Verified RealEstate™

REFERENCE
12/2026-27

ISSUED
30 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 185

K Periyappatty

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

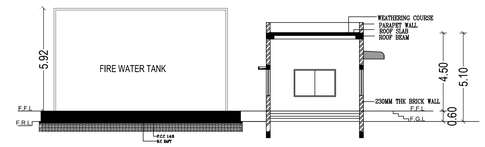
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

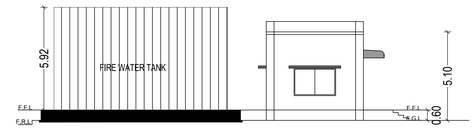
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

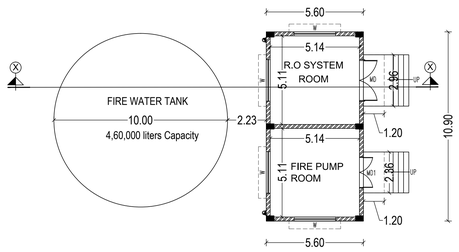
BLOCK - 3 & 10 : FIRE PUMP ROOM & RO SYSTEM ROOM
FIRE WATER TANK



SECTION X-X

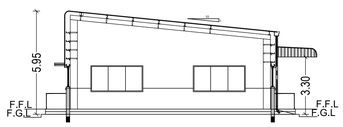


WEST SIDE ELEVATION

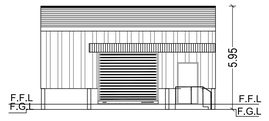


GROUND FLOOR PLAN

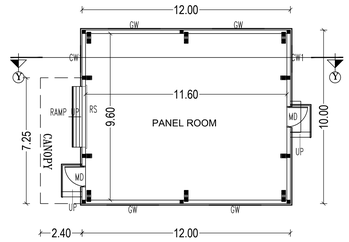
BLOCK - 7 : SUBSTATION



SECTION - YY

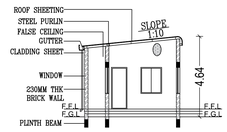


NORTH SIDE ELEVATION

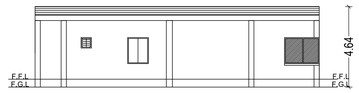


GROUND FLOOR PLAN

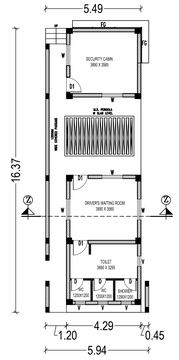
BLOCK - 8 : SECURITY & DRIVERS REST ROOM - 1



SECTION A-A

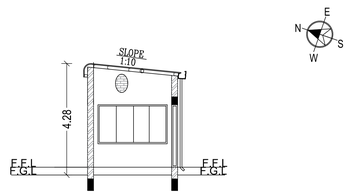


SOUTH SIDE ELEVATION

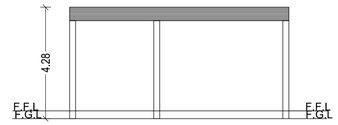


GROUND FLOOR PLAN

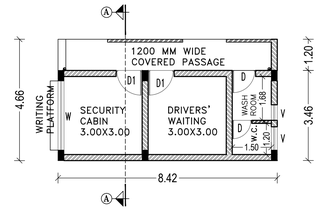
BLOCK - 9 : SECURITY & DRIVERS REST ROOM - 2



