PP APPROVAL RECORD

# Planning Permission

Thoothukkudi 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.

Sheet no: 1 of 1

REVISED PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3884.299 SQM. TO 5780.95 SQM AND PROPOSAL FOR CONSTRUCTION OF AN ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 3774.456 SQM CONSTING OF DUCTILE IRON PIPE FITTINGS AND COUPLINGS MANUFACTURING PLANT (DRIVEN BY DIESEL ENGINE) TOTAL PROPOSED FSI AREA OF 9,555.41 SQM WITH 2,500 KVA/1776 KW DIESEL ENGINE GENERATOR WITH 1500 KVA (1065 KW) D.G. BACKUP, 250KVC, 200KVC SCVS, 125KVC 33/11 KV, 2211/V & 250A AT KUTTUTHARAVU - II, LARE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : M/s.GROVIGHT INDIA PIPE FITTINGS PRIVATE LIMITED.

SCALE : 1:100

ALL DIMENSIONS IN METRE

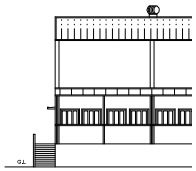
AS PER TNCDBR, 2019 G.O.(Ms).NO.154, (UD(4(1) DEPT., Dt.07.10.2025.

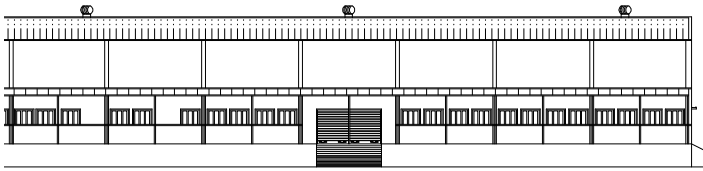
S.NO. 28) FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING - SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD) UPTO 1 MTPA PRODUCTION.

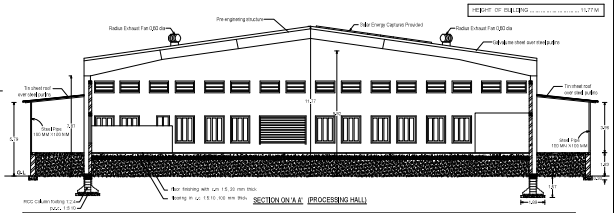
AREA STATMENT

| BLOCK NAME | FLOOR NAME | BUA |
|---|---|---|
| PROCESSING HALL, PACKING & DESPATCH HALL | GROUND FLOOR | 4874.043 |
| LABOUR QUARTERS | GROUND FLOOR | 485.695 |
| WATCH MAN BOOTH | GROUND FLOOR | 37.205 |
| POWER ROOM | GROUND FLOOR | 62.78 |

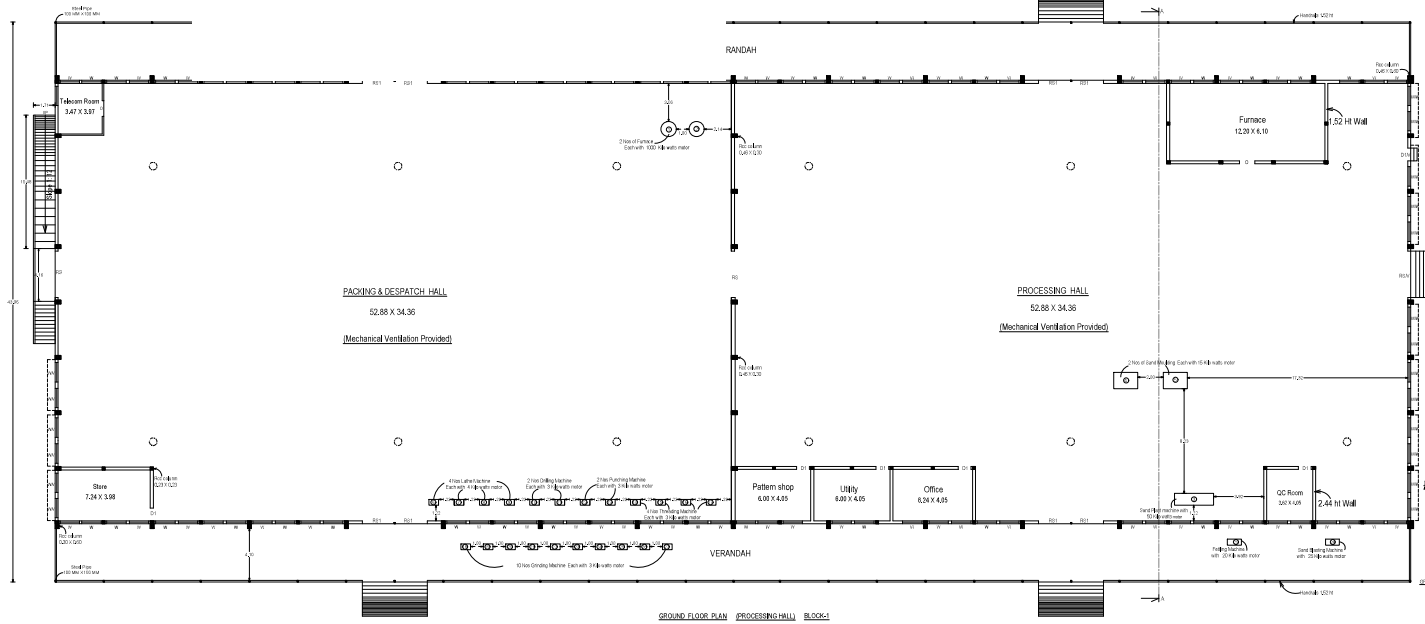
HEIGHT OF BUILDING ..... 11.77 M



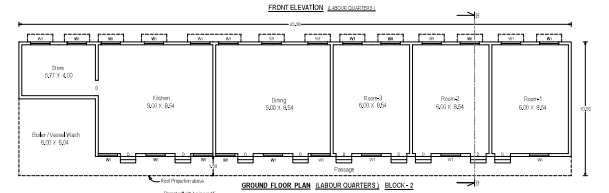





SECTION ON 'A A' (PROCESSING HALL)

