

PP

APPROVAL RECORD

Planning Permission

Ranipet district, Tamil Nadu

APPROVAL TYPE

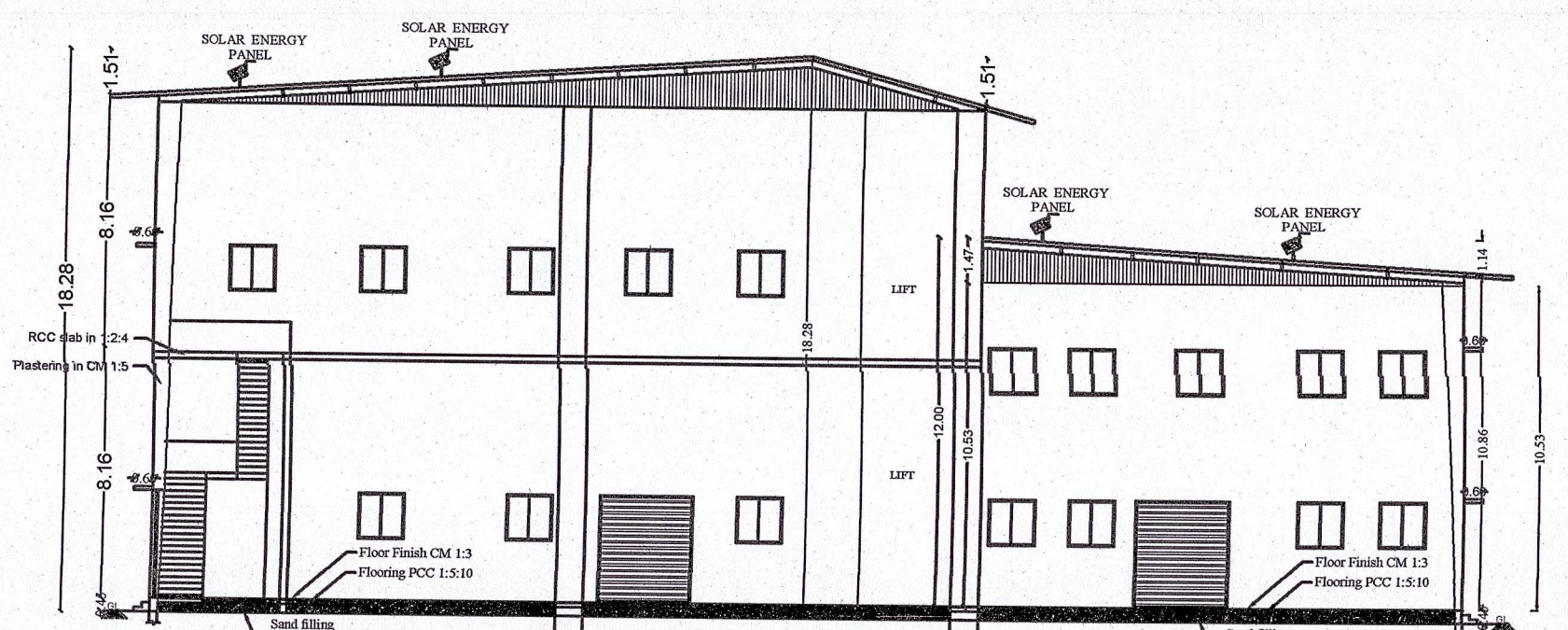
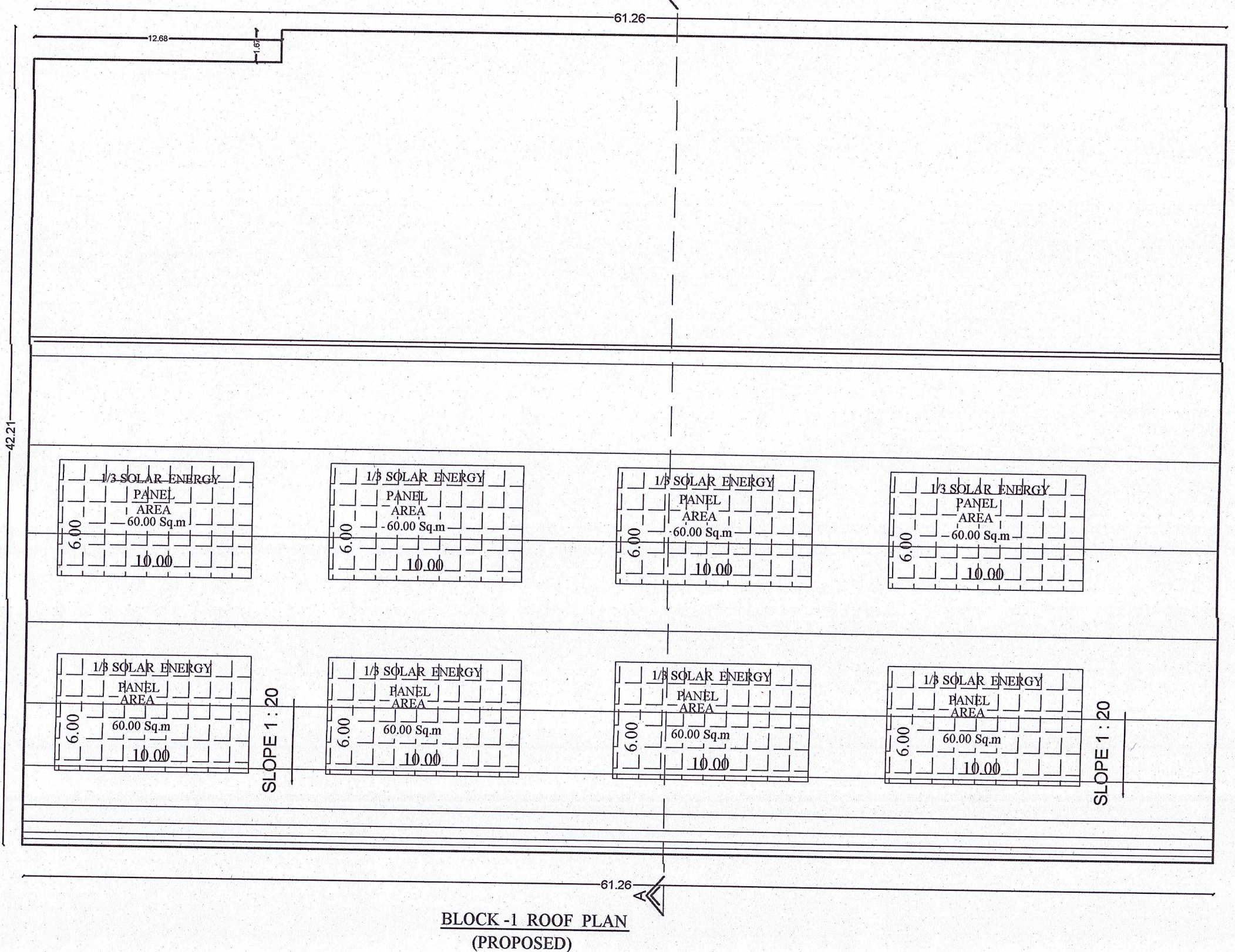
Building Plan

ISSUING AUTHORITY

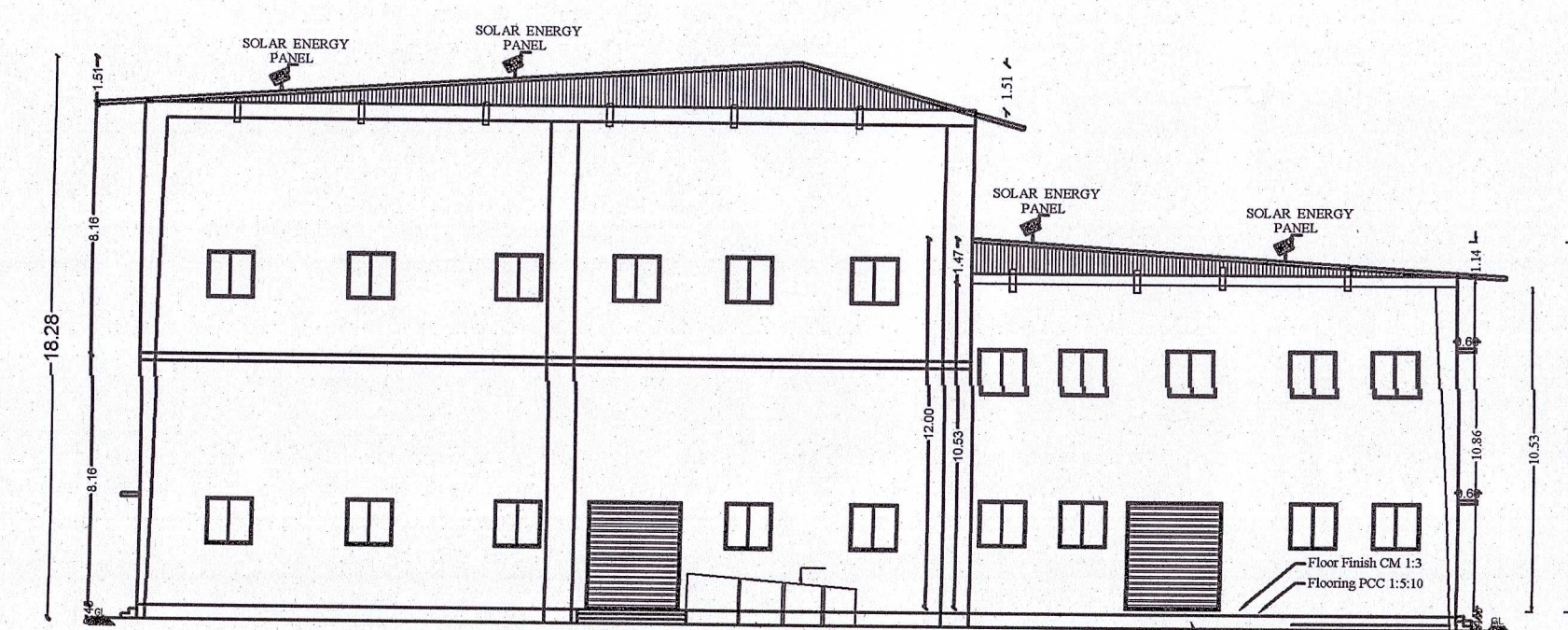
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

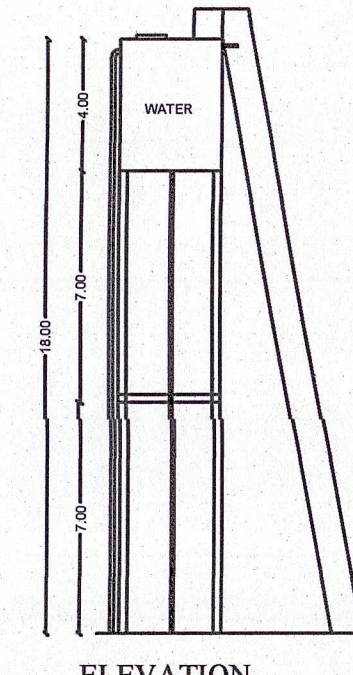
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



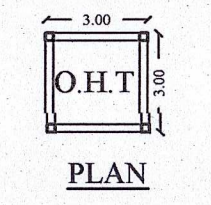
SECTION ON A-A
BLOCK -1



FRONT ELEVATION FACING ON EAST
BLOCK -1



ELEVATION



PLAN

SANITARY CALCULATION					
S.NO	CATEGORY	REQUIRED FOR MALE	REQUIRED FOR FEMALE	PROVIDED FOR MALE	PROVIDED FOR FEMALE
1	Water Closet (W.C)	01	04	10	12
2	Urinals	01	NIL	01	NIL
3	P.C.P Toilet	01	NIL	03	NIL
4	Ablution Taps	01	04	10	12
5	Washing Taps with draining arrangement	02			02
7	Drinking water fountains	01	01	05	05
6	Cleaner's Sink	03	03	05	05