SECTION A-A



WEST SIDE ELEVATION

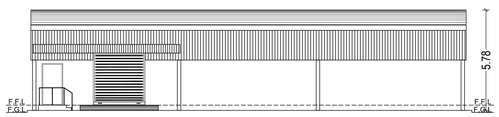


GROUND FLOOR PLAN

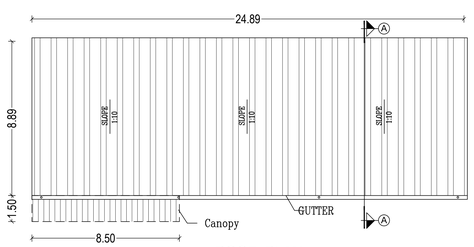
BLOCK - 4 : WOOD STORE



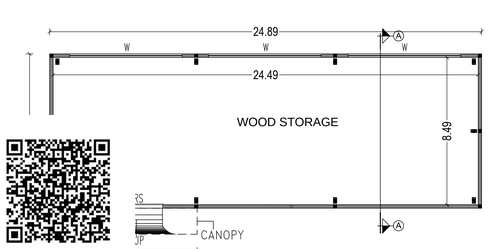
SECTION - AA



WEST SIDE ELEVATION



ROOF PLAN

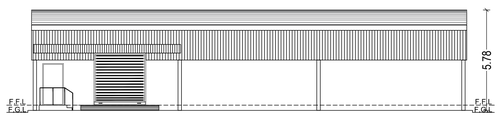


GROUND FLOOR PLAN

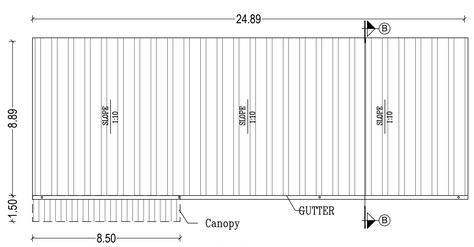
BLOCK - 5 : PAINT STORE



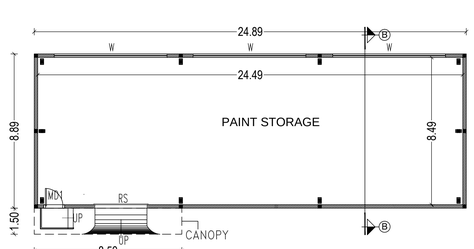
SECTION - BB



WEST SIDE ELEVATION



ROOF PLAN

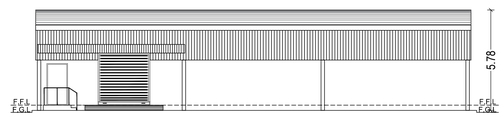


GROUND FLOOR PLAN

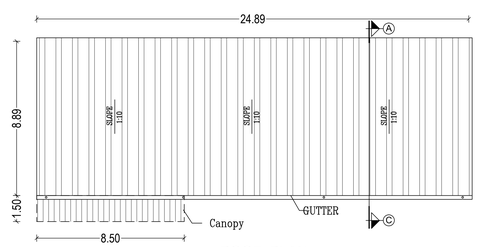
BLOCK - 6 : GAS STORE



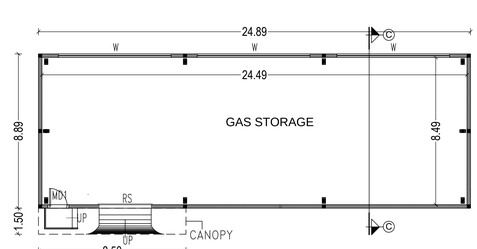
SECTION - CC



WEST SIDE ELEVATION



ROOF PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF M/s.KIRBY BUILDING SYSTEMS & STRUCTURES INDIA (GUJARAT) PRIVATE LIMITED AT PLOT NO - 60 (Merged on Plots are 128, 129, 130, 131, 132, 133, 134, 135, 60, 61, 62-A, 65-A, 66, 67, 68, 69, 69-B), SIPCOT INDUSTRIAL PARK, MANAPPARAI, COMPRISED IN S.NOS - 137(Pt), 138(Pt), 139(Pt), 140(Pt), 151(Pt),152(Pt), 153(Pt), 157(Pt), 184(Pt), 185(Pt) OF K.PERIYAPATTI (North) VILLAGE, MANAPPARAI TALUK, TIRUCHIRAPPALLI DISTRICT .

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COLOUR INDEX :

PROPOSED

OWNER :

M/s Gujarat Kirby Building Systems Pvt. Ltd.

