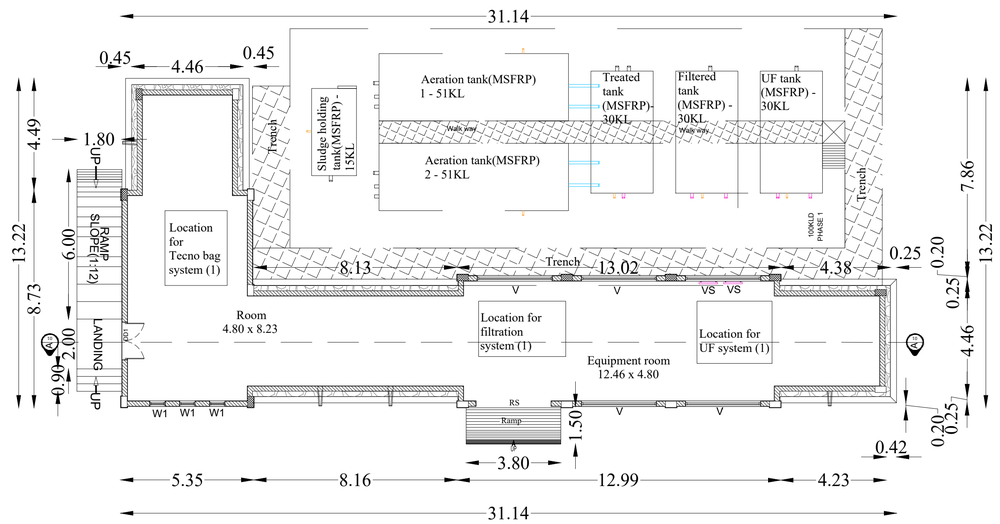
SECTION AA
BLOCK-6,7,8,9



ELEVATION
BLOCK-6,7,8,9



TERRACE FLOOR PLAN
BLOCK-6,7,8,9



GROUND FLOOR PLAN
BLOCK-6,7,8,9

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 78/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 x 3.00
W1	WINDOW	0.60 x 1.50
V	VENTILATOR	3.00 x 0.60

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 06 TO 09)	GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56		189.56
		GROUND FLOOR	189.56		189.56

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

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STRUCTURAL ENGINEER

ARCHITECT

REGISTERED ENGINEER / ARCHITECT

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

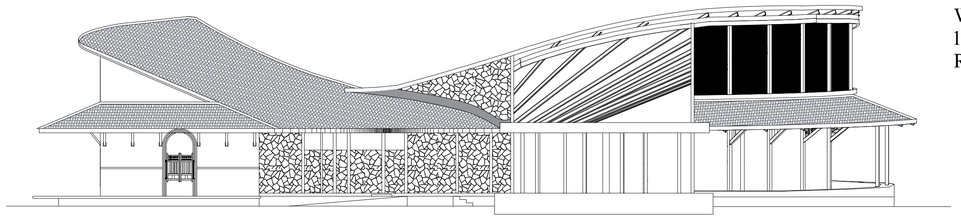
JOINERY DETAILS

D	DOOR	1.20 x 2.10
D1	DOOR	0.80 x 2.10

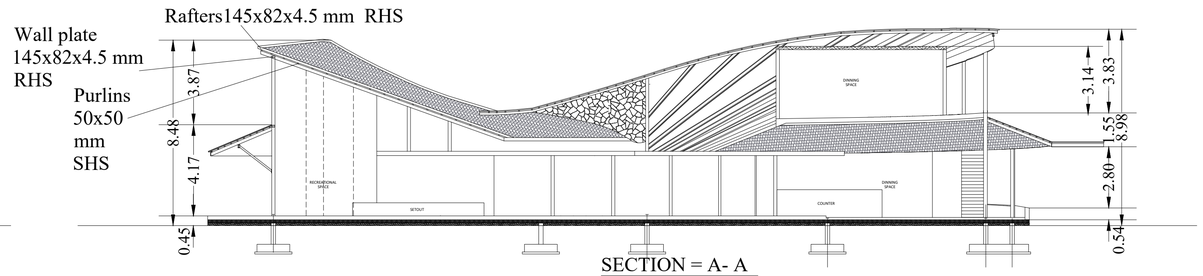
AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 05)	GROUND FLOOR	691.10	-	691.10
		FIRST FLOOR	194.43	-	194.43
	TOTAL AREA		885.53	-	885.53