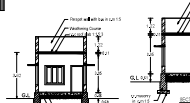



GROUND FLOOR PLAN (PROCESSING HALL) BLOCK-1

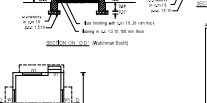



GROUND FLOOR PLAN (LABOUR QUARTERS) BLOCK - 2

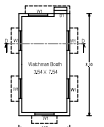
FRONT ELEVATION (LABOUR QUARTERS)



SECTION ON 'B B'



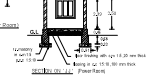
SECTION ON 'C C' (Watchman Booth)



GROUND FLOOR PLAN (Watchman Booth) BLOCK-3



GROUND FLOOR PLAN (Power Room) BLOCK - 4



SECTION ON 'D D' (Power Room)

DOOR SCHEDULE

| | | | |
|---|---|---|---|
| RS | ROLLING SHUTTER | 3.66 | X 3.15 |
| RS1 | ROLLING SHUTTER | 3.21 | X 3.15 |
| D | DOOR | 1.22 | X 2.13 |
| D1 | DOOR | 0.76 | X 2.13 |
| O | OPENING | 1.06 | X 1.06 |
| O1 | OPENING | 0.91 | X 1.06 |
| W | WINDOW | 1.52 | X 1.22 |
| W1 | WINDOW | 1.22 | X 1.22 |


M/s GROVIGHT INDIA PIPE FITTINGS PRIVATE LIMITED
DIRECTOR
APPLICANT

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REGISTERED ENGINEER

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Reg. No: Town/TP/2003/1/1013
Town & Country Planner (Retd.)
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Mobile no: 94444 21 3600
Email: jeyachandran@gmail.com
REGISTERED ARCHITECT

REVISED PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3661.069 SQM TO 5768.06 SQM AND PROPOSAL FOR CONSTRUCTION OF AN ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 3776.456 SQM [CASTING OF DUCTILE IRON PIPE FITTINGS AND COUPLINGS MANUFACTURING PLANT (ORANGE INDUSTRIES)] TOTAL PROPOSED FSI AREA OF 9,554.516 SQM WITH 2,300 K.WATTS (3,082 HP) ELECTRIC MOTORS TO RUN THE PLANT AND GENERATOR WITH 500 KVA (STAND BY) IN RS.NOS. 222/3C, 222/4C,222/5,222/6,223/6C, 223/7C & 225/1 AT KUTTUTANKADU VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT - **M/s.GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED.**