SHEET NO. 1/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ORANGE CATEGORY INDUSTRIAL BUILDING MANUFACTURING MITRA GYNA (EXTRACT) DRY POWDER AT M/S.KRATONICALS INTERNATIONAL, PLOT NO : A09 & A10, SIPCOT INDUSTRIAL PARK PHASE-II, SEZ, RANIPET, NEW SURVEY NO.59/1A, 63, 64/1A, OF MUGUNDARAYAPURAM VILLAGE, WALAJAH TALUK, RANIPET DISTRICT. 632403

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6" THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE
SUPER STRUCTURE IN 23 TH, 11.5 TH, COUNTRY BURNT BRICK WALLS WITH CEMENT PORTER 1:5

ROOF MEMBERS
ROOFING, COLUMNS, PLINTH BEAMS, JUMPS, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

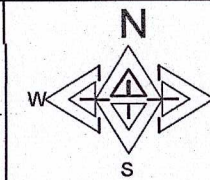
PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL, CEILING WITH CEMENT PAINT OVER & PRIMER COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRIND FLOORING OVER A BED OF PCC 1:4:8 8" TH. AND RIVER SAND

DOORS & WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 30 TH FLUSH DOOR SHUTTERS, 55 FASTENINGS, PAINT FINISH

WINDOWS WITH MEDIUM ANKISED ALUMINIUM OPERABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS



SCALE 1:200

COLOR INDEX

AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL BUILT UP AREA
BLOCK 1 GROUND FLOOR FACTORY AREA	2564.61	—	2564.61
BLOCK 1 FIRST FLOOR FACTORY AREA	1905.62	—	1905.62
BLOCK 2 GROUND FLOOR AREA	365.76	—	365.76
BLOCK 2 FIRST FLOOR AREA	365.76	—	365.76
BLOCK 2 SECOND FLOOR AREA	365.76	—	365.76
BLOCK 2 THIRD FLOOR AREA	365.76	—	365.76
BLOCK 3 GROUND FLOOR AREA	734.26	—	734.26
BLOCK 3 FIRST FLOOR AREA	415.99	—	415.99
BLOCK 3 SECOND FLOOR AREA	415.99	—	415.99
BLOCK 3 THIRD FLOOR AREA	415.99	—	415.99
Under Ground Storage Container	150.36	—	150.36
SECURITY BOOTH (NON F.S.I)	—	6.25	6.25
O.H.T	9.00	—	9.00
TOTAL	7774.66	—	7781.11
F.S.I	7774.66	—	8063.71

SL.NO	MACHINE	HP	QUANTITY	TOTAL HP
1.	Extractor 7K.L	10	8	80
2.	On-Line Filter 50L	1	8	8
3.	L-L extractor 3 K.L	10	4	40
4.	Glass assembly 200L	1	4	4
5.	Glass lined reactor 2K.L	7.5	1	7.5
6.	V.T. Dryer 96 trays	1	4	4
7.	Distillation unit 6 K.L	16	8	128
8.	Distillation unit 2 K.L	10	8	80
9.	Open Reactor 1 K.L	5	4	20
10.	Crystallizer 1 K.L	5	2	10
11.	Sparkler Filter 16 Plates	1	1	1
12.	Multi mill 50 kg/h	1	2	2
13.	Sifter 50 Kg/h	1	2	2
14.	Double Cone blender 1000 L	10	1	10
15.	Boiler 5 MT/h	60	1	60
16.	Cooling Tower 1000 TR	30	1	30
17.	Chilling Plant 200 TR	70	1	70
18.	RO Water plant 1000 l/h	2	1	2
19.	W.R.V. Pump 160 M3/h	7.5	16	120
20.	H.V. Pump 100 M3/h	5	4	20
21.	F.F. Evaporator 2000 L/h	25	4	100
22.	Air Compressor 250 CFM	5	2	10
23.	Centrifuge 24 inches	7.5	1	7.5
24.	Air Handling Unit 30 air changes/h	15	1	15
25.	Quality control Equipments			30
26.	E.T.P Equipments			10
27.	Work shop Machinery			20
28.	Pumps, & Motors			898
TOTAL				898

GENERATOR - 125 KV
WORKERS DETAILS
MALE: 15 NOS
FEMALE: 45 NOS
TOTAL NO OF WORKERS: 60 NOS

	E	U
R6 ROLLING SHUTTER	10'0" X 7'0"	3.00 X 2.13
D1 DOOR	4'0" X 7'0"	1.22 X 2.13
D2 DOOR	2'0" X 7'0"	0.76 X 2.13
S.D SLIDING DOOR	3'0" X 7'0"	0.91 X 2.13
W WINDOW	5'0" X 9'0"	1.57 X 1.57
V VENTILATOR	3'0" X 2'0"	0.61 X 0.61

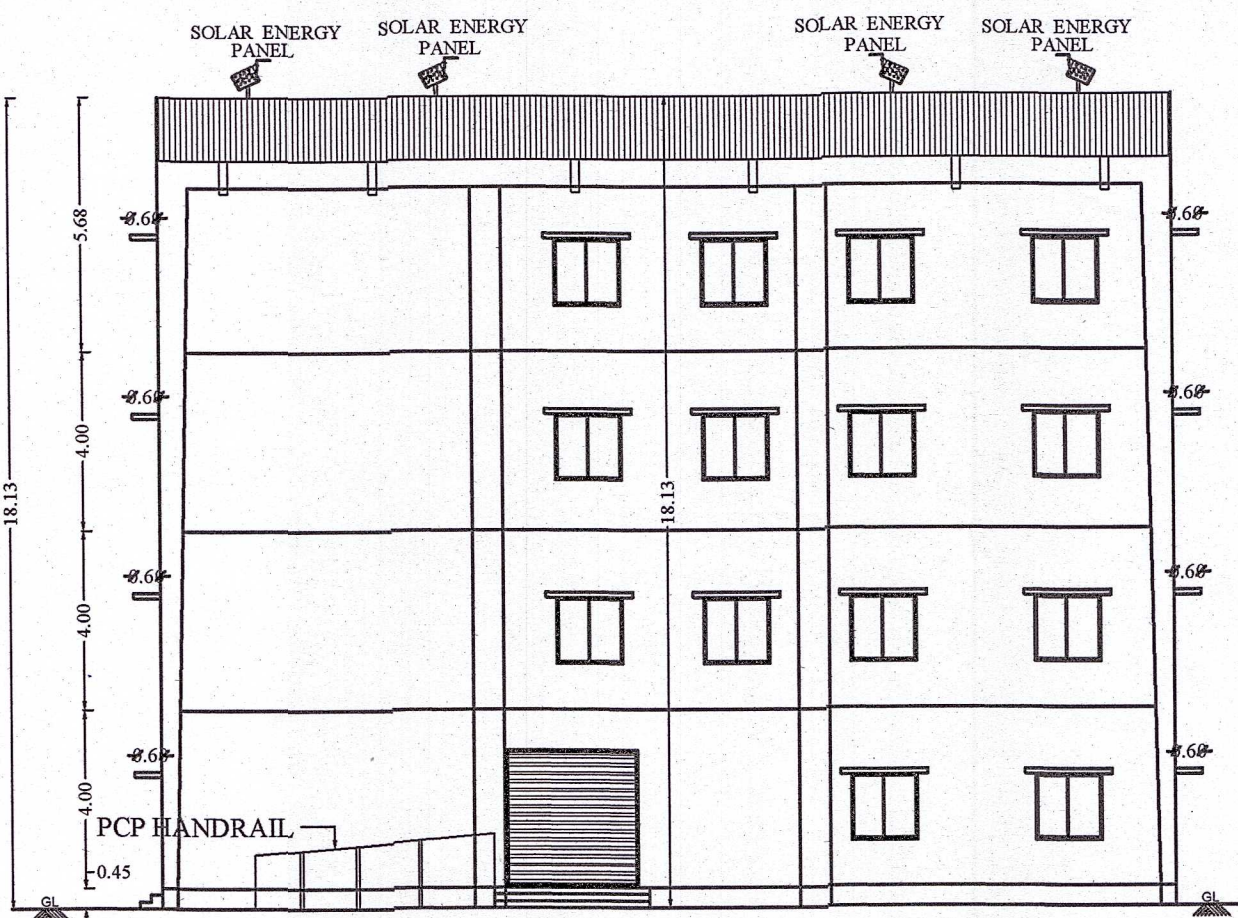
For KRATONICALS INTERNATIONAL
PARTNER

OWNERS SIGNATURE
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M: 96 / 7 / 13362, Ph: 044 - 26151221.