ARCHITECT :

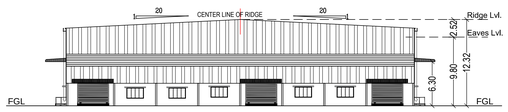
CARMANNA RAO (CONSULTANTS) PRIVATE LIMITED
Chennai 600 004

STRUCTURAL ENGINEER :

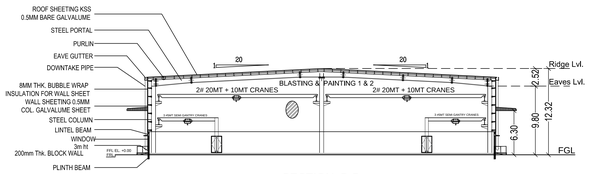
Dr. C.N. SRINIVASAN
B.Tech.,(Hons), M.S.(ILL.), Ph.D.,
M.Am.Soc. C.E., F.I.E., F.I.V.,
Registered Architect - CA/1975/01521
DTCP Chengalpattu District Registered Structural Engineer
Registration No.CGLDIST/SE/Gr-1/2019/07/025 Valid upto 27.08.2023
No.10, Karpagambal Nagar, Mylapore, Chennai-600 004.

SCALE - 1 :150

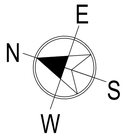
SHEET NO. 5 / 5

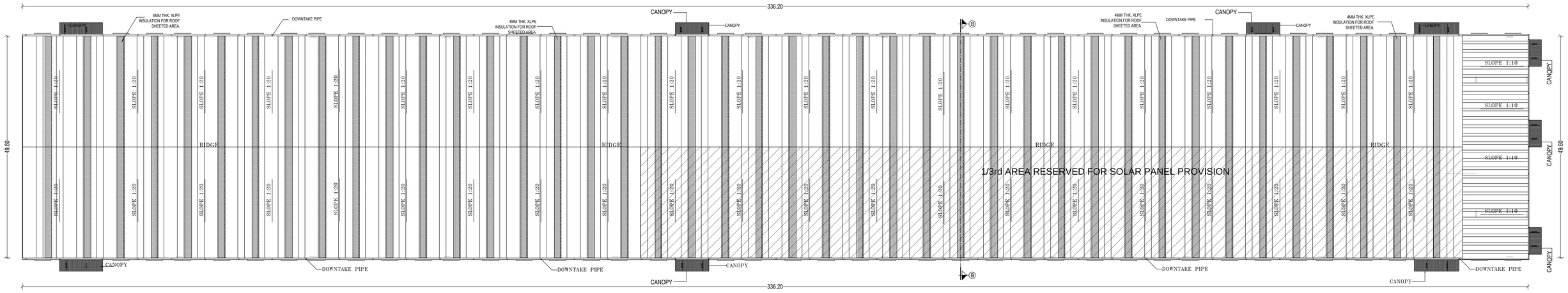


SOUTH SIDE ELEVATION
(BLOCK - 2 : FACTORY BUILDING 2)