SCALE : 1:100

ALL DIMENSIONS IN METRE

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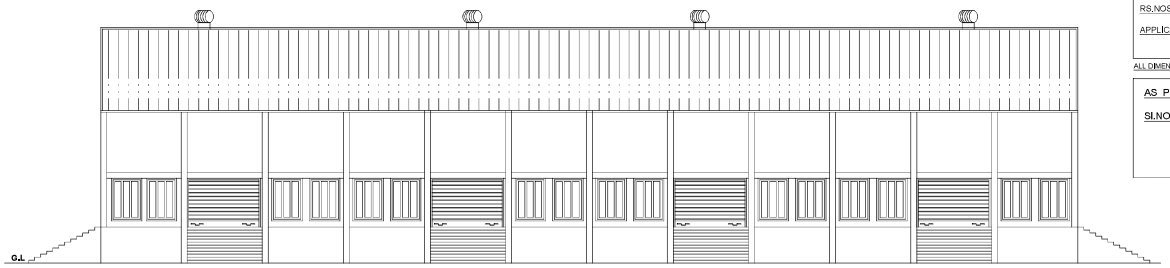
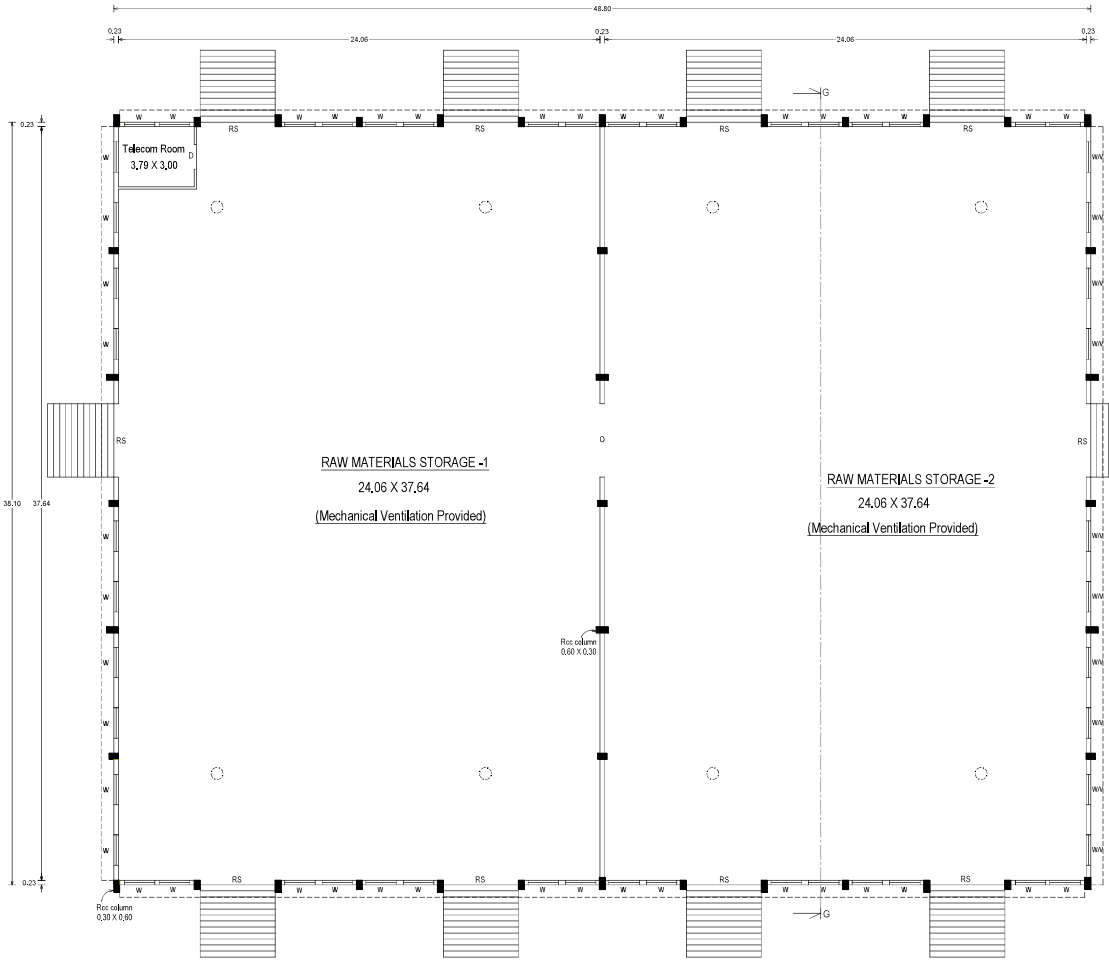
AREA STATEMENT

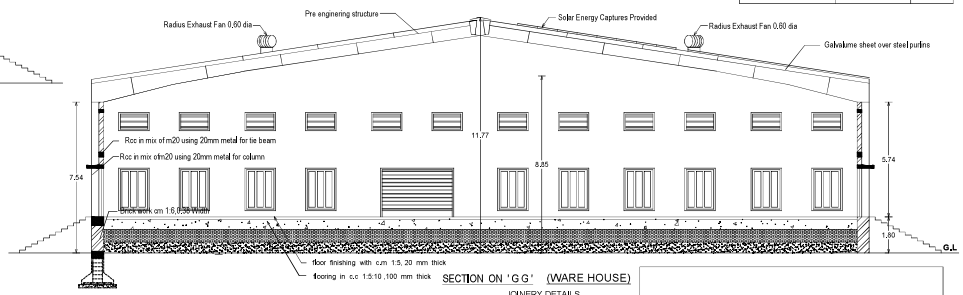
| BLOCK NAME | FLOOR NAME | SQ.M |
|---|---|---|
| RAW MATERIALS STORAGE 1 & 2 | GROUND FLOOR | 1859.280 |
| CANTEEN | GROUND FLOOR | 231.000 |
| MALE TOILET BLOCK | GROUND FLOOR | 65.780 |
| FEMALE TOILET BLOCK | GROUND FLOOR | 34.270 |



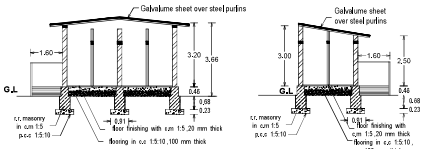

FRONT ELEVATION (WAREHOUSE)




GROUND FLOOR PLAN (RAW MATERIALS STORAGE - 1 & 2) BLOCK-7




SECTION ON 'G G' (WARE HOUSE)




SECTION ON 'E E' (MALE TOILET BLOCK)

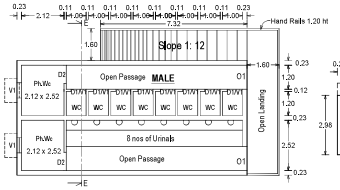



SECTION ON 'F F' (FEMALE TOILET BLOCK )