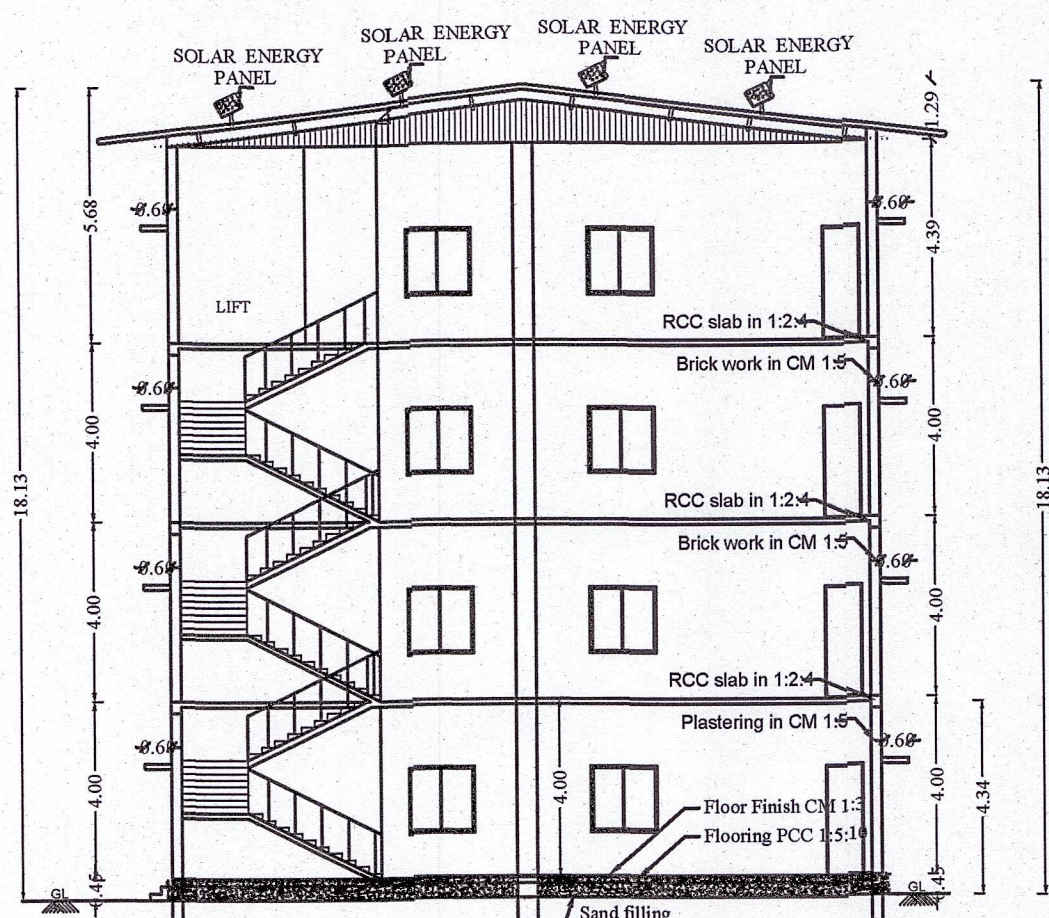
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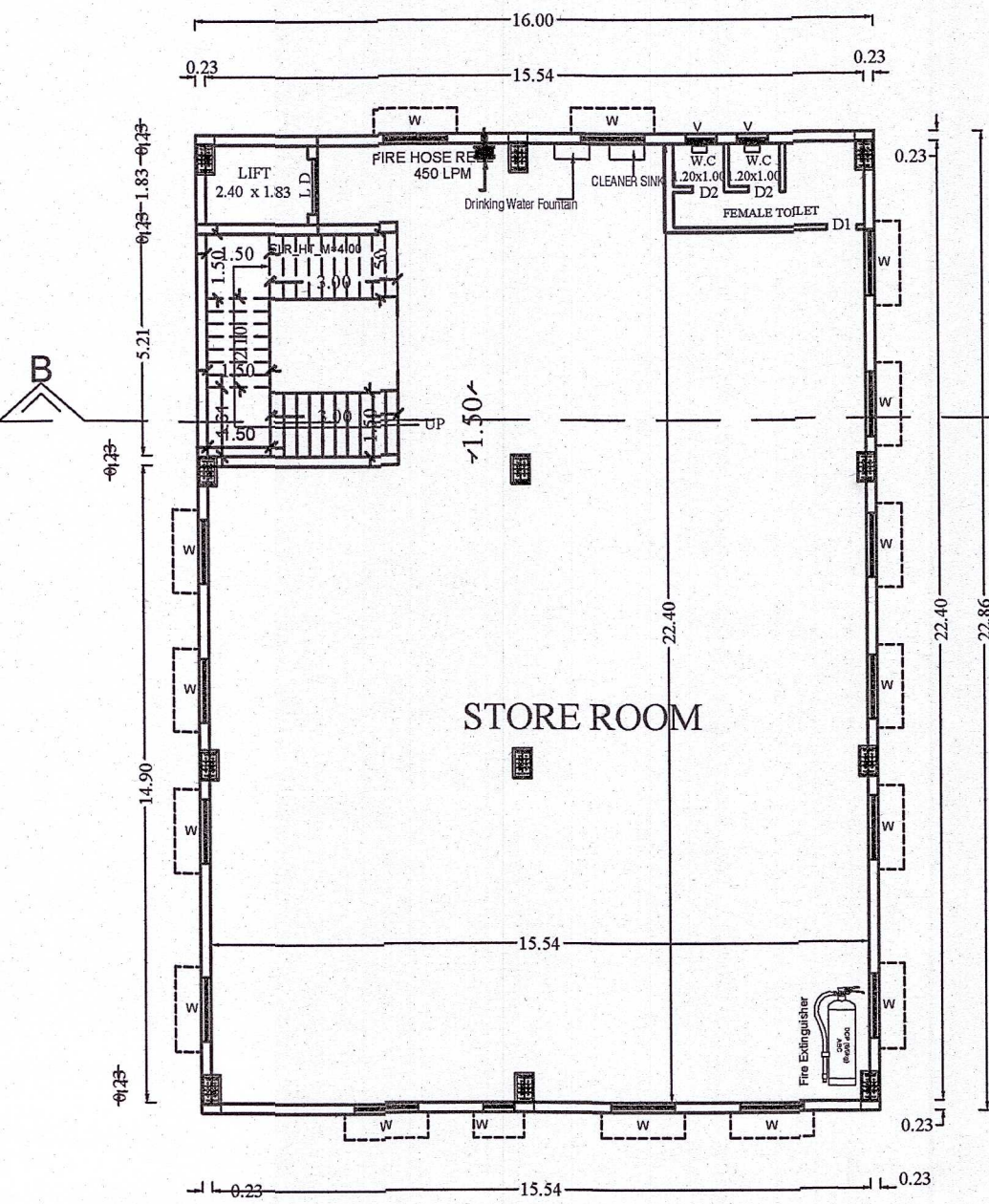