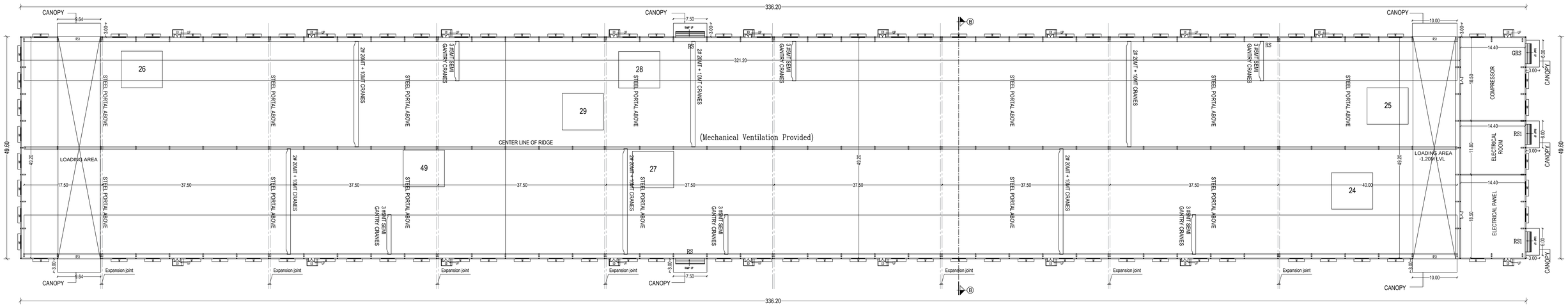


SECTION B-B
(BLOCK - 2 : FACTORY BUILDING 2)





ROOF PLAN
(BLOCK - 2 : FACTORY BUILDING 2)



GROUND FLOOR PLAN
(BLOCK - 2 : FACTORY BUILDING 2)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF M/s.KIRBY BUILDING SYSTEMS & STRUCTURES INDIA (GUJARAT) PRIVATE LIMITED AT PLOT NO - 60 (Merged on Plots are 128, 129, 130, 131, 132, 133, 134, 135, 60, 61, 62-A, 65-A, 66, 67, 68, 69, 69-B), SIPCOT INDUSTRIAL PARK, MANAPPARAI, COMPRISED IN S.NOS - 137(Pt), 138(Pt), 139(Pt), 140(Pt), 151(Pt),152(Pt), 153(Pt), 157(Pt), 184(Pt), 185(Pt) OF K.PERIYAPATTI (North) VILLAGE, MANAPPARAI TALUK, TIRUCHIRAPPALLI DISTRICT

COLOUR INDEX :

PROPOSED

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (in mm)
RS	MANUALLY OPERATED-INDUSTRIAL ROLLING SHUTTER	6500 x 6000
RS1	MANUALLY OPERATED-INDUSTRIAL ROLLING SHUTTER	4500 x 3000
GRS	GRILL ROLLING SHUTTER	4500 x 3000
ED	EMERGENCY DOOR	1500 x 2400
MD	MAIN DOOR	1500 x 2400
W	WINDOW	2400 x 1500

OWNER :

ARCHITECT :

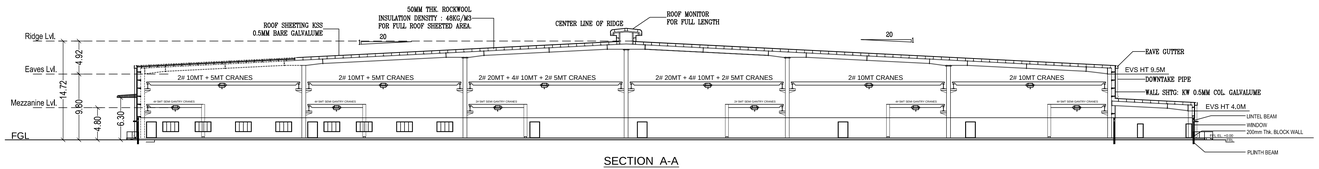
STRUCTURAL ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech.,(Hons), M.S.(ILL.), Ph.D.,
M.Am.Soc. C.E., F.I.E., F.I.V.,
Registered Architect - CA/1975/01521
DTCP Chengalpattu District Registered Structural Engineer
Registration No.CGL/DIST/SE/G-2/2016/07/025 Valid upto 27.08.2020
No.10, Kanpagambal Nagar, Mylapore, Chennai-600 004.