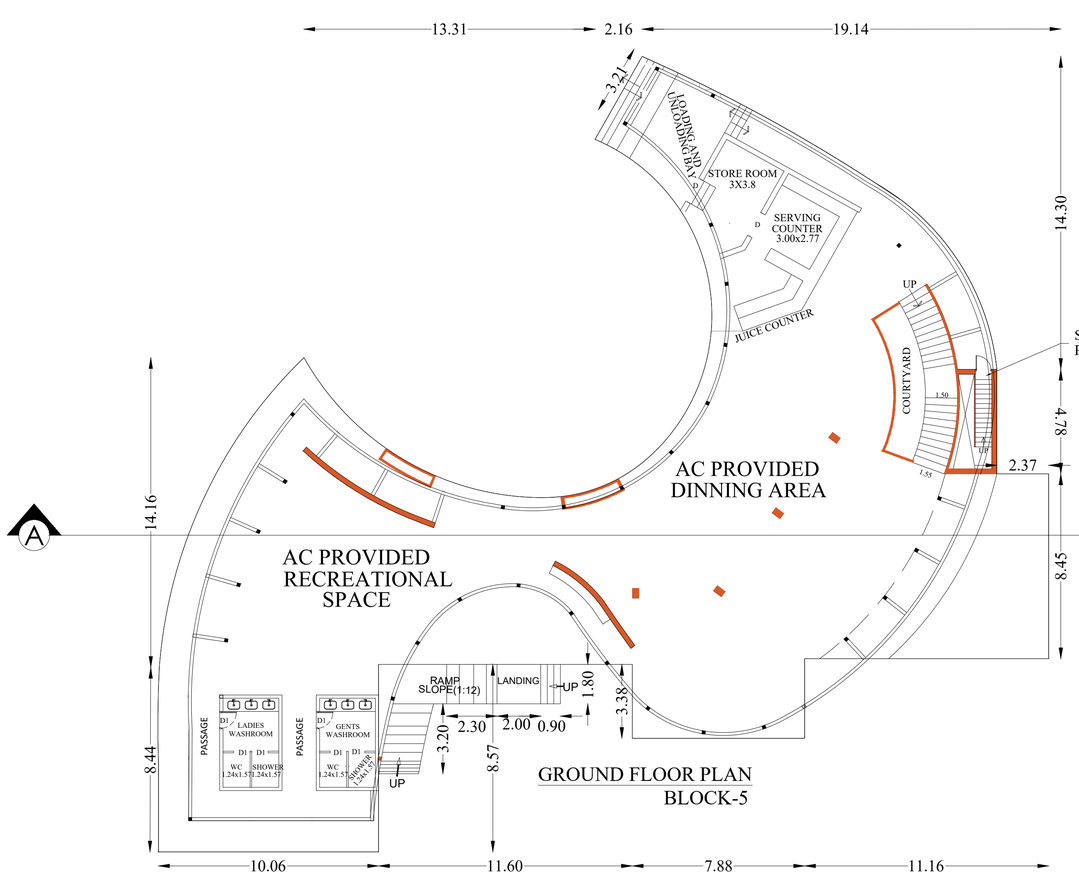
OFFICE USE



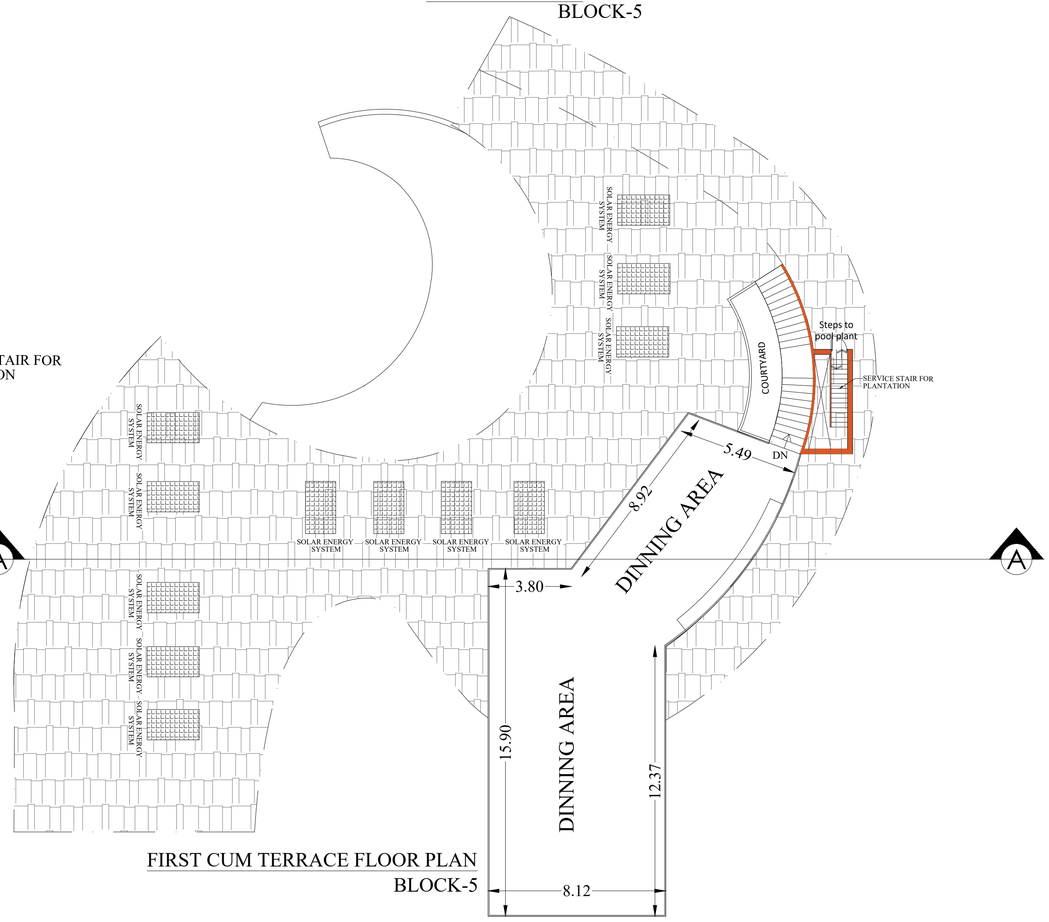
FRONT ELEVATION
BLOCK-5



SECTION = A- A
BLOCK-5



GROUND FLOOR PLAN
BLOCK-5



FIRST CUM TERRACE FLOOR PLAN
BLOCK-5

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory
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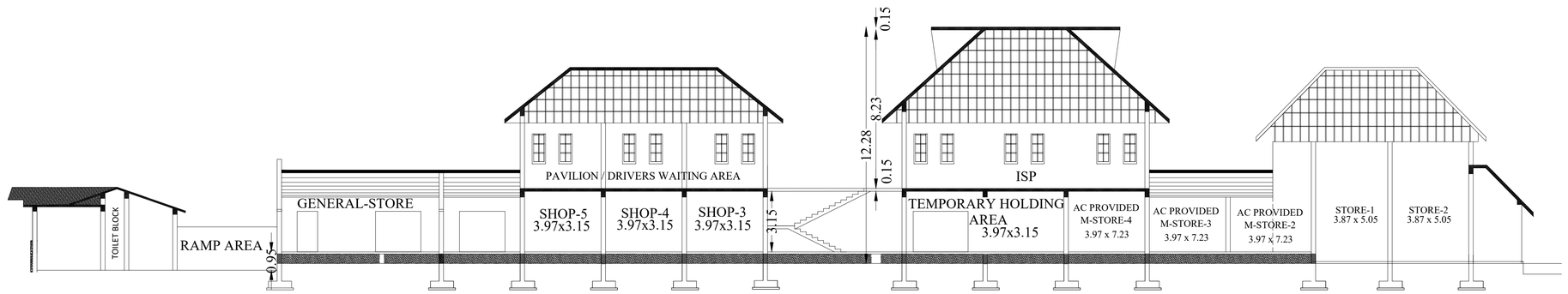
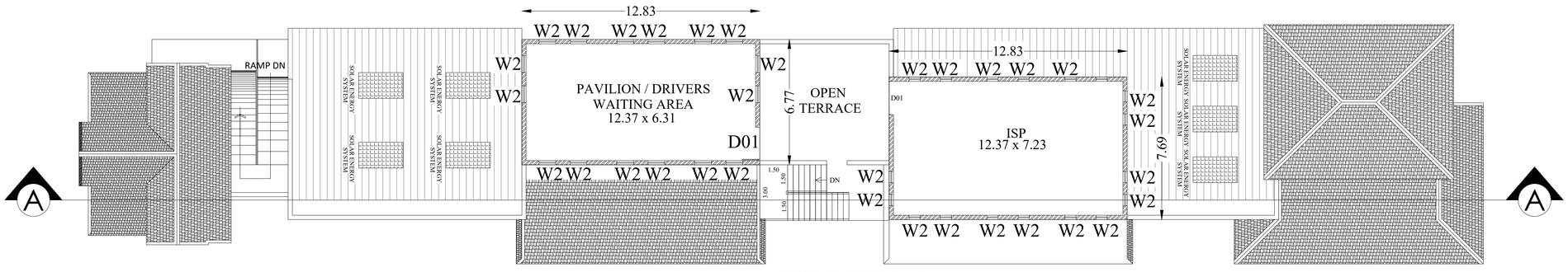
REGISTERED ENGINEER / ARCHITECT



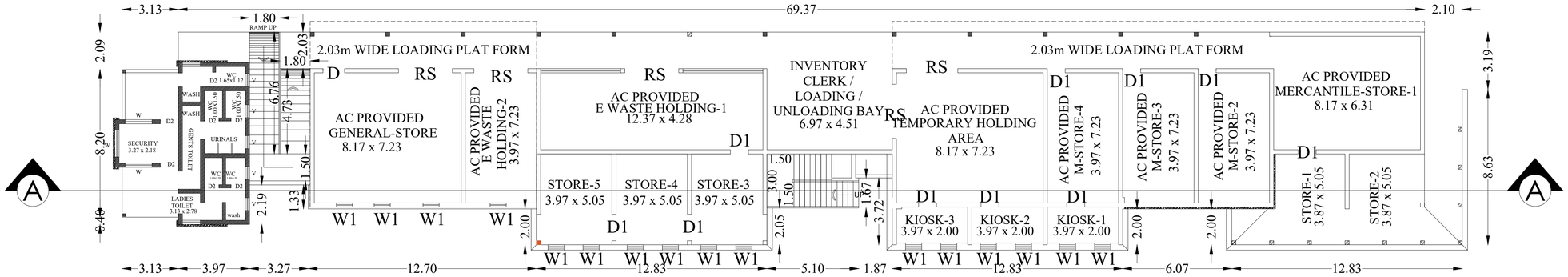
FRONT ELEVATION



SECTION = A- A
BLOCK-4



FIRST FLOOR PLAN
BLOCK-4



GROUND FLOOR PLAN
BLOCK-4

SHEET NO: 07 OF 11

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.80 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.50 x 1.50
W1	WINDOW	0.90 x 1.50
W2	WINDOW	0.60 x 1.50
V	VENTILATOR	0.76 x 0.76

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 04)	GROUND FLOOR	792.95	-	792.95
		FIRST FLOOR	185.50	-	185.50
	TOTAL AREA		978.45	-	978.45