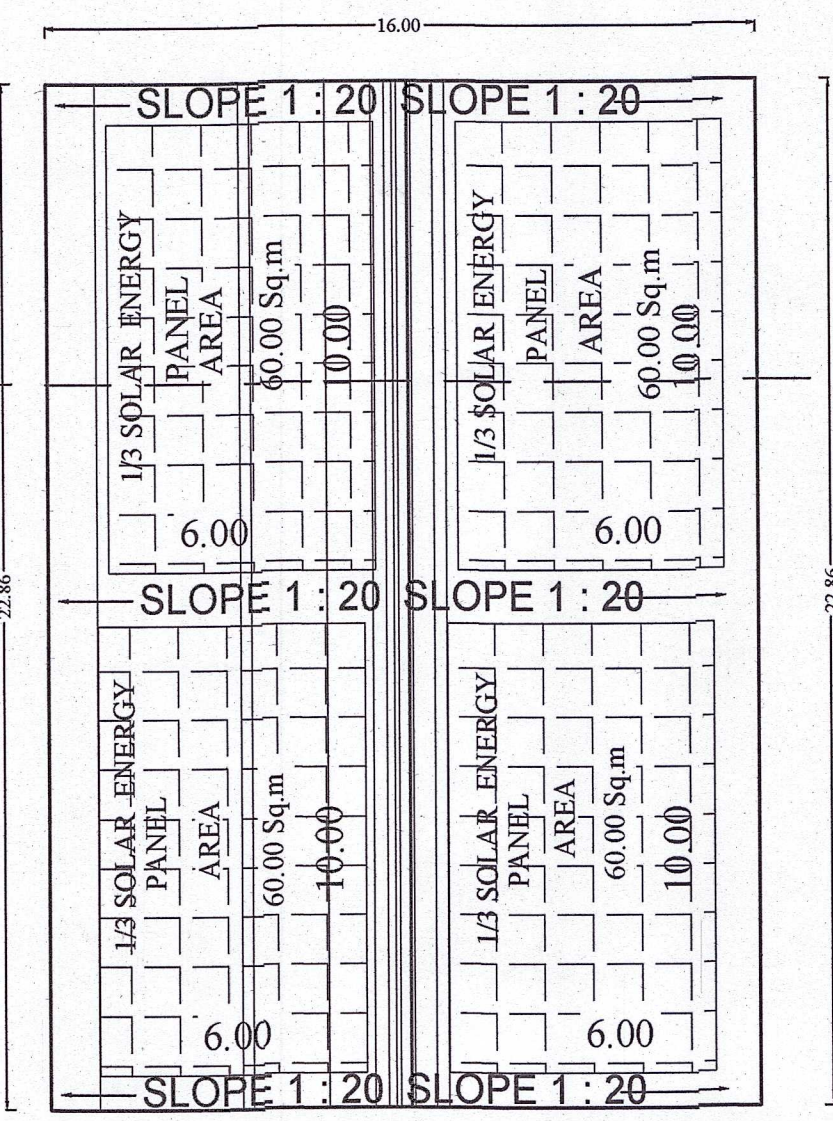
FRONT ELEVATION FACING ON WEST



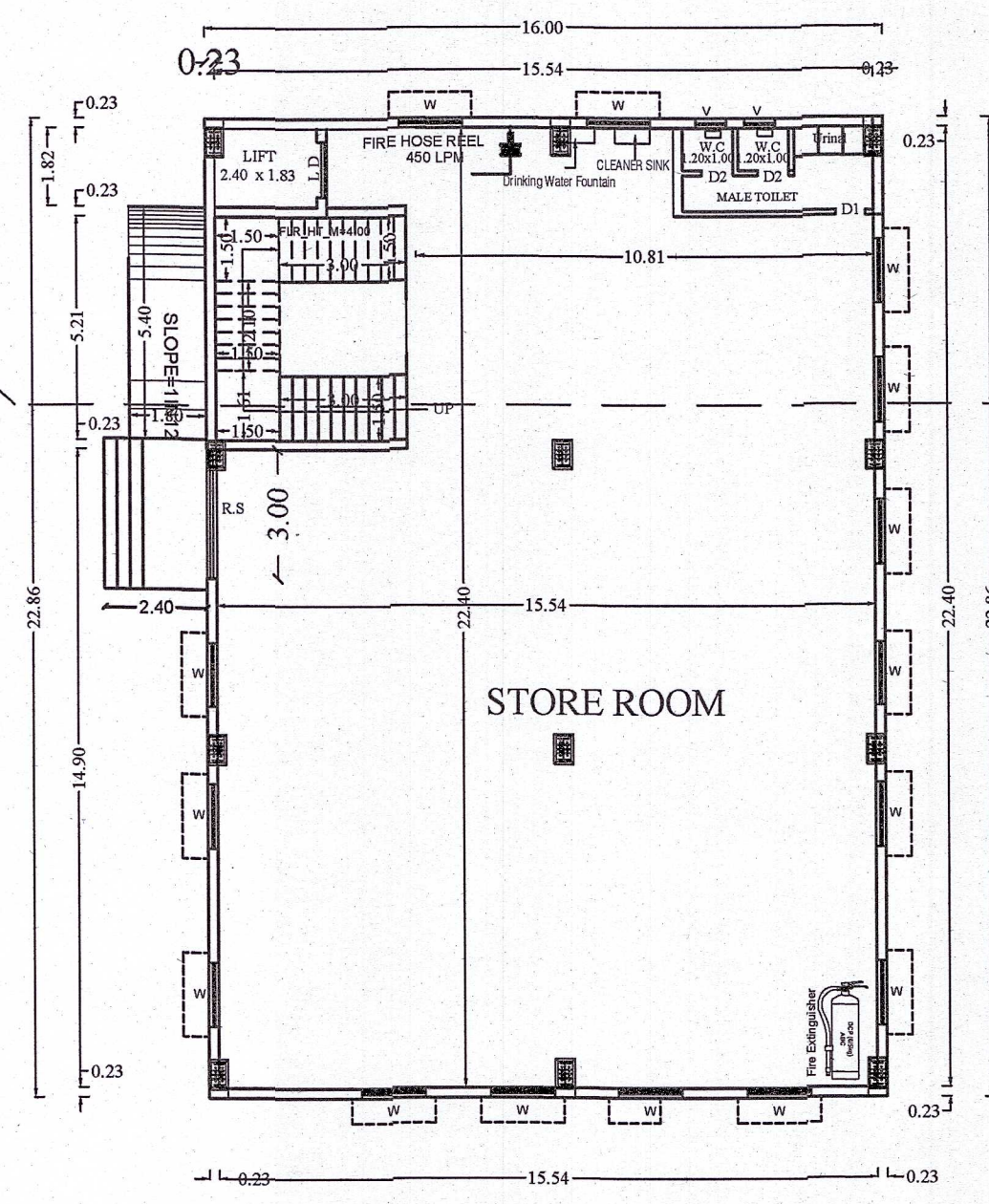
BLOCK -2 SECTION ON - B-B



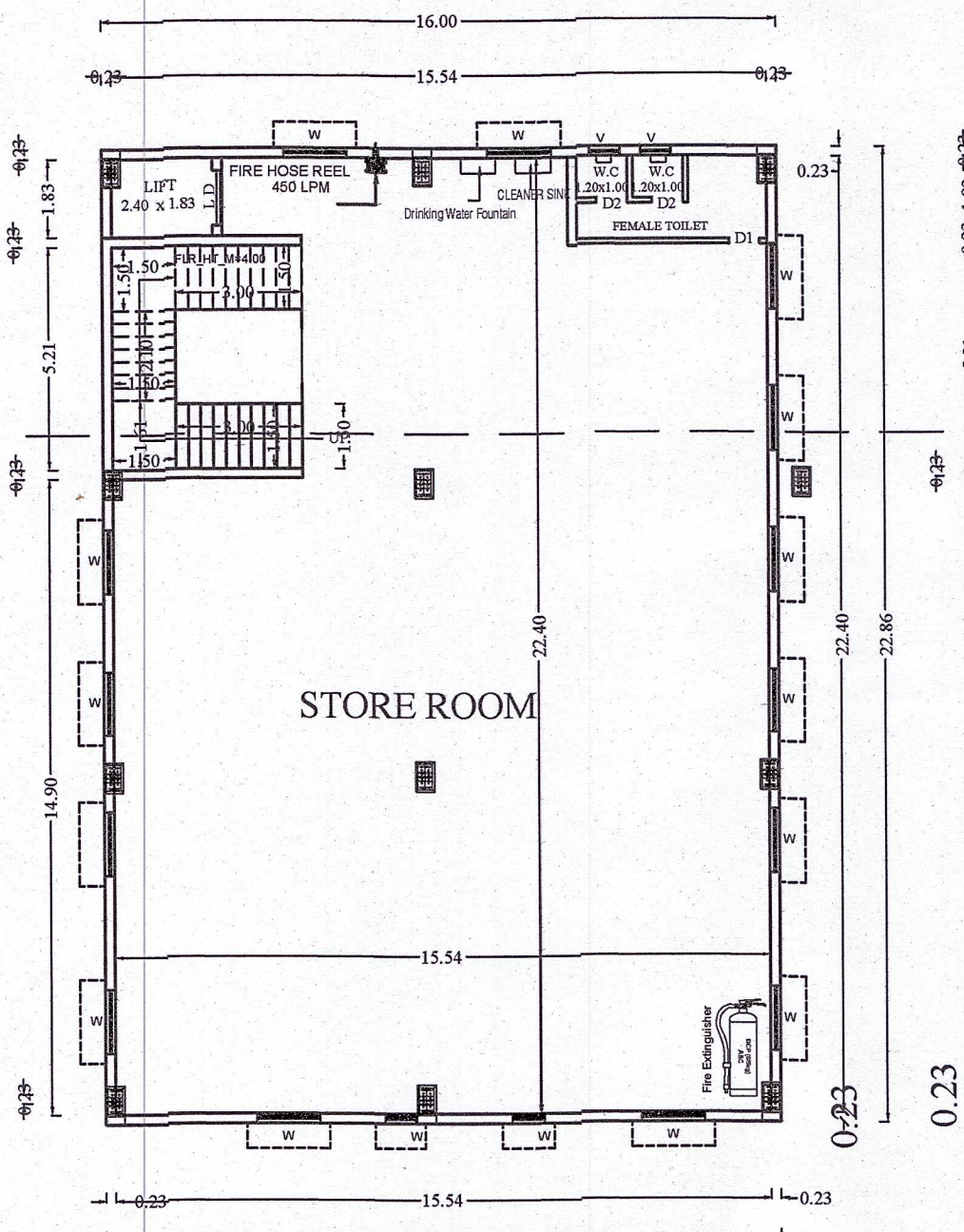
BLOCK -2 THIRD FLOOR PLAN
(PROPOSED)



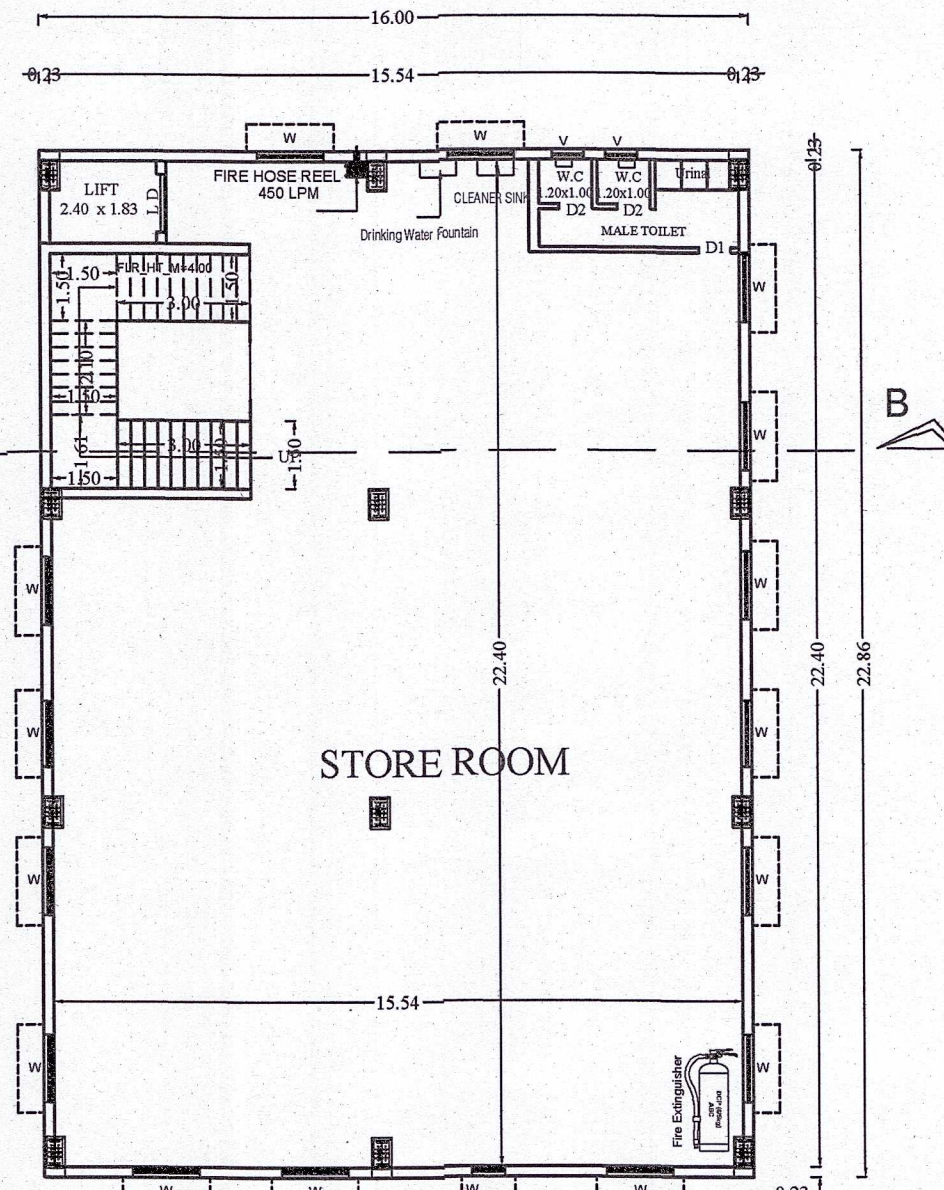
BLOCK -2 ROOF PLAN
(PROPOSED)



BLOCK -2 GROUND FLOOR PLAN
(PROPOSED)



BLOCK -2 FIRST FLOOR PLAN
(PROPOSED)



BLOCK -2 SECOND FLOOR PLAN
(PROPOSED)

BLOCK -2

JOINERY DETAILS

		F	M
RS	ROLLING SHUTTER	10'0" X 7'0"	3.00 X 2.13
D1	DOOR	4'0" X 7'0"	1.22 X 2.13
D2	DOOR	2'0" X 7'0"	0.76 X 2.13
SLD	SLIDING DOOR	3'0" X 7'0"	0.91 X 2.13
W	WINDOW	5'0" X 5'0"	1.57 X 1.57
V	VENTILATOR	3'0" X 2'0"	0.61 X 0.61

SANITARY CALCULATION

S.NO	CATEGORY	REQUIRED FOR MALE	REQUIRED FOR FEMALE	PROVIDED FOR MALE	PROVIDED FOR FEMALE
1	Water Closet (W.C)	01	04	10	12
2	Urinals	01	NIL	01	NIL
3	F.O.P Toilet	01	NIL	03	NIL
4	Abution Taps	01	04	10	12
5	Washbasin Taps with soap dispensers	01	02	05	05
7	Cleaner's Room	03	03	05	05

SHEET NO. 2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ORANGE CATEGORY INDUSTRIAL BUILDING MANUFACTURING MITRA GYNA (EXTRACT) DRY POWDER AT M/S.KRATONICALS INTERNATIONAL, PLOT NO : A09 & A10, SIPCOT INDUSTRIAL PARK PHASE-II, SEZ, RANIPET, NEW SURVEY NO:59/1A, 63, 64/1A, OF MUGUNDARAYAPURAM VILLAGE, WALAJAH TALUK, RANIPET DISTRICT. 632403

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
SUPER STRUCTURE IN 23 TH, 11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTAR 1:3

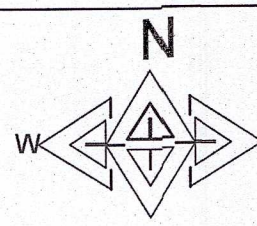
ROOF MEMBERS
FOOTING, COLUMNS, PLINTH BEAMS, LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROKEN STONES

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL, CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS AND WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS



SCALE 1: 200

COLOUR INDEX
BOUNDARY
PROPOSED
DRIVE WAY
ROAD
EXISTING BUILDING
ALL DIMENSIONS ARE IN METRES

AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL BUILTUP AREA
BLOCK 1 GROUND FLOOR FACTORY AREA	2564.61	—	2564.61
BLOCK 1 FIRST FLOOR FACTORY AREA	1605.62	—	1605.62
BLOCK 2 GROUND FLOOR AREA	365.76	—	365.76
BLOCK 2 FIRST FLOOR AREA	365.76	—	365.76
BLOCK 2 SECOND FLOOR AREA	365.76	—	365.76
BLOCK 2 THIRD FLOOR AREA	365.76	—	365.76
BLOCK 3 GROUND FLOOR AREA	734.26	—	734.26
BLOCK 3 FIRST FLOOR AREA	415.99	—	415.99
BLOCK 3 SECOND FLOOR AREA	415.99	—	415.99
BLOCK 3 THIRD FLOOR AREA	415.99	—	415.99
Under Ground Solvent Storing Container	150.36	—	150.36
SECURITY BOOTH (NON F.S.I)	—	6.25	6.25
O.H.T	9.00	—	9.00
TOTAL	7774.86	—	7781.11
F.S.I	7774.86	—	8093.71
			= 0.96 < 2

SL.NO	MACHINE	HP	QUANTITY	TOTAL HP
1.	Extractor 7KL	10	8	80
2.	On-Line Filter 50L	1	8	8
3.	L-L extractor 3 KL	10	4	40
4.	Glass assembly 200L	1	4	4
5.	Glass lined reactor 2KL	7.5	1	7.5
6.	V.T. Dryer 96 trays	1	4	4
7.	Distillation unit 6 KL	15	8	120
8.	Distillation unit 2 KL	10	8	80
9.	Open Reactor 1 KL	5	4	20
10.	Crystallizer 1 KL	5	2	10
11.	Sparkler Filter 16 Plates	1	1	1
12.	Multi mill 50 kg/h	1	2	2
13.	Sifter 50 Kg/H	1	2	2
14.	Double Cone blender 1000 L	10	1	10
15.	Boiler 5 MT/h	60	1	60
16.	Cooling Tower 1000 TR	30	1	30
17.	Chilling Plant 200 TR	70	1	70
18.	RO Water plant 1000 l/h	2	1	2
19.	W.R.V. Pump 160 M3/h	7.5	16	120
20.	H.V. Pump 100 M3/h	5	4	20
21.	F.F. Evaporator 2000 L/h	25	4	100
22.	Air Compressor 250 CFM	5	2	10
23.	Centrifuge 24 inches	7.5	1	7.5
24.	Air Handling Unit 30 air changes/h	15	1	15
25.	Quality control Equipments			15
26.	ETP Equipments			30
27.	Work shop Machinery			10
28.	Pumps, & Motors			20
			TOTAL	898