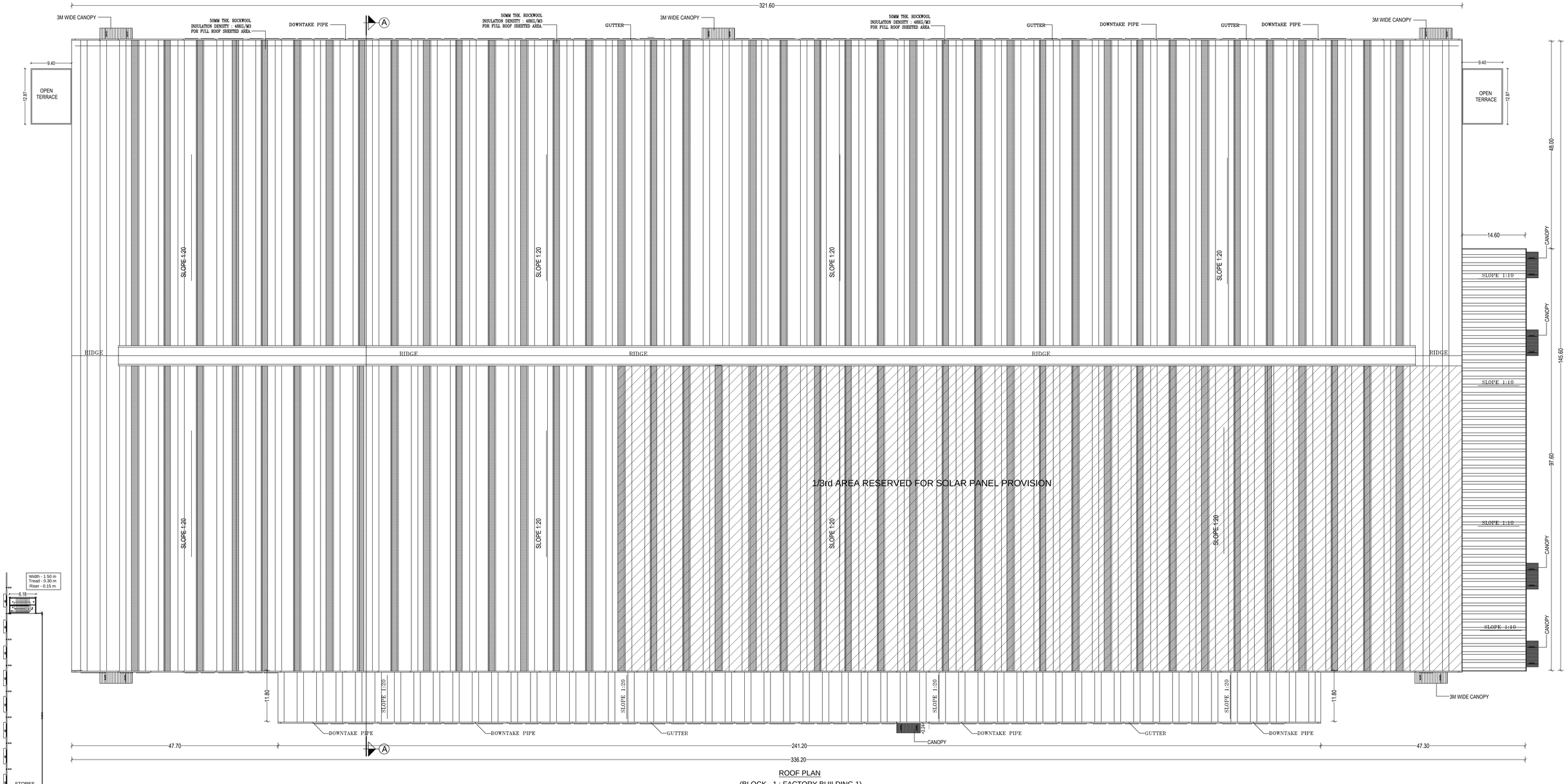
BLOCK - 2 : GROUND FLOOR PLAN, ROOF PLAN, ELEVATION & SECTION

SCALE - 1 :300

SHEET NO. 4 / 5



SECTION A-A
(BLOCK - 1 : FACTORY BUILDING 1)



ROOF PLAN
(BLOCK - 1 : FACTORY BUILDING 1)



MEZZANINE - 2 FLOOR PLAN
(BLOCK - 1 : FACTORY BUILDING 1)