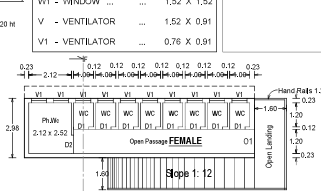
JOINERY DETAILS

| | | | |
|---|---|---|---|
| RS | - ROLLING SHUTTER ... | 3.66 | X 3,05 |
| RS1 | - ROLLING SHUTTER ... | 2.51 | X 3,05 |
| D | - DOOR ... ... | 1.22 | X 2,13 |
| D1 | - DOOR ... ... | 0.76 | X 2,13 |
| D2 | - DOOR ... ... | 0.91 | X 2,13 |
| O | - OPENING ... ... | 3.66 | X 3,05 |
| O1 | - OPENING ... ... | 0.91 | X 3,05 |
| W | - WINDOW ... ... | 1.52 | X 2,13 |
| W1 | - WINDOW ... ... | 1.52 | X 1,52 |
| V | - VENTILATOR ... | 1.52 | X 0,91 |
| V1 | - VENTILATOR ... | 0.76 | X 0,91 |

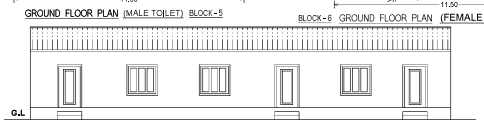
OFFICE USE



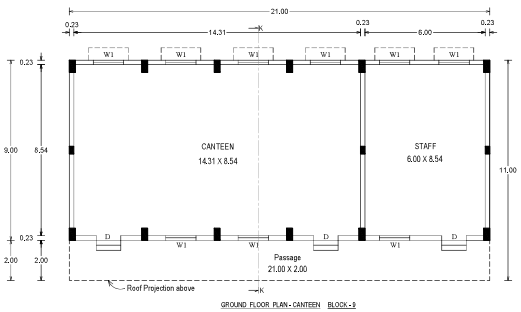

GROUND FLOOR PLAN (MALE TOILET) BLOCK - 5



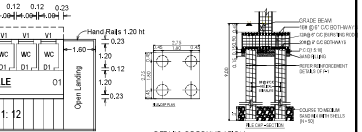

BLOCK - 6 GROUND FLOOR PLAN (FEMALE TOILET)



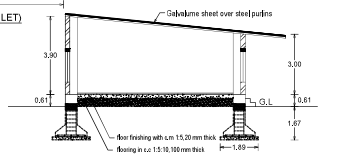

FRONT ELEVATION (CANTEEN)




GROUND FLOOR PLAN - CANTEEN BLOCK - 8




DETAILS OF FOUNDATION




SECTION ON 'KK' (CANTEEN)

| | |
|---|---|
| M/s. GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED<br>DIRECTOR<br>**APPLICANT** | R.SARAVANAN ,BCE.,<br>Registered Engineer Grade-III<br>Tuticorin Panchayat Union Reg No TUTC/2024/01<br>22-A/4, Sriram Nagar Street, Tuticorin-628 002.,<br>Cell:(0433) 23158,PH:0461-2323154,<br>Email ID :rsaravanabe.tkm@gmail.com<br>**REGISTERED ENGINEER** |
| N.VISWANATHAN,BE.,M.Tech,<br>Govt(TN,PA)-Regd.Structural Engrs., Grade-I<br>Reg No. RSE/BR.II/TI-DTCP/Aug/005/2024<br>No.A/C/R1/3,Teacher's Colony,<br>3rd Street West Tuticorin - 628 008<br>PH:(0) 8903127992,<br>**REGISTERED STRUCTURAL ENGINEER** | R.SARAVANAN ,BCE.,<br>Registered Construction Engineer<br>Reg No. RCE/TICOTDCP/January/01/2024<br>22-A/4, Sriram Nagar Street, Tuticorin-628 002.,<br>Cell:(0433) 23158,PH:0461-2323154,<br>Email ID :rsaravanabe.tkm@gmail.com<br>**REGISTERED CONSTRUCTION ENGINEER** |
| S.BALA SHANMUGA SUNDARAM, M.Tech.,<br>Registered Geotech Engineer (RGE1),<br>Reg.No: RGE/TVL/01/2025<br>BALA GEOTECH SERVICE<br>15-A , Bharathiar Street<br>Palayamkottai, Tirunelveli-627 002<br>Mobile No: 9488055602<br>E-Mail: bala.geotech14@gmail.com<br>**REGISTERED GEOTECH ENGINEER** | S. JEYA CHANDRAN., B.Arch.,<br>Registered Architect, Grade - I<br>Reg. No. IA-TVKD/DCP / October 1/2023<br>22-A/4, Sriram Nagar Street,<br>Thoothukudi - 628 002.<br>Mobile no: 8098561699.<br>E-Mail : jeyachandranarc@gmail.com<br>**REGISTERED ARCHITECT** |

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APPLICANT :- **M/s.GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED.**