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

APPLICANT

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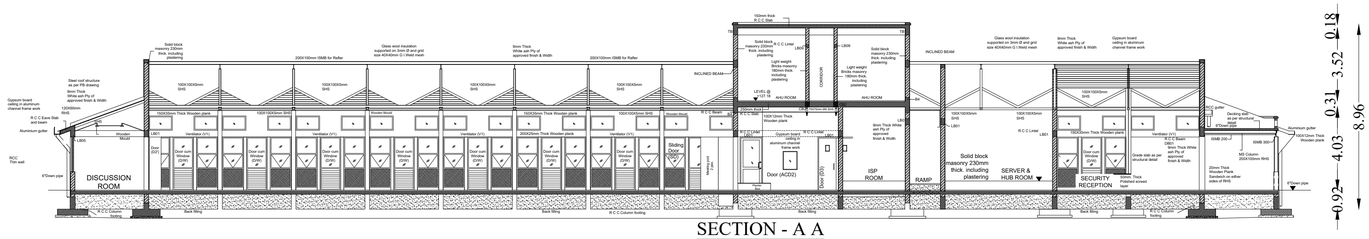
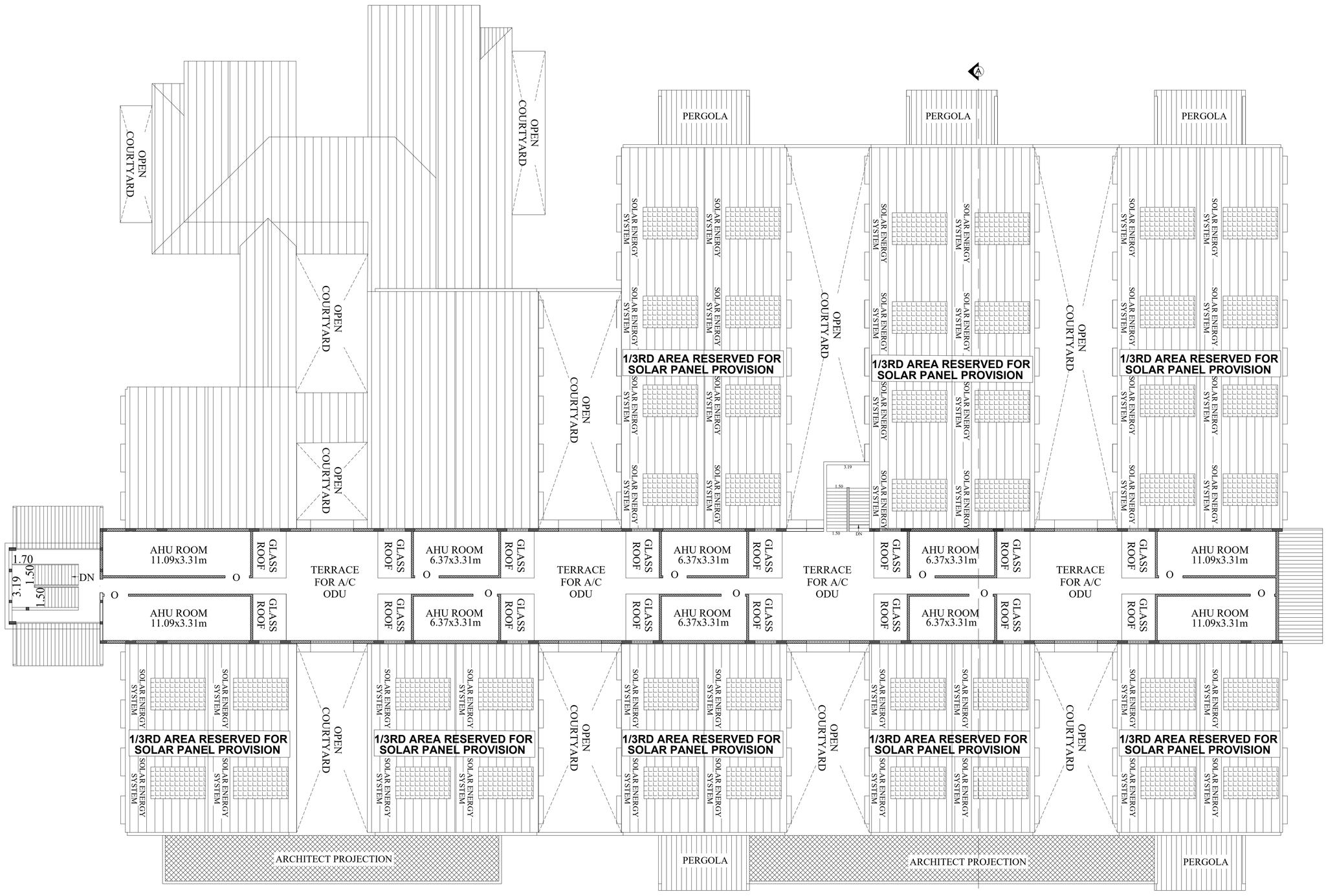
STRUCTURAL ENGINEER

REGISTERED ENGINEER / ARCHITECT



SECTION - A A
BLOCK-3



FIRST CUM TERRACE FLOOR PLAN BLOCK-3

SHEET NO:06 OF 11

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS		
D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.00 x 1.50
W1	WINDOW	2.44 x 1.50
V	VENTILATOR	5.34 x 0.80
V1	VENTILATOR	1.70 x 0.80
V2	VENTILATOR	0.60 x 0.80

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 03)	GROUND FLOOR	3963.24	-	3963.24
		FIRST FLOOR	819.79	-	819.79
	TOTAL AREA		4783.03	-	4783.03

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
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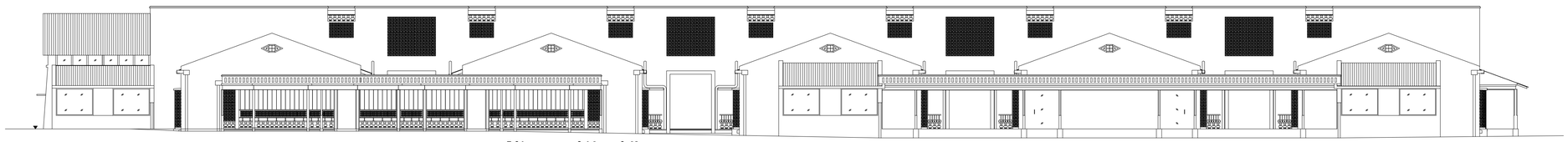
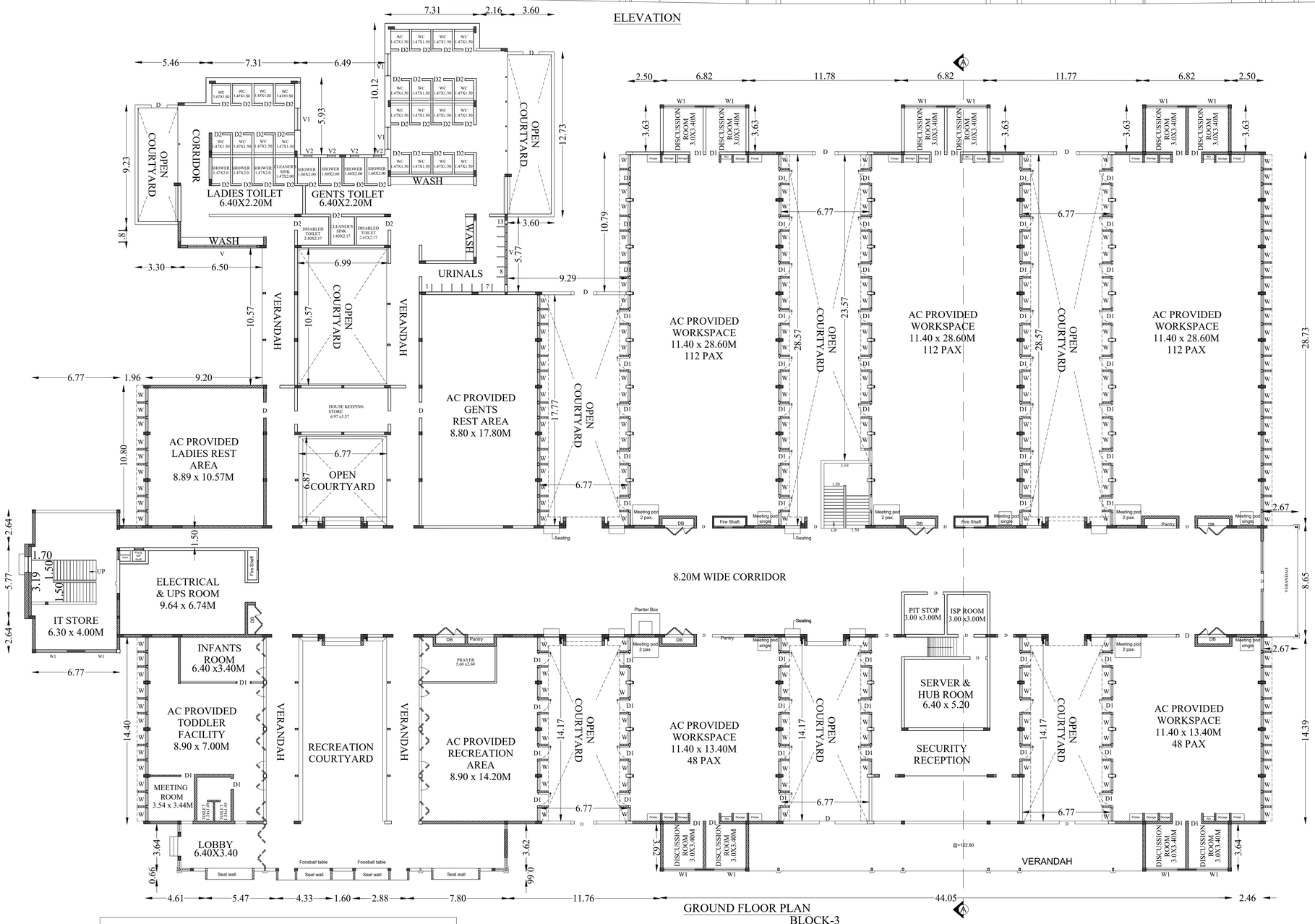
REGISTERED ENGINEER / ARCHITECT