GENERATOR - 125-KV

WORKERS DETAILS

MALE : 15 NO.S
FEMALE : 45 NO.S
TOTAL NO.OF WORKERS : 60 NO.S

For KRATONICALS INTERNATIONAL
PARTNER

OWNERS SIGNATURE

Er. S. ANAND, M.E., Ph.D., J.S.
(Geotechnical Engineer)
DTCP Reg. No: CGLDIST/RGTE/2020/08/001
No.46/38, Chelliamman Kovil Street,
Gandhi Nagar, Keelkattalai,
Chennai - 600 117. Ph: 81441 06888
REGISTERED GEO TECH ENGINEER

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Registered Construction Engineer
DTCP Reg No: CGLDIST/RCE/2023/07/010
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Kalaivanar Nagar, Padi, Chennai - 50
Mob: 9283655567
REGISTERED CONSTRUCTION ENGINEER

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Ph: 044-26151221.
STRUCTURAL ENGINEER

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Registered Engineer Gr - II in
CMDA GCC & DTCP
No: 882, Ramakrishna Puram, Mangadu, Chennai-600122
Cell No: 9840526340
REGISTERED ENGINEER

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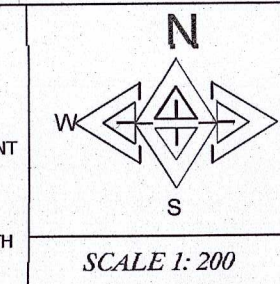
RCC MEMBERS
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PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

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FINISHING THE WALL, CEILING WITH CEMENT PAINT OVER & PRIMING COAT

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FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF RCC 1:4:8 6" TH. AND KIVER SAND

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DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS



SCALE 1:200

COLOUR INDEX

BOUNDARY

PROPOSED

DRIVE WAY

ROAD

EXISTING BUILDING

ALL DIMENSIONS ARE IN METERS

AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL BUILTUP AREA
BLOCK 1 GROUND FLOOR FACTORY AREA	2564.61	—	2564.61
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O.H.T	9.00	—	9.00
TOTAL	7774.86	—	7781.11
F.S.I	7774.86	—	8063.71 = 0.96 < 2

SL.NO	MACHINE	HP	QUANTITY	TOTAL HP
1	Exhaustor FAN	10	8	80
2	On-Line Filter 50L	1	8	8
3	L-L extractor 3 KL	10	4	40
4	Glass assembly 200L	1	4	4
5	Glass lined reactor 2KL	7.5	1	7.5
6	V.T. Dryer 80 bags	1	4	4
7	Distillation unit 6 KL	15	8	120
8	Distillation unit 2 KL	10	8	80
9	Open Reactor 1 KL	5	4	20
10	Crystallizer 1 KL	5	2	10
11	Sprinkle Filter 16 Frames	1	1	1
12	Multi mill 50 kg/H	1	2	2
13	Sifter 50 Kg/H	1	2	2
14	Double Cone blender 1000 L	10	1	10
15	Boiler 3 MTH	60	1	60
16	Cooling Tower 1000 TR	30	1	30
17	Chilling Plant 200 TR	70	1	70
18	RO Water plant 1000 L/h	2	1	2
19	W.R.V. Pump 160 M3/h	7.5	16	120
20	21V. Pump 100 M3/h	5	4	20
21	P.F. Evaporator 2000 L/h	25	4	100
22	Air Compressor 250 CFM	5	2	10
23	Centrifuge 24 inches	7.5	1	7.5
24	Air Handling Unit 30 air changes/h	15	1	15
25	Quality control Equipments	—	—	—
26	ETP Equipments	—	—	—
27	Work shop Machinery	—	—	—
28	Pumps, & Motors	—	—	—
TOTAL				898

GENERATOR - 125 KW
WORKERS DETAILS
MALE: 15 NO.S
FEMALE: 45 NO.S
TOTAL NO OF WORKERS: 60 NO.S

JOINERY DETAILS

R/S	ROLLING SHUTTER	E	M
D1	10" X 7'0"	3.00 X 2.13	1.22 X 2.13
D2	4" X 7'0"	0.76 X 2.13	0.76 X 2.13
S/LD	SLIDING DOOR	3'0" X 7'0"	0.91 X 2.13
W	WINDOW	5'0" X 5'0"	1.57 X 1.57
V	VENTILATOR	3'0" X 2'0"	0.61 X 0.61

Er. S. ANAND, M.E., (Geotechnical Engineer)
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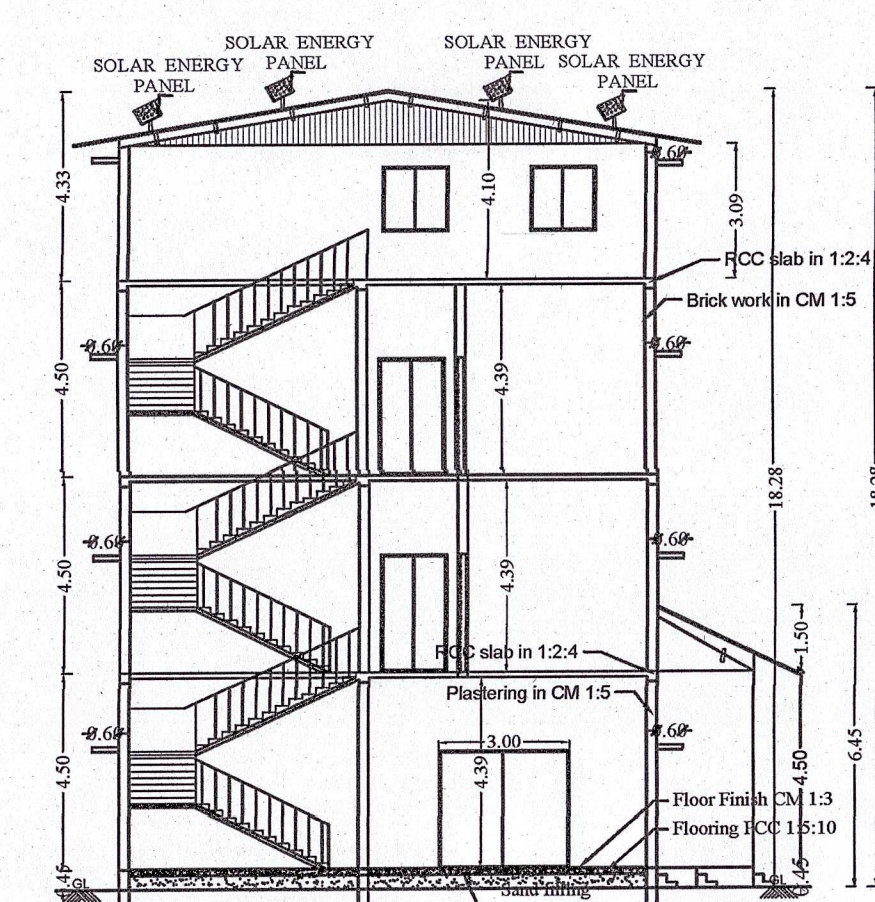
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Kalaivanar Nagar, Padi, Chennai - 50
Mob : 9283655567

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No. 862, Ramakrishna Puram, Maragadu, Chennai-600 042
REGISTERED ENGINEER

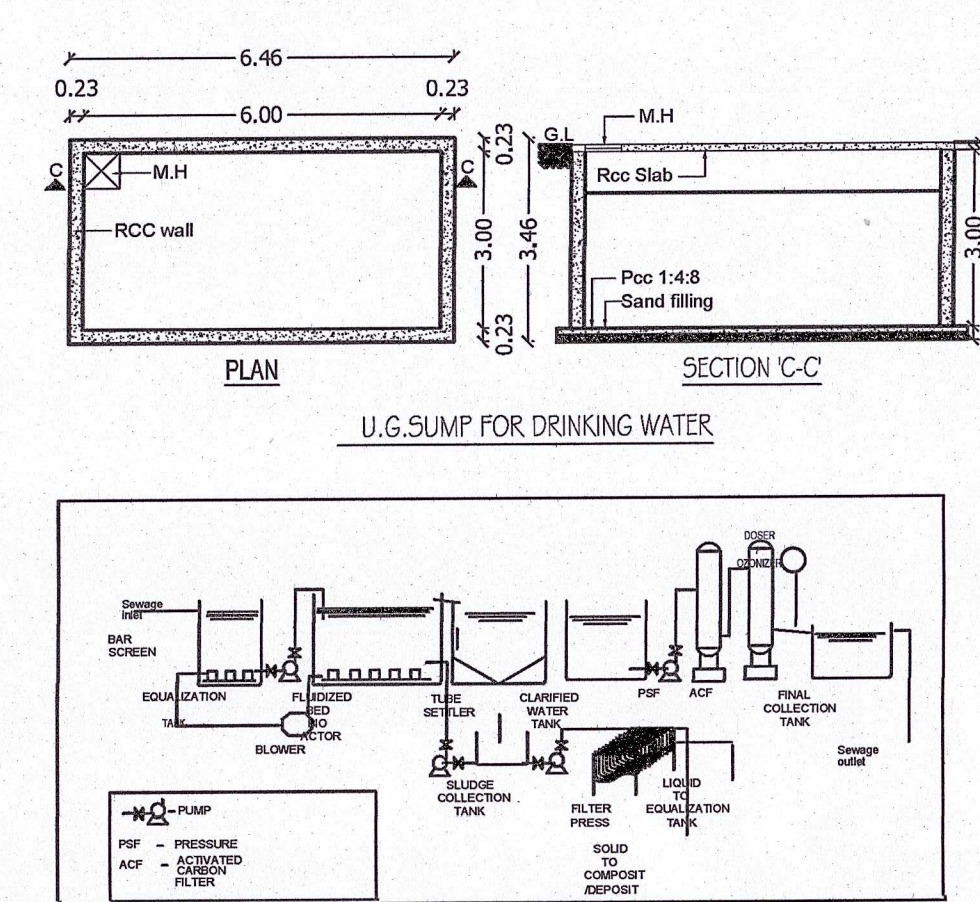
For KRATONICALS INTERNATIONAL
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P. DHAYANITHI