MEZZANINE - 1 FLOOR PLAN
(BLOCK - 1 : FACTORY BUILDING 1)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF M/s.KIRBY BUILDING SYSTEMS & STRUCTURES INDIA (GUJARAT) PRIVATE LIMITED AT PLOT NO - 60 (Merged on Plots are 128, 129, 130, 131, 132, 133, 134, 135, 60, 61, 62-A, 65-A, 66, 67, 68, 69, 69-B), SIPCOT INDUSTRIAL PARK, MANAPPARAI, COMPRISED IN S.NOS - 137(Pt), 138(Pt), 139(Pt), 140(Pt), 151(Pt),152(Pt), 153(Pt), 157(Pt), 184(Pt), 185(Pt) OF K.PERIYAPATTI (North) VILLAGE, MANAPPARAI TALUK, TIRUCHIRAPPALLI DISTRICT

COLOUR INDEX :
PROPOSED

OWNER :

ARCHITECT :

STRUCTURAL ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech.,(Hons), M.S.(ILL.), Ph.D.,
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Registered Architect - CA/1975/01521
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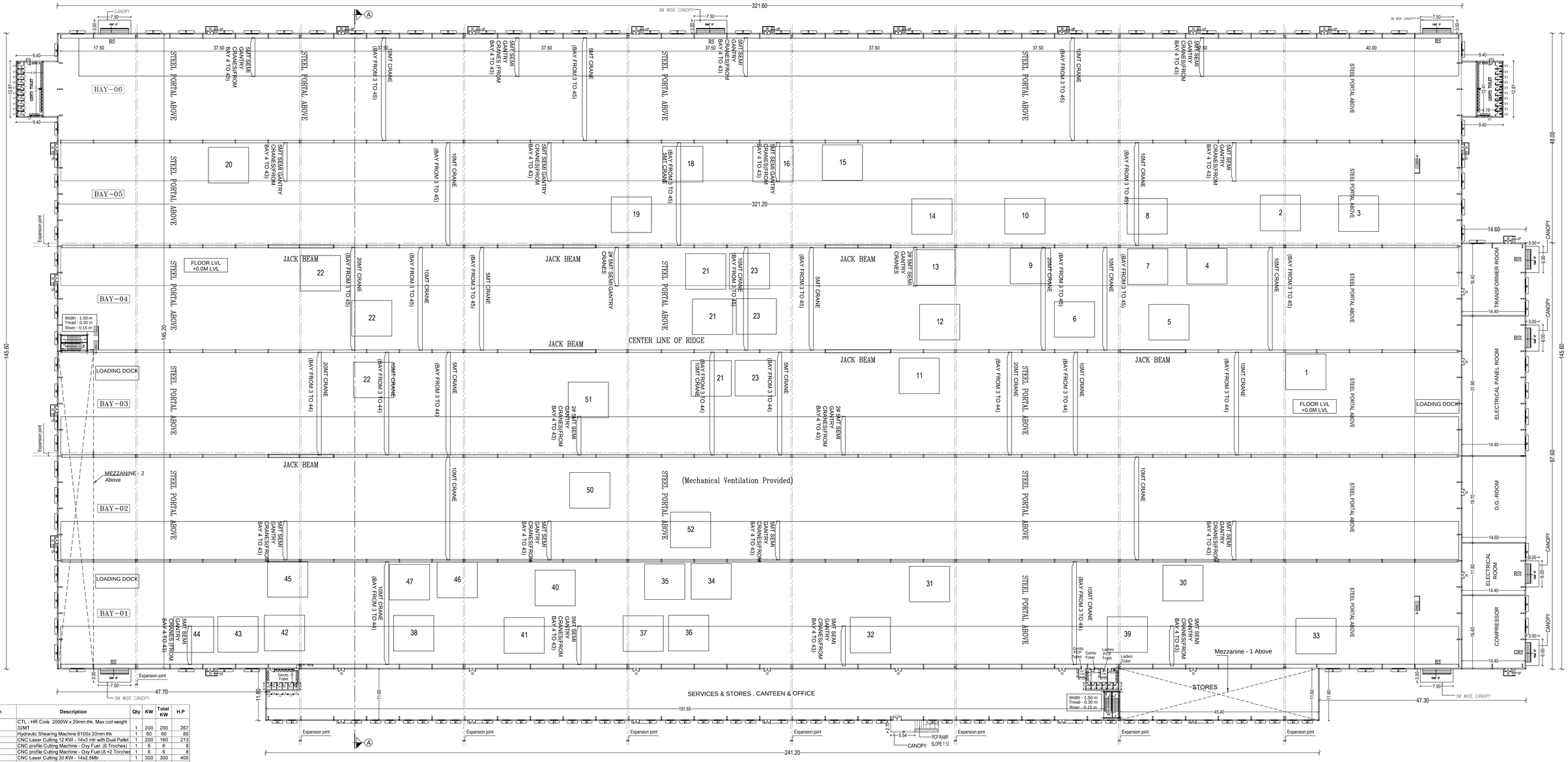
Registration No.CGLDIST/SE/G-3/2019/07/025 Valid upto 27.08.2020
No.10, Karpagambal Nagar, Mylapore, Chennai-600 004.