SHEET NO: 05 OF 11

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION, MADURAI DISTRICT. (SCALE - 1:100)



ELEVATION



GROUND FLOOR PLAN
BLOCK-3

EQUIPMENT DETAILS

S. No.	DESCRIPTION	QTY	HP	TOTAL HP
1.	PCP FABRICATION PROCESS	01	5.00	5.00
2.	SOLDER PASTE PRINTING MACHINE	01	5.00	5.00
3.	TOOL DEVELOPMENT	-	-	-
4.	FINAL INSPECTION	-	-	-
5.	LIGHTING LOAD	-	40.00	40.00
	TOTAL HP			50.00

JOINERY DETAILS

D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.80 x 2.10
W	WINDOW	1.00 x 1.50
W1	WINDOW	2.44 x 1.50
V	VENTILATOR	5.34 x 0.80
V1	VENTILATOR	1.70 x 0.80
V2	VENTILATOR	0.60 x 0.80

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 03)	GROUND FLOOR	3963.24	-	3963.24
		FIRST FLOOR	819.79	-	819.79
TOTAL AREA			4783.03	-	4783.03

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

APPLICANT

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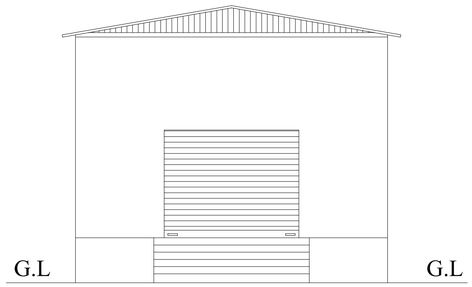
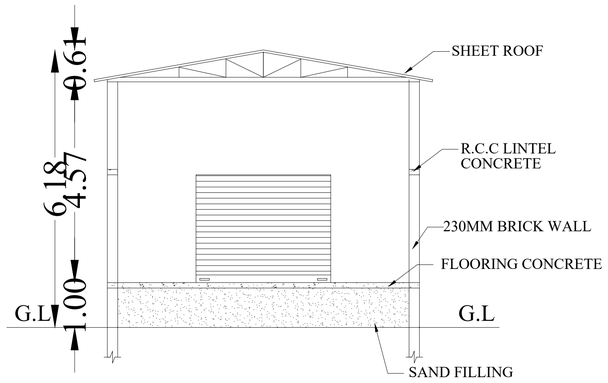
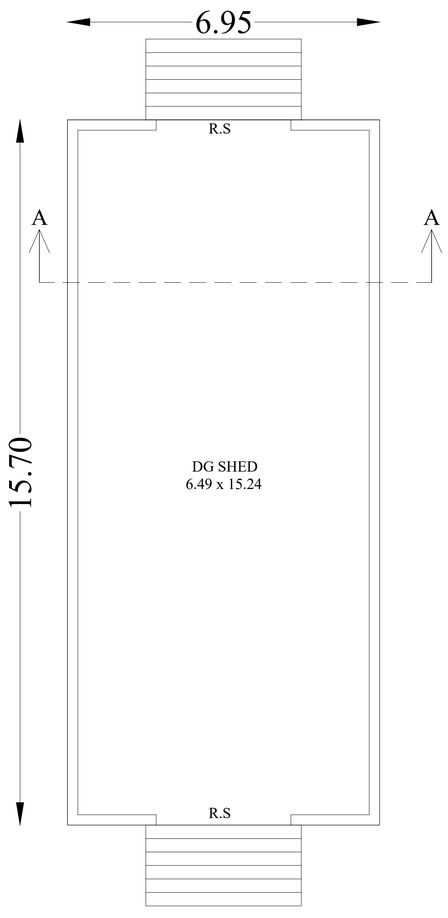