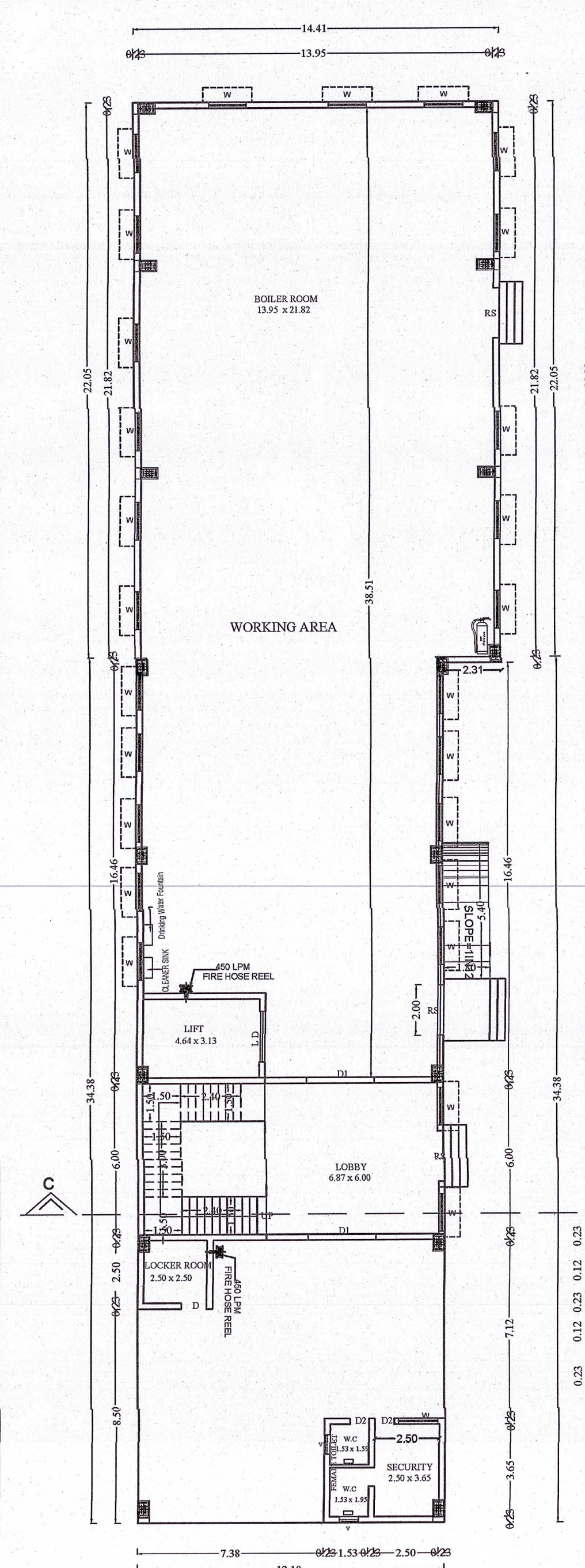
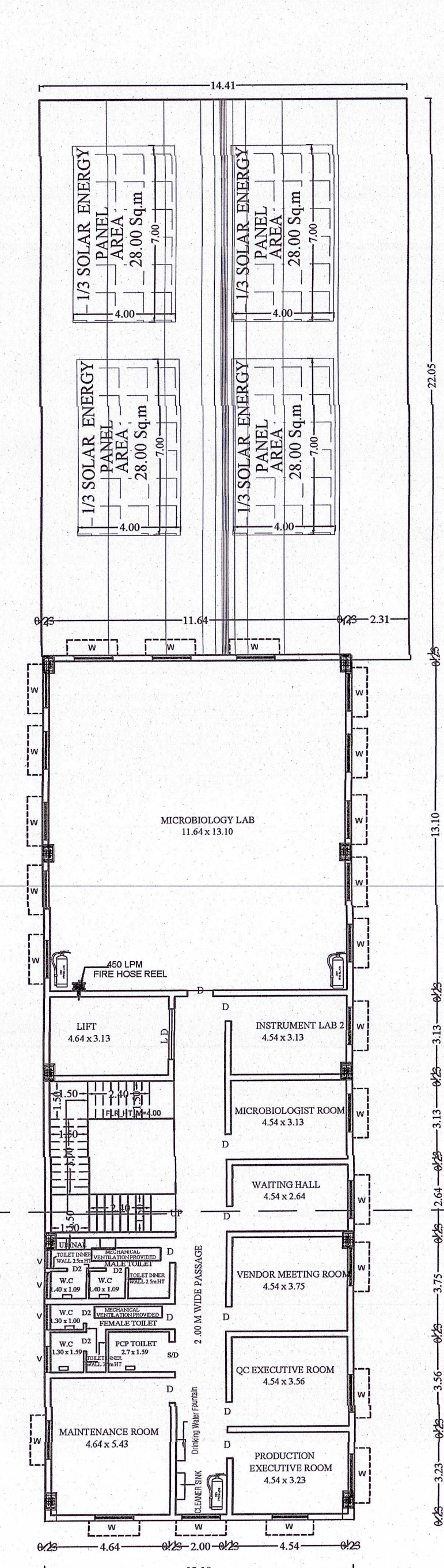
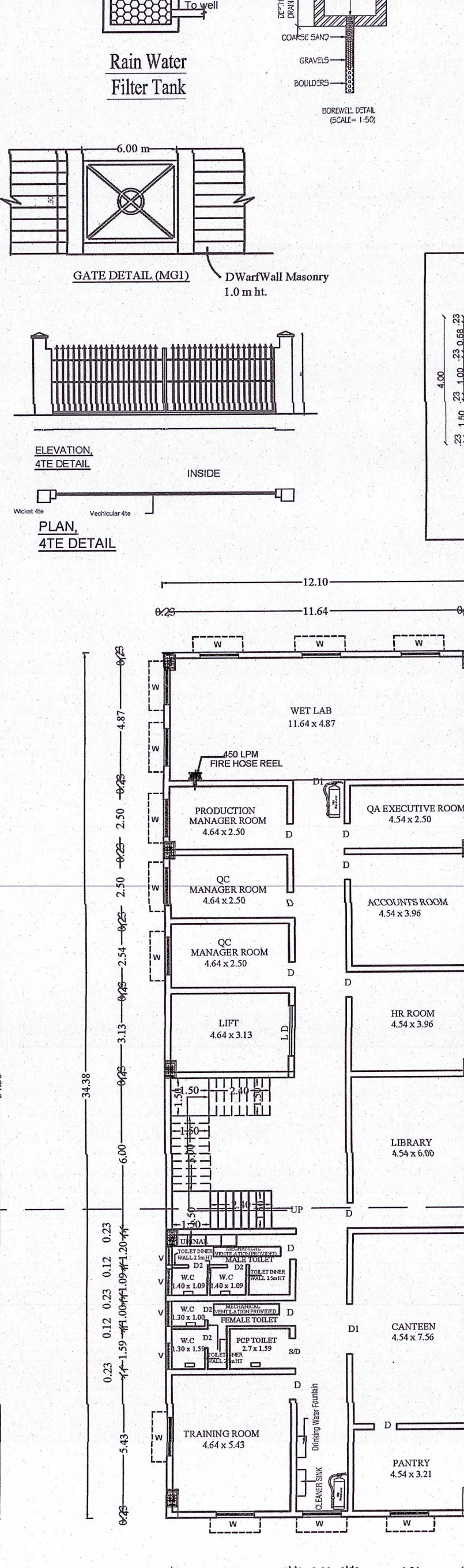
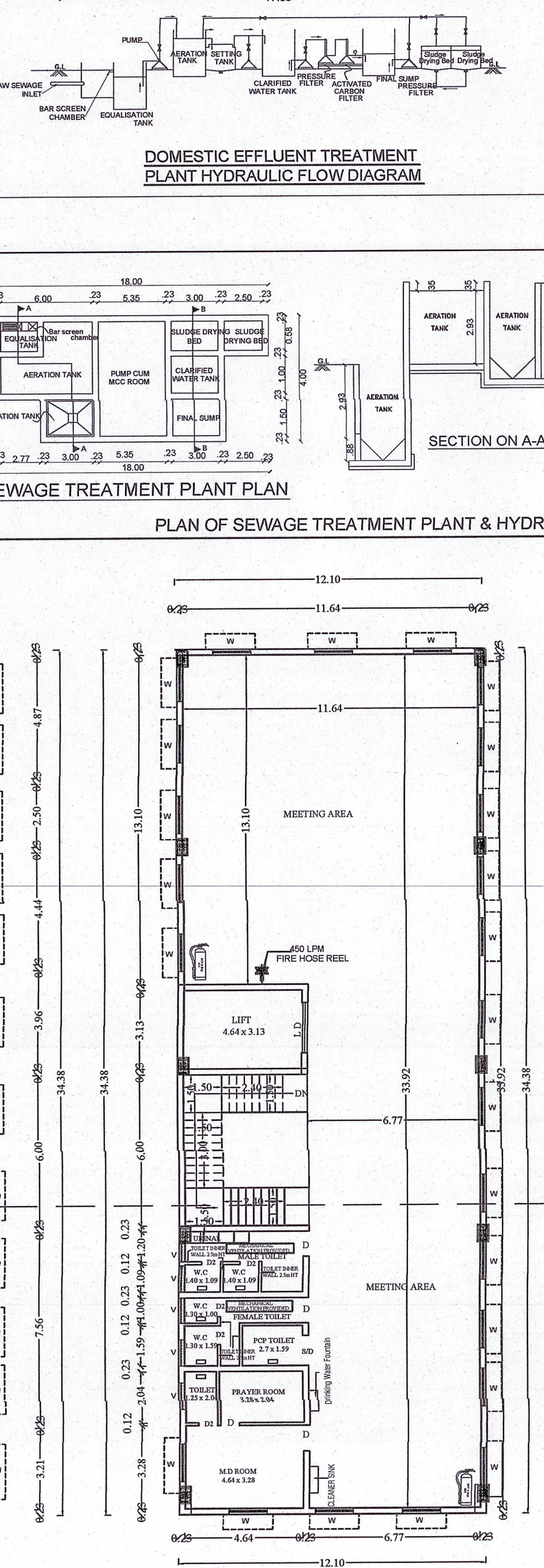
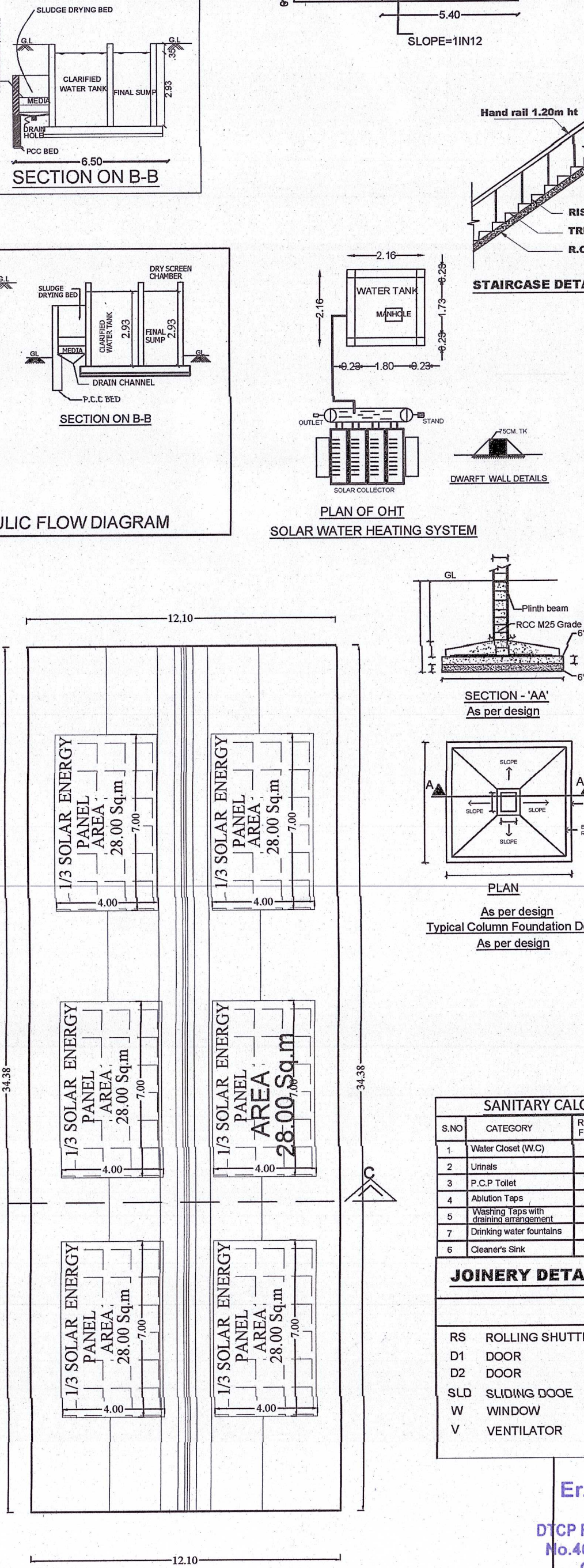
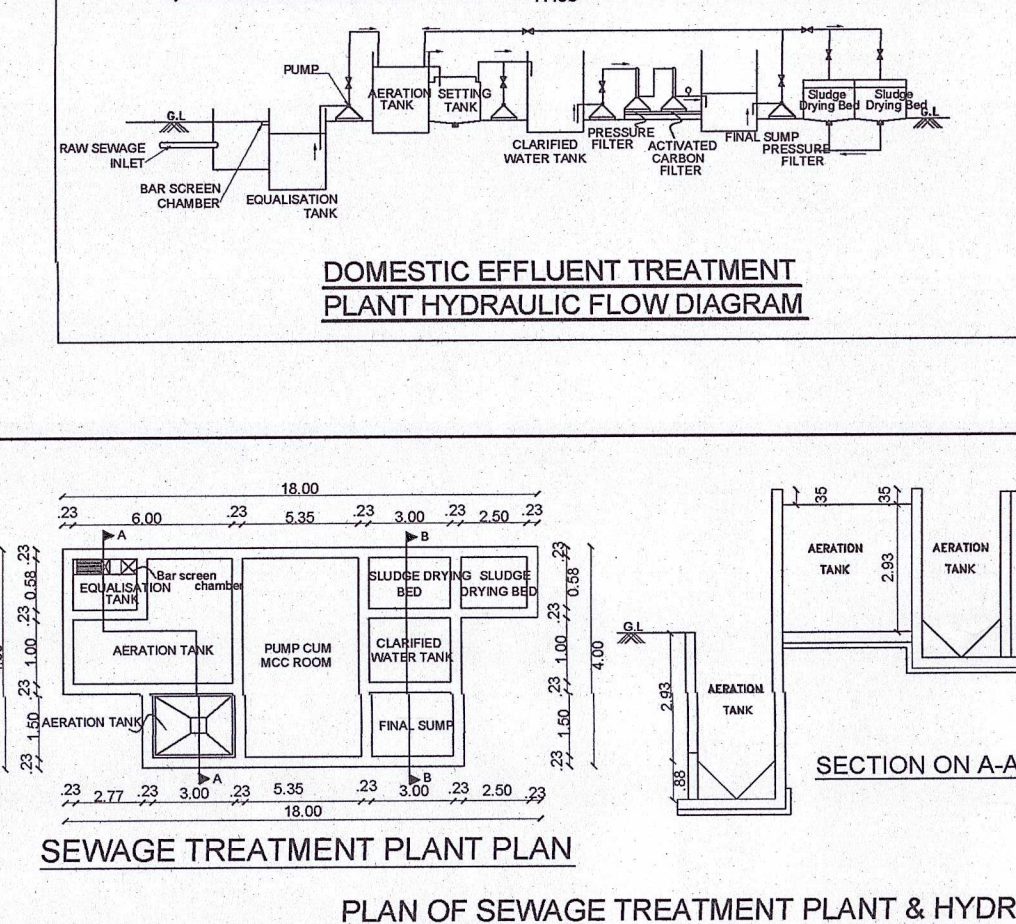
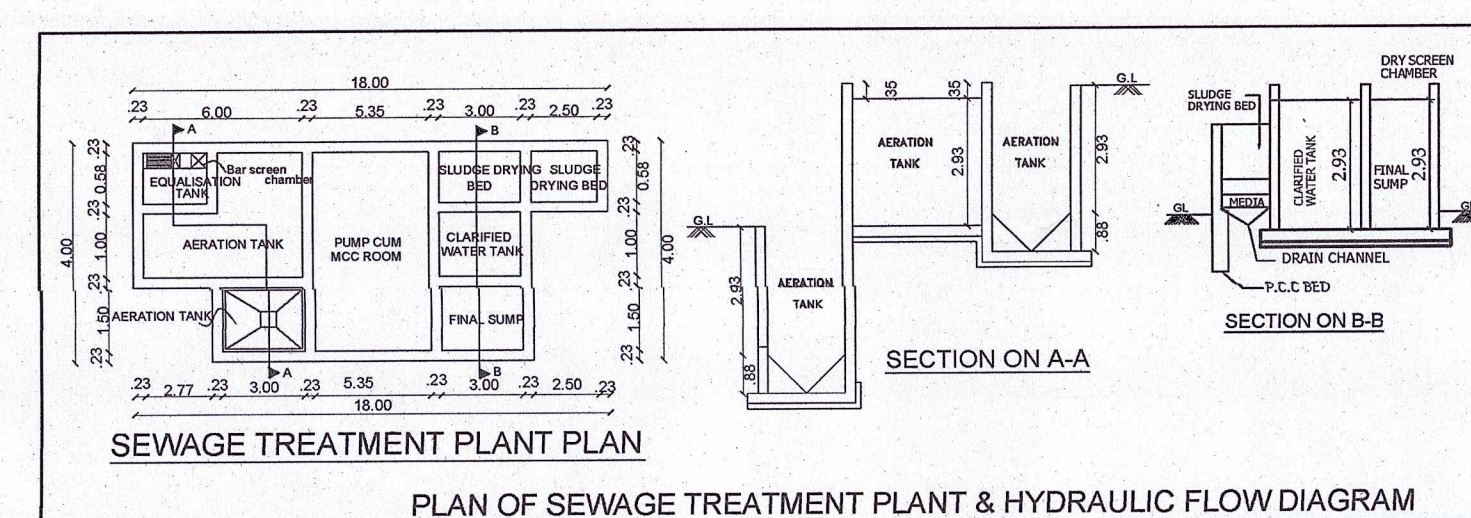
FRONT ELEVATION FACING ON EAST