SCALE : 1:100

ALL DIMENSIONS IN METRE

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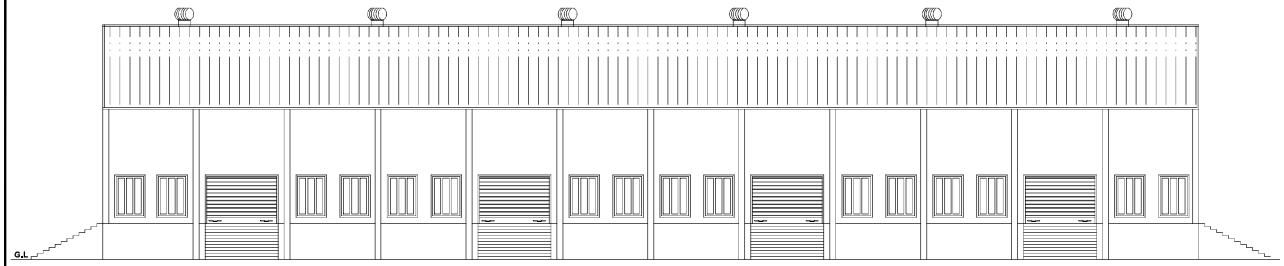
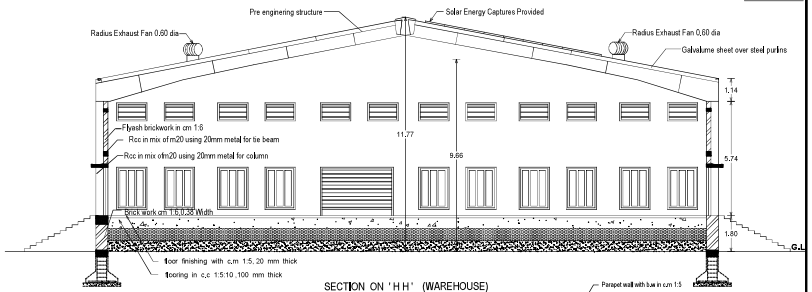
AREA STATEMENT

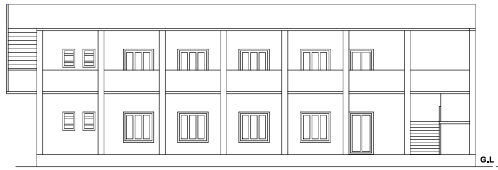
| BLOCK NAME | FLOOR NAME | SQ.M |
|---|---|---|
| RAW MATERIALS STORAGE 3 & 4 | GROUND FLOOR | 1677.500 |
| OFFICE | GROUND FLOOR | 250.440 |
| | FIRST FLOOR | 250.440 |



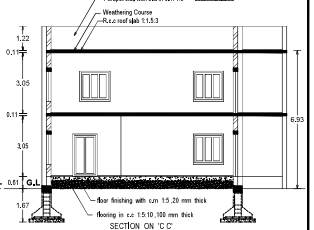

FRONT ELEVATION (WAREHOUSE)



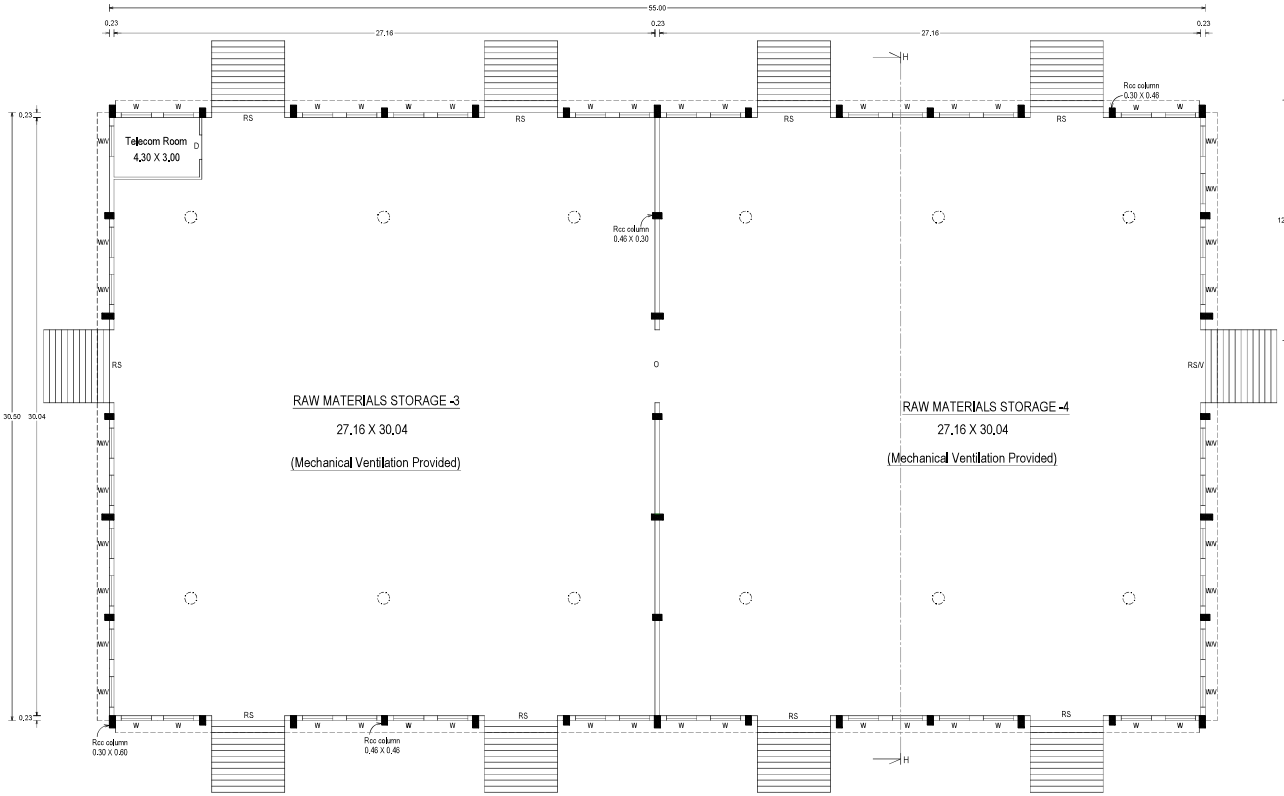

SECTION ON ' H H ' (WAREHOUSE)