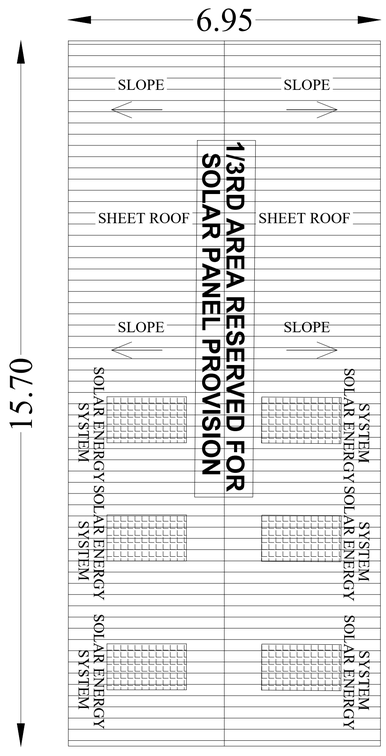
ELEVATION
(Block-02)



SECTION ON - AA
(Block-02)



GROUND FLOOR PLAN
(Block-02)



TERRACE FLOOR PLAN
(Block-02)

OFFICE USE

SHEET NO:04 OF 11

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/ PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION,MADURAI DISTRICT.

(SCALE - 1:100)

JOINERY DETAILS

R.S	ROLLING SHUTTER	3.00 x 2.40

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 02)	GROUND FLOOR	109.12	-	109.12
	TOTAL AREA		109.12	-	109.12

For Highland Valley Corporation Pvt. Ltd.
Authorised Signatory

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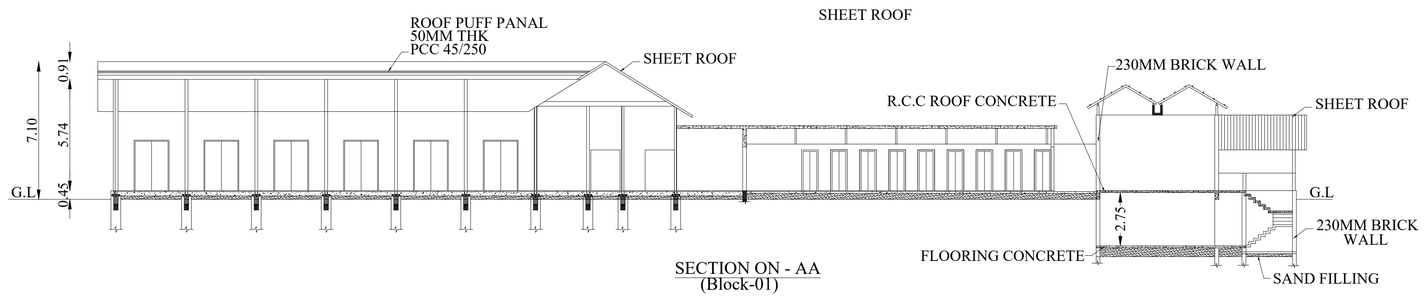
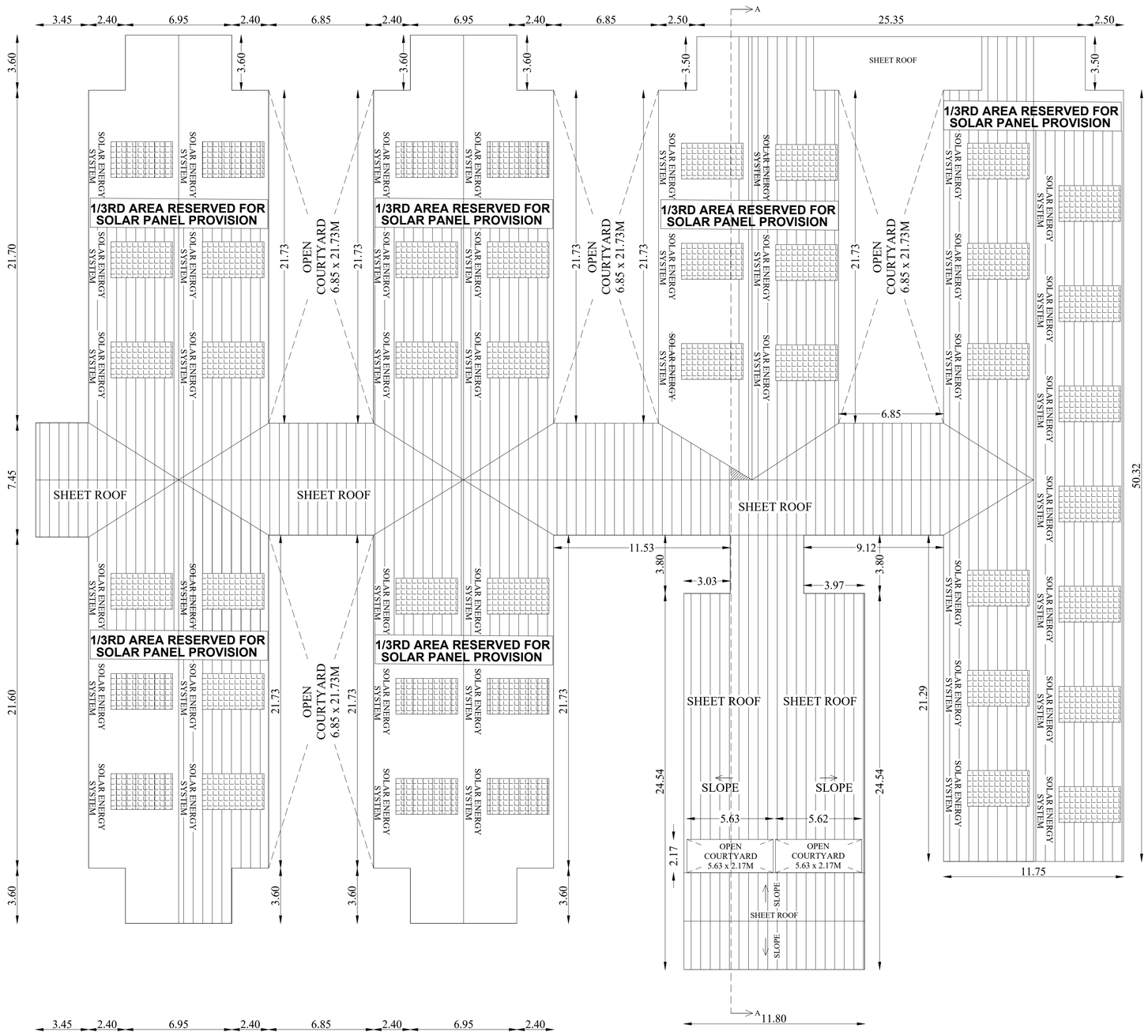