SECTION ON C-C

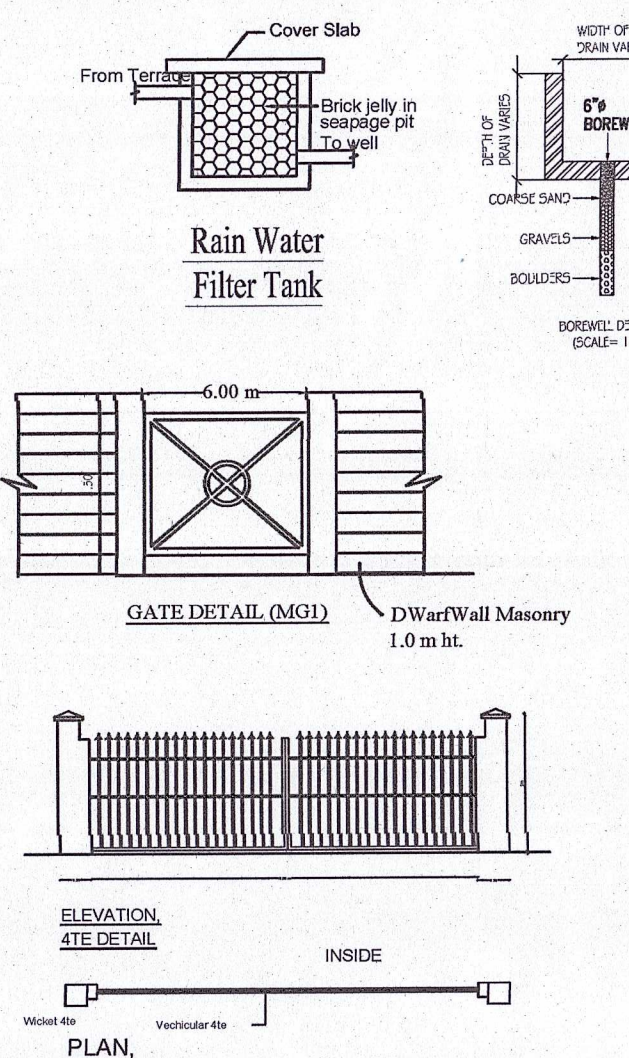
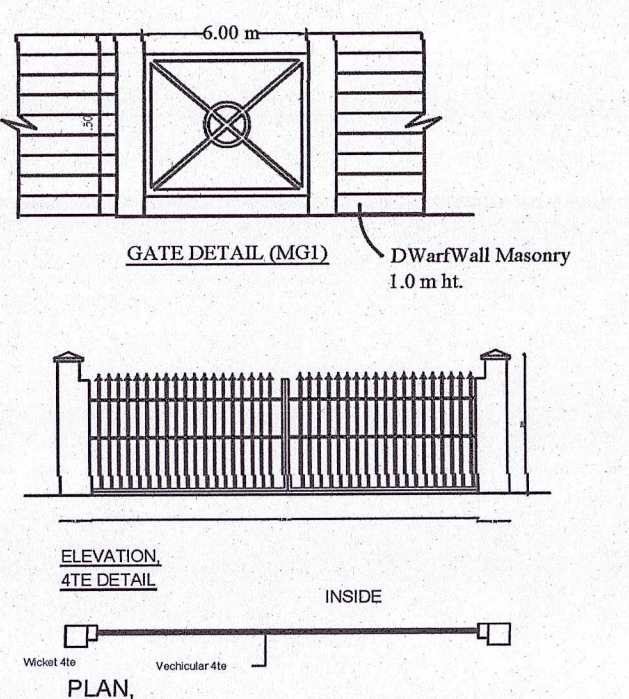


U.G. SUMP FOR DRINKING WATER

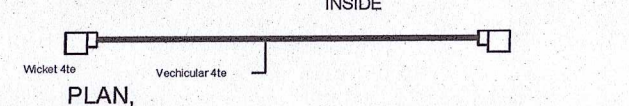
BLOCK -3 GROUND FLOOR PLAN
(PROPOSED)BLOCK -3 FIRST FLOOR PLAN
(PROPOSED)BLOCK -3 SECOND FLOOR PLAN
(PROPOSED)BLOCK -3 THIRD FLOOR PLAN
(PROPOSED)BLOCK -3 ROOF PLAN
(PROPOSED)DOMESTIC EFFLUENT TREATMENT
PLANT HYDRAULIC FLOW DIAGRAM