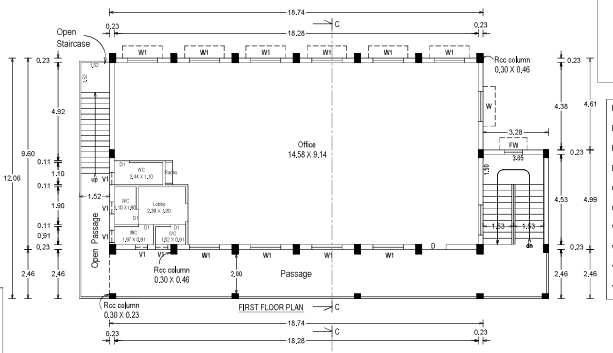

FRONT ELEVATION



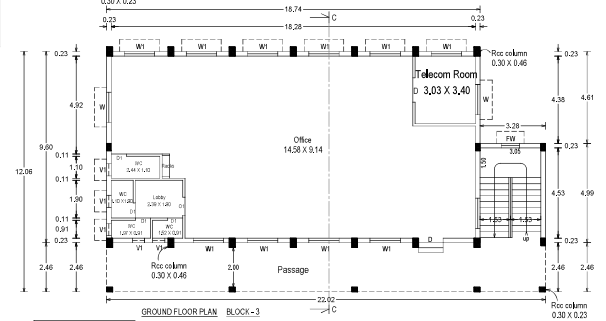

SECTION ON 'C C'



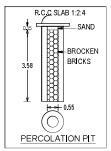

GROUND FLOOR PLAN (RAW MATERIALS STORAGE - 3 & 4) BLOCK-3




FIRST FLOOR PLAN




GROUND FLOOR PLAN BLOCK - 3







Details of staircase

OFFICE USE

JOINERY DETAILS

| | | | |
|---|---|---|---|
| RS | - ROLLING SHUTTER ... | 3.66 | X 3.05 |
| RS1 | - ROLLING SHUTTER ... | 2.51 | X 3.05 |
| D | - DOOR ... ... | 1.22 | X 2.13 |
| D1 | - DOOR ... ... | 0.76 | X 2.13 |
| O | - OPENING ... ... | 3.66 | X 3.05 |
| O1 | - OPENING ... ... | 0.91 | X 3.05 |
| W | - WINDOW ... ... | 1.52 | X 2.13 |
| W1 | - WINDOW ... ... | 1.52 | X 1.52 |
| V | - VENTILATOR ... | 1.52 | X 0.91 |
| V1 | - VENTILATOR ... | 0.76 | X 0.91 |

M/s. GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED

DIRECTOR

APPLICANT

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Email ID: rsaravanatuty@gmail.com

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Reg No: RGTE/TVL/01/2025
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Palayamkottai, Tirunelveli-627002
Mobile No: 9486054642
E-Mail: bala.geotech14@gmail.com

REGISTERED GEOTECH ENGINEER

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Govt.(TULP-A) Reg.Structural Engg. Grade-I
Reg No. RGE/SR-II/TUT/CPA/Jan/2024
No.160/B/V.O.Teacher's Colony
Best Street West Tuticorin - 628 008
Ph:91 9894181 21999.

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Registered Construction Engineer
Reg.No. RCE/TN/DTCP/February/91/2024.
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Email ID: rsaravanabuilders@gmail.com

REGISTERED CONSTRUCTION ENGINEER

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Thoothukudi - 628 002.
Mobile no: 09789618699
E-Mail : jeyachandranau@gmail.com

REGISTERED ARCHITECT

AS PER TNCDBR 2019 G.O.(Ms).NO.154 [UD4(1)] DEPT. Dt.07.10.2025.