SECTION ON - AA
(Block-01)



TERRACE FLOOR PLAN (Block-01)

SHEET NO:03 OF 11

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION,MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS

R.S	ROLLING SHUTTER	4.45 x 2.40
R.S1	ROLLING SHUTTER	3.00 x 2.40
D	DOOR	1.80 x 2.10
D1	DOOR	1.50 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.76 x 2.10
W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.76 x 0.76

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 01) WORKING HALL -I	BASEMENT FLOOR (PUMP ROOM)	26.66	-	26.66
		GROUND FLOOR	2772.86	-	2772.86
	TOTAL AREA		2799.52	-	2799.52

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

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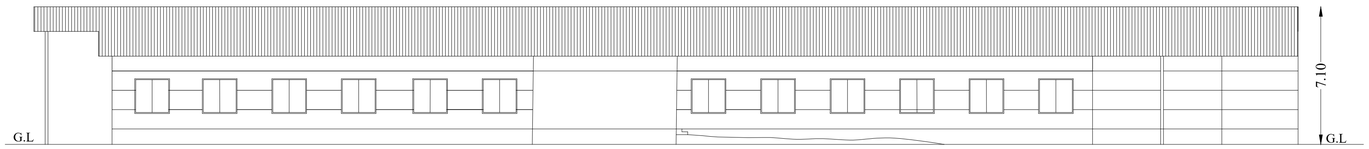
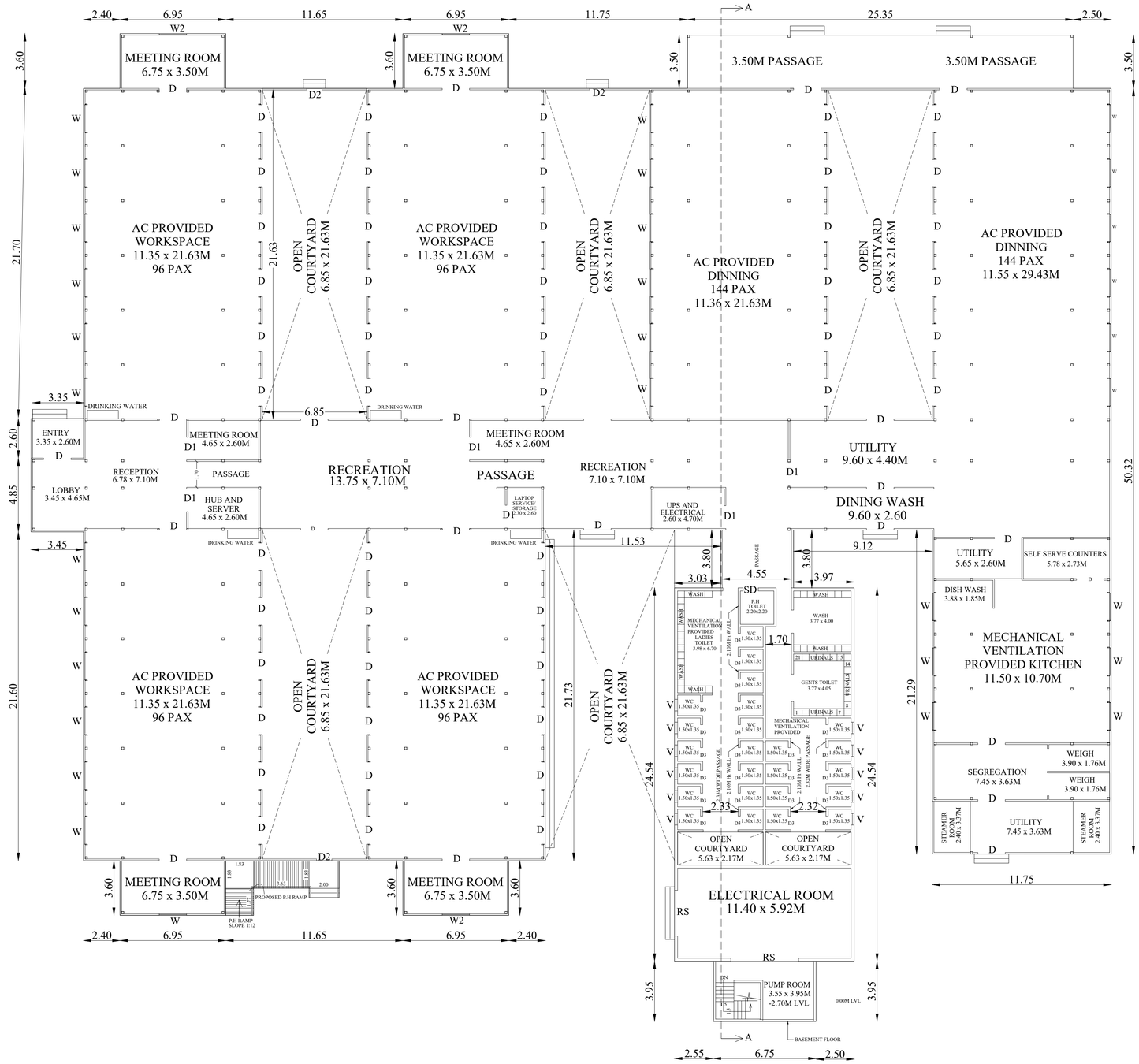


WEST SIDE ELEVATION
(Block-01)



GROUND FLOOR PLAN
(Block-01)