SEWAGE TREATMENT PLANT PLAN

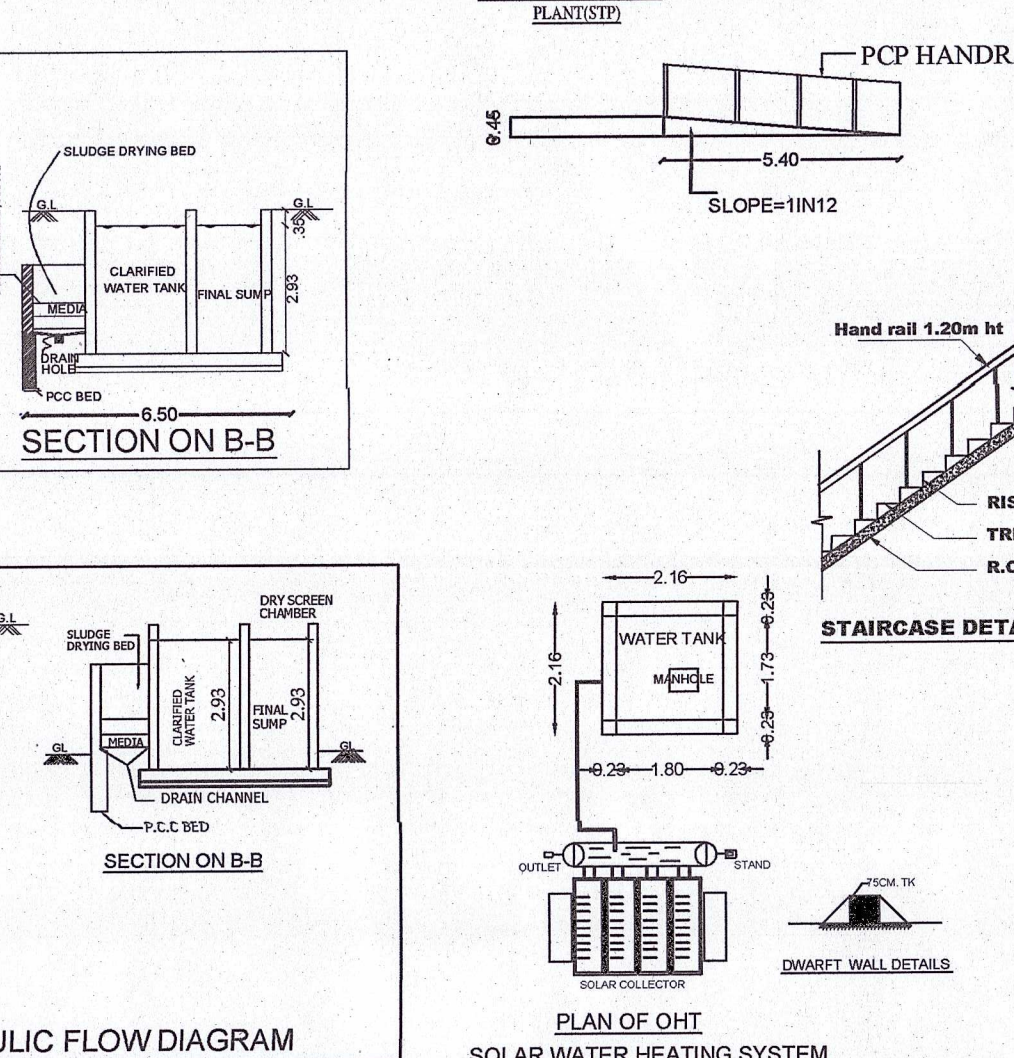
PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM

Rain Water
Filter Tank

GATE DETAIL (MGI)

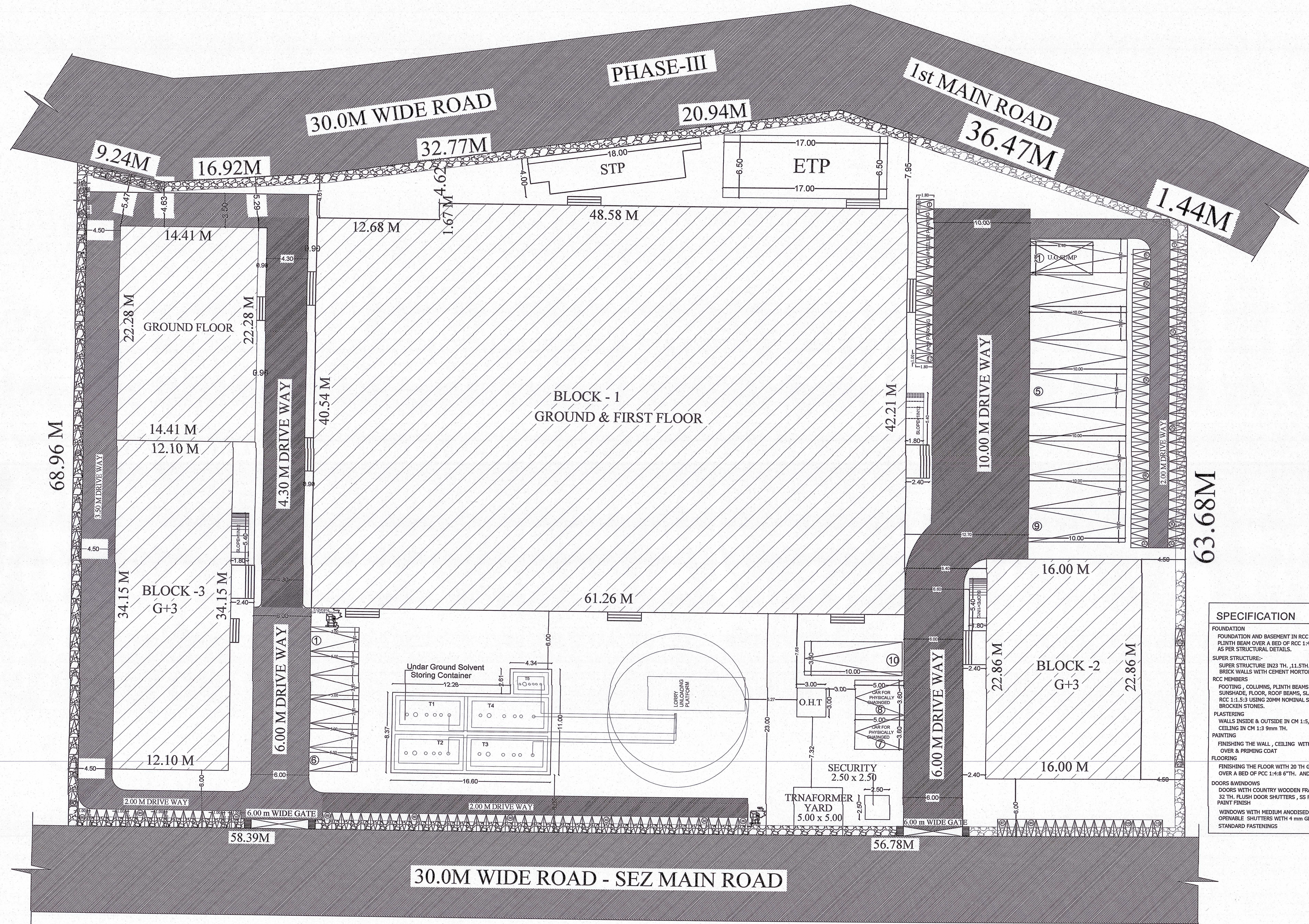
ELEVATION
4/E DETAIL

PLAN, 4/E DETAIL



STAIRCASE DETAIL

PLAN OF OHT
SOLAR WATER HEATING SYSTEMPLAN OF OHT
SOLAR WATER HEATING SYSTEM



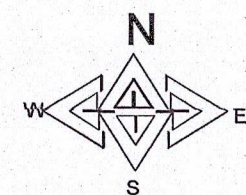
SITE PLAN

1:200

SHEET NO. 4/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ORANGE CATEGORY INDUSTRIAL BUILDING MANUFACTURING MITRA GYNA (EXTRACT) DRY POWDER AT M/S.KRATONICALS INTERNATIONAL, PLOT NO : A09 & A10, SIPCOT INDUSTRIAL PARK PHASE-II, SEZ, RANIPET, NEW SURVEY NO:59/1A, 63, 64/1A, OF MUGUNDARAYAPURAM VILLAGE, WALAJAH TALUK, RANIPET DISTRICT. 632403

NOTE:-
PROCEEDINGS NO.F.1465RPT/OS/DEE/
TNPCB/RPT/W/2025 DATED: 29/11/2025
PROCEEDINGS NO.F.1465RPT/OS/DEE/
TNPCB/RPT/A/2025 DATED: 29/11/2025



SCALE 1: 200

COLOUR INDEX

BOUNDARY	
PROPOSED	
DRIVE WAY	
ROAD	
EXISTING BUILDING	
ALL DIMENSIONS ARE IN METRES	

TOTAL PLOT AREA 8093.71 SQ.MT

AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL BUILTUP AREA
BLOCK 1 GROUND FLOOR FACTORY AREA	2564.61	—	2564.61
BLOCK 1 FIRST FLOOR FACTORY AREA	1605.62	—	1605.62
BLOCK 2 GROUND FLOOR AREA	365.76	—	365.76
BLOCK 2 FIRST FLOOR AREA	365.76	—	365.76
BLOCK 2 SECOND FLOOR AREA	365.76	—	365.76
BLOCK 2 THIRD FLOOR AREA	365.76	—	365.76
BLOCK 3 GROUND FLOOR AREA	734.26	—	734.26
BLOCK 3 FIRST FLOOR AREA	415.99	—	415.99
BLOCK 3 SECOND FLOOR AREA	415.99	—	415.99
BLOCK 3 THIRD FLOOR AREA	415.99	—	415.99
Under Ground Solvent Storing Container	150.36	—	150.36
SECURITY BOOTH (NON.F.S.I)	—	6.25	6.25
O.H.T	9.00	—	9.00
TOTAL	7774.86	—	7781.11

F.S.I 7774.86
8093.71 = 0.96 < 2

PARKING CALCULATION

DESCRIPTION	REQUIRED	PROVIDED
LORRY	7774.86/750 = 10	10
CAR	835.76/150 = 06	06 (INCLUDING 2 NO. S PCP PARKING)
TWO WHEELER	7774.86/75 = 103	103 (INCLUDING 09 PCP PARKING)
CYCLE	7774.86/75 = 103	103
E-Charging Car Parking Station with Charging	01	01
E-Charging Two Wheeler Parking Station with Charging	09	09

SANITARY CALCULATION

S.NO	CATEGORY	REQUIRED FOR MALE	REQUIRED FOR FEMALE	PROVIDED FOR MALE	PROVIDED FOR FEMALE
1	Water Closet (W.C)	01	04	10	12
2	Urinals	01	NIL	01	NIL
3	P.C.P Toilet	01	NIL	03	NIL
4	Ablution Taps	01	04	10	12
5	Washing Taps with drainage arrangement	—	02	—	02
7	Drinking water fountains	01	01	05	05
8	Cleaner's Sink	03	03	05	05

GENERATOR - 125 KW

WORKERS DETAILS

MALE : 15 NO.S
FEMALE : 45 NO.S
TOTAL NO.OF WORKERS : 60 NO.S

For KRATONICALS INTERNATIONAL

PARTNER

OWNERS SIGNATURE

Er. S. ANAND, M.E., M.I.G.S.,
(Geotechnical Engineer)
DTC Reg. No: CGLDIST/RGTE/2020/08/001
No.46/38, Chelliamman Kovil Street,
Gandhi Nagar, Keelkattalai,
Chennai - 600 147 Ph: 81443 08899
REGISTERED GEO TECHNICAL ENGINEER

R. SOMASUNDARAM B.Tech
Registered Construction Engineer
DTC Reg No: CGLDIST/RCE/2023/07/010
No.19/3, Thiruvalluvar Street,
Kalaivanar Nagar, Padi, Chennai - 50
Mob : 928365567

STRUCTURAL ENGINEER

Er. S. SUBASH, B.Tech

Registered Engineer Gr - II in
CMAA-GCC & DTC
No. 862, Ramakrishna Puram, Mangadu, Chennai-600122
REGISTERED ENGINEER No: 9940525340

P. DHAYANITHI, M.Tech., (Structures)
Registered Structural Engineer Gr-I, DTC
TVLR / RSE / Gr-I / 2022 / 07 / 007
#15, TNSCB (II) Complex, Anna Nagar West,
Thirumangalam, Chennai - 600 040.
Mob: 9677118362, Ph: 044 - 26151221.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