BLOCK - 1 : MEZZANINE FLOOR PLANS, ROOF PLAN & SECTION

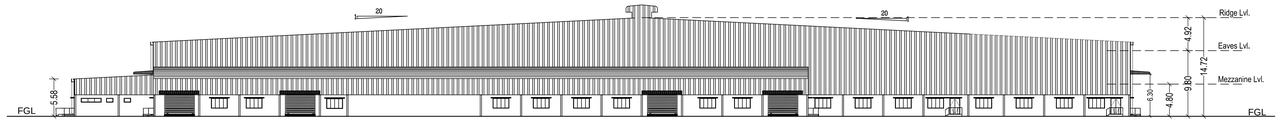
SCALE - 1 :300

SHEET NO. 3 / 5



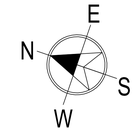
GROUND FLOOR PLAN

(BLOCK - 1 : FACTORY BUILDING 1)



SOUTH SIDE ELEVATIONS

(BLOCK - 1 : FACTORY BUILDING 1)



Sl. No.	Section	Description	Qty	KW	Total KW	H.P
1	**Shearing**	CTL - HR Coils 2000W x 20mm thk. Max coil weight 32MT	1	200	200	267
2	**Shearing**	Hydraulic Shearing Machine 6100x 20mm thk	1	60	60	80
3	**Shearing**	CNC Laser Cutting 12 KW - 14x3 mtr with Dual Pallet	1	200	160	213
4	**Shearing**	CNC profile Cutting Machine - Oxy Fuel (8 Troches)	1	6	6	8
5	**Shearing**	CNC profile Cutting Machine - Oxy Fuel (8 +2 Torches	1	6	6	8
6	**Details**	CNC Laser Cutting 30 KW - 14x2.5Mtr	1	300	300	400
7	**Details**	CNC Plate Drilling 2x4m Bed 50 Dia Drill Capacity	1	40	40	53
8	**Details**	Shearing Machine 16mm x 3150 L	1	40	40	53
9	**Details**	CNC Laser Cutting 20 KW - 6.5x2.5Mtr	1	250	200	267
10	**Details**	CNC Plate Drilling 2x4m Bed 80 Dia Drill Capacity	1	60	60	80
11	**H Beam**	H Beam Line 1200 Web	1	180	180	240
12	**H Beam**	H Beam Line 1500 Web	1	180	180	240
13	**Structural Steel**	Hot Rolled Saw & Drill 1200x500 Split Line	1	60	60	80
14	**Structural Steel**	Box Beam Fit Up Line 1200 Sq x 60mm thk	1	30	30	40
15	**Structural Steel**	Star Coulmns assebmly Line 1200mm width	1	30	30	40
16	**Structural Steel**	Star Coulumns rotator for welding	1	60	60	80
18	**Structural Steel**	Vertical H Beam Line 4000web x 1200 flange	1	250	250	333
19	**Structural Steel**	CNC Laser cutting 12KW for Profile cutting / Holes / Slots / knotching of Angles, Channels, Round , Square & Rectangular Pipes	1	160	160	213
20	**Structural Steel**	Deck Panel Forming Line 75mm Deep	1	60	60	80
21	**Fab & Welding**	SMAW Welding	10	75	750	1000
22	**Fab & Welding**	Mig Welding	37	32	1184	1579
23	**Fab & Welding**	Mig Weldingwith Gouging	10	32	320	427
24	**Blasting & Painting**	Shot Blasting Machine 10Wheel	2	250	500	667
25	**Blasting & Painting**	Grit Blast room15X5X5MTR	1	40	40	53
26	**Blasting & Painting**	Clip Painting Conveyor	1	5	5	7