SHEET NO:02 OF 11

PLAN SHOWING THE EXISTING INDUSTRIAL BUILDING (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2 VILLAGE/PANCHAYATH, THIRUPPARANKUNDRAM TALUK/PANCHAYATH UNION,MADURAI DISTRICT. (SCALE - 1:100)

JOINERY DETAILS

R.S	ROLLING SHUTTER	4.45 x 2.40
R.S1	ROLLING SHUTTER	3.00 x 2.40
D	DOOR	1.80 x 2.10
D1	DOOR	1.50 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.76 x 2.10
W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.76 x 0.76

AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 01) WORKING HALL -I	BASEMENT FLOOR (PUMP ROOM)	26.66	-	26.66
		GROUND FLOOR	2772.86	-	2772.86
	TOTAL AREA		2799.52	-	2799.52

OFFICE USE

For Highland Valley Corporation Pvt. Ltd.
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SHEET NO:01 OF 11

SITE PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GREEN CATEGORY INDUSTRIAL BUILDING

Annexure – VI 31 (ELECTRONIC EQUIPMENT) IN S.NO: 178/5A, 184, 185/1, 2A, 2B, 5, 186, AT NILAIYUR BIT-2, VILLAGE /PANCHAYATH, THIRUPPARANKUNDRAM TALUK/ PANCHAYATH UNION,MADURAI DISTRICT.

SITE AREA DETAILS:-

AS PER DOC&PATTA AREA - 90750.00 SQ.M

TO BE SURRENDER ROAD AREA (I TO V) - 1300.97 SQ.M

BALANCE AREA - 89449.03 SQ.M

A - EXISTING BUILDING AREA DETAILS

S.NO	BLOCK DETAILS	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	(BLOCK - 01) WORKING HALL -I	BASEMENT FLOOR (PUMP ROOM)	26.66	-	26.66
		GROUND FLOOR	2772.86	-	2772.86
2	(BLOCK - 02) POWER ROOM	GROUND FLOOR	109.12	-	109.12
	TOTAL AREA - A		2908.64	-	2908.64

B - PROPOSED BUILDING AREA DETAILS

3	(BLOCK - 03) WORKING HALL - II	GROUND FLOOR	3963.24	-	3963.24
		FIRST FLOOR	819.79	-	819.79
4	(BLOCK - 04) UTILITY BLOCK	GROUND FLOOR	792.95	-	792.95
		FIRST FLOOR	185.50	-	185.50
5	(BLOCK - 05) DINNING BLOCK	GROUND FLOOR	691.10	-	691.10
		FIRST FLOOR	194.43	-	194.43
6	TYPICAL BLOCK (BLOCK - 06 TO 09) STP BLOCK	GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56	-	189.56
		GROUND FLOOR	189.56	-	189.56
7	(BLOCK - 10) WASTE MANAGEMENT BLOCK	GROUND FLOOR	590.85	-	590.85
	TOTAL AREA - B		7996.10	-	7996.10

EXISTING & PROPOSED BUILDING AREA DETAILS

AREA OF THE EXISTING BUILDING	2908.64	-	2908.64
AREA OF THE PROPOSED BUILDING	7996.10	-	7996.10
GRAND TOTAL(A+B)	10904.74	-	10904.74

FLOOR SPACE INDEX = 10904.74/89449.03 = 0.122 < 2.00

SANITARY DETAILS

GENTS-500 NOS LADIES-500 NOS

SANITARY UNIT	DESCRIPTION		REQUIRED	PROVIDED
WATER(WC) CLOSET	GENTS	From over 200 persons, add at the rate of 2.5%.	13	25
	LADIES	From over 200 persons add at the rate of 4%.	20	23
DRINKING WATER	GENTS	One for every 100 Gents	5	10
	LADIES	One for every 100 Ladies	5	10
URINALS	GENTS	for over 200 persons add at the rate of 2.5%.	13	34

PARKING DETAILS IT Industries,

Total Fsi Area -10904.74 Sq.m

VEHICLE	PARKING AREA DESCRIPTION	AREA SQ.M	REQUIRED NOS	PROVIDED NOS
CAR	1 car space for every 50sq.m of floor area or part thereof	10904.74	219	219
			Incl. PH Parking	
TWO WHEELER	1 two wheeler space for every 25sqm of floor area or part thereof	10904.74	437	462

NO.OF STAFFS -1000 NOS

TOTAL HP - 50 HP

OSR REQUIRED = 9075.00 SQ.M 10%

OSR PROVIDED = 9086.16 SQ.M 10.01%

NOTE:-

1.BORE WELL WITH TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED

2.SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING CORPORATION UNDER GROUND DRAINAGE SYSTEM

3.RAIN WATER PERCOLATION PITS OF 4 NOS.PROVIDED@ 1/30SQ.M OF PLINTH AREA @ 3M C/C

4.RAIN WATER PERCOLATION BED 1.0M WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO:138 DATE 11-02-02

5.PERCOLATION BED OUT SIDE ALONG PLINTH TO BE PROVIDED.

6.OUTER PAVEMENTS SLOPING TO WARDS RAIN WATER PERCOLATION PIT ALONG PLINTH

7.RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES

8.RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60x60x60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK

9.SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED

10.ALL DIMENSIONS ARE IN METER.

11.FA - FIRE ALARM.

12.FE - FIRE SAFETY MEASURES PROVIDED.

APPLICATION NUMBER :- SWP/BPA/674552/2025

N

W E

S

(SCALE - 1:800)



REFERENCE:-

SITE BOUNDARY	-
EXISTING ROAD	-
EXISTING BUILDING	-
PROPOSED BUILDING	-
DRIVE WAY	-
O.S.R	-
ROAD TO BE HANDOVERD- AS PER TNHUD GO NO- 121 (DATE-12.03.2024)	

SITE PLAN

(SCALE - 1:800)

For Highland Valley Corporation Pvt. Ltd.

Authorised Signatory

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STRUCTURAL ENGINEER

REGISTERED ENGINEER / ARCHITECT

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

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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.