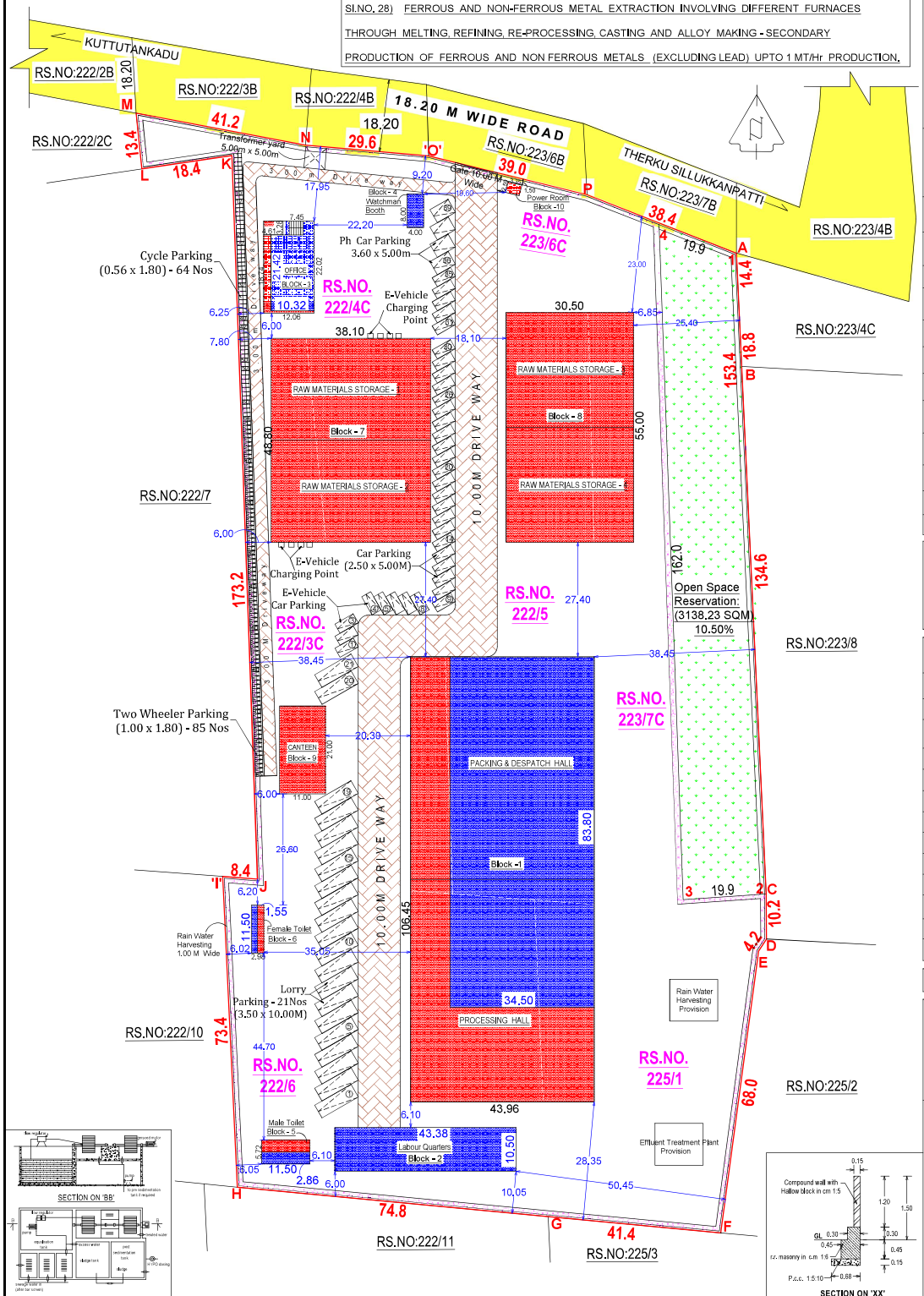
Sl.NO. 28) FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING - SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/Hr PRODUCTION.

REVISED SITE PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3661.069 SQM TO 5768.06 SQM AND PROPOSAL FOR CONSTRUCTION OF AN ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 3776.456 SQM [CASTING OF DUCTILE IRON PIPE FITTINGS AND COUPLINGS MANUFACTURING PLANT (ORANGE INDUSTRIES)] TOTAL PROPOSED FSI AREA OF 9,554.516 SQM WITH 2,300 K.WATTS (3,082 HP) ELECTRIC MOTORS TO RUN THE PLANT AND GENERATOR WITH 500 KVA (STAND BY) IN RS.NOS. 222/3C, 222/4C,222/5,222/6,223/6C, 223/7C & 225/1 AT KUTTUTANKADU VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT :- M/s.GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED.

SCALE : 1:500

ALL DIMENSIONS IN METRE




**TOTAL FSI AREA OF ALL BLOCKS : 1,02,737 SQ.FT 9544.516 SQ.M**

**ALREADY APPROVED FSI AREA : 39,408 SQ.FT 3661.069 SQ.M**

| BLOCK NAME | FLOOR NAME | AS PER APPROVED BUILDING AREA (2023) IN SQ.M | | ADDITIONAL PROPOSED BUILDING IN SQ.M | | TOTAL BUILT UP AREA IN SQ.M | |
|---|---|---|---|---|---|---|---|
| | | FSI | NON FSI | FSI | NON FSI | FSI | NON FSI |
| BLOCK - 1 (Processing Hall,Packing & Despatch Hall) | GROUND FLOOR | 2891.100 | - | 1788.540 | - | 4679.640 | - |
| BLOCK - 2 (Labour Quarters) | GROUND FLOOR | 455.490 | - | - | - | 455.490 | - |
| BLOCK - 3 (Office) | GROUND FLOOR | 231.764 | - | 18.676 | - | 250.440 | - |
| | FIRST FLOOR | - | - | 250.440 | - | 250.440 | - |
| BLOCK - 4 (Watchman Booth) | GROUND FLOOR | 32.000 | - | - | - | 32.000 | - |
| BLOCK - 5 (Male Toilet Block ) | GROUND FLOOR | 32.890 | - | 32.890 | - | 65.780 | - |
| BLOCK - 6 (Female Toilet Block ) | GROUND FLOOR | 17.825 | - | 16.445 | - | 34.270 | - |
| BLOCK - 7 (Raw Materials Storage - 1 & 2) | GROUND FLOOR | - | - | 1859.280 | - | 1859.280 | - |
| BLOCK - 8 (Raw Materials Storage - 3 & 4) | GROUND FLOOR | - | - | 1677.500 | - | 1677.500 | - |
| BLOCK - 9 (Canteen) | GROUND FLOOR | - | - | 231.000 | - | 231.000 | - |
| BLOCK - 10 (Power Room) | GROUND FLOOR | - | - | 8.676 | - | 8.676 | - |
| | TOTAL AREA | 3661.069 | - | 5883.447 | - | 9544.516 | - |

| AREA STATEMENT | |
|---|---|
| SITE AREA | Sq.m |
| AS PER PATTA (7 Acre 38.49 Cents) | 29886.000 |

| AS PER PATTA | |
|---|---|
| Survey No's | Extent in Sqm |
| 222/3C | 4446.00 |
| 222/4C | 3350.00 |
| 222/5 | 5650.00 |
| 222/6 | 5400.00 |
| 223/6C | 826.00 |
| 223/7C | 6816.00 |
| 225/1 | 3500.00 |