27	**Blasting & Painting**	Shot Blasting Machine 10Wheel	1	250	250	333
28	**Blasting & Painting**	Grit Blast room15X5X5MTR	1	40	40	53
29	**Blasting & Painting**	Painting System 120 x 19mtr	4	250	1000	1333
30	**Secondaries**	Z purlin	1	120	120	160
31	**Secondaries**	C & E Purlin	1	90	90	120
32	**Secondaries**	Angle Forming Line	1	20	20	27
33	**Secondaries**	CNC Laser Cutting 6Kw Machine for Clips	1	90	90	120
34	**Secondaries**	Press Brake 300MT x 5Mtr L	1	40	40	53
35	**Secondaries**	Mechanical Press 80MT	1	30	30	40
36	**Secondaries**	Mechanical Press 63MT	1	30	30	40
37	**Secondaries**	Iron Worker	1	10	10	13
38	**Secondaries**	Rod Threading & Thread Rolling Machines	1	10	10	13
39	**Secondaries**	Robot for Clip & Brackets welding	1	40	30	40
40	**Secondaries**	Laser Welding 3KW	1	40	30	40
41	**Sheeting**	CNC Hydraulic pressbrake 110 MTX6200	1	40	40	53
42	**Sheeting**	CTL & Slitting line	1	30	30	40
43	**Sheeting**	Hemming roll froming Machine	2	7.5	15	20
44	**Sheeting**	Sheeting Line for KR & KW Profiles	1	60	60	80
45	**Sheeting**	Curved Panel Bending Machine	1	7.5	7.5	10
46	**Sheeting**	Down Spout Forming line with Elbo Bending	1	7.5	7.5	10
47	**Sheeting**	Roll Forming for Gutter/Rake/Eave trims	1	30	30	40
48	**Material Handling**	Eot Crane - 40MT	1	30	30	40
49	**Material Handling**	EOT Crane - 20/10MT	7	15	105	140
50	**Material Handling**	EOT Crane - 10MT	7	10	70	93
51	**Material Handling**	EOT Crane - 05MT	18	7.5	135	180
52	**Material Handling**	EOT Crane - 5MT /3T SEMI Gantry	16	5	80	107
53	**Material Handling**	Tuggers 10MT Capacity	3	5	15	20
54	**Material Handling**	Tuggers 20MT Capacity	3	7.5	22.5	30
55	**Material Handling**	Scissor Lifter	2	5	10	13
56	**UPS**	UPSs for servers & Computers	LS	20	20	27
57	**QA & QC Dept**	Lab Equipment	LS	10	20	27
	Utilities	Air Compressors	1	160	160	213
	Utilities	Air Compressors	1	95	95	127
	Utilities	Ventilation System	1	200	200	267
58	**Lighting**	LED Fittings	LS	60	60	80
59	**Office Cooling**	ACs	LS	100	100	133
60	**Auxiliaries**	Pumps, ETP Etc	LS	40	40	53
		Total Connected Load			8024	10698

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF M/s.KIRBY BUILDING