TECHNICAL CLEARANCE ISSUED BY ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE THOOTHUKUDI PROCEEDINGS (ROC.NO.SWP/BPA/0016865/2023) SWP/ THOOTHUKUDI/BPA/AD/DTCP/NO.26/2023.

| | |
|---|---|
| TOTAL FSI (REVISED PLAN NOW SUBMITTED) ... ... | 9544.516 SQ.M |
| APPROVED FSI AREA ... ... ... ... ... | (-) 3661.069 SQ.M |
| PROPOSED ADDITIONAL FSI AREA IN ALL BLOCKS ... | 5883.447 SQ.M |

| SL.NO. | DETAILS OF MACHINERIES | KILO WATTS | |
|---|---|---|---|
| | | EXISTING | PROPOSED |
| 1 & 2 | 2Nos Furnace each with 1000 Kilo watts Electric motor | 2000 | - |
| 3 | Sand plant with kilo watts Electric motor | 50 | - |
| 4 & 5 | 2Nos Sand Moulding Machine each with 15 Kilo watts Electric motor | 30 | - |
| 6 To 9 | 4Nos Lathe Machine each with 4 Kilo watts Electric motor | 16 | - |
| 10 & 11 | 2Nos Drilling Machine each with 3 Kilo watts Electric motor | 06 | - |
| 12 & 13 | 2Nos Punching Machine each with 3 Kilo watts Electric motor | 06 | - |
| 14 To 17 | 4Nos Threading Machine each with 3 Kilo watts Electric motor | 12 | - |
| 18 To 27 | 10Nos Grinding Machine each with 3 Kilo watts Electric motor | 30 | - |
| 28 | Sand Blasting Machine with kilo watts Electric motor | 25 | - |
| 29 | Fettling machine with kilo watts Electric motor | 20 | - |
| 30 To 35 | 6Nos Gasket Moulding Machine each with 15 Kilo watts Electric motor | 90 | - |
| 36 | Gasket mixing machine with kilo watts Electric motor | 15 | - |
| | TOTAL KILO WATTS OF ALL MACHINERIES | 2,300 (3,082 HP) | |

| | |
|---|---|
| GENERATOR ( STAND BY) | 500 KVA |

SANITARY DETAILS

| TOTAL NUMBER OF WORKERS - 26 | | MALE - 13 | | FEMALE - 13 | | TOTAL | |
|---|---|---|---|---|---|---|---|
| | | REQUIRED | | PROVIDED | | | |
| S.NO | SANITARY UNIT | MALE | FEMALE | MALE | FEMALE | REQUIRED | PROVIDED |
| 1 | Water Closet (including ph,wc,'s: 2 nos) | 2 | 2 | 10 | 9 | 4 | 19 |
| 2 | Ablution Taps | 2 | 2 | 10 | 9 | 4 | 19 |
| 3 | Urinals | 1 | - | 8 | - | 1 | 8 |
| 4 | Wash Basin | 2 | | 5 | | 2 | 5 |
| 5 | Drinking Water Fountain | 2 | | 5 | | 2 | 5 |
| 6 | Emergency Shower And Eye Wash Fountain | 2 | | 5 | | 2 | 5 |

Floor Space Index

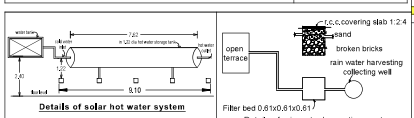
= Total FSI Area in all floors / Site Area = 9544.516 / 29886.000 = 0.32 < 2.00

NUMBER OF WORKERS ... ... ... 26

COLOUR INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSAL BULIDING
- EXISTING BULIDING
- DRIVE WAY
- OPEN SPACE RESERVATION (3138.23 sqm/10.50%)
- EXISTING ROAD

| PARKING TYPE | | REQUIRED | PROVIDED |
|---|---|---|---|
| LORRY 3.50 X 10.00 | Block - 1 | 07 | 21 |
| | Block - 7 | 07 | |
| | Block - 8 | 06 | |
| | Total | 20 | |
| CAR 2.50 X 5.00 | Block - 3 | 04 | 1 to 4 =>EV Parking 36 to 39 => Ph Car Parking Total = 39 |
| PH.CAR 3.60 X 5.00 | | | |
| TWO WHEELER 1.00 X 1.80 | Block - 1 | 63 | 1 to 9 =>EV Parking 77 to 85 => Ph Two Wheeler Parking Total = 85 |
| CYCLE 0.56 X 1.80 | Block - 1 | 63 | 64 |




M/s. GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED
DIRECTOR
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E-Mail : jeyachandranarc@gmail.com
**REGISTERED ARCHITECT**

**OFFICE USE**

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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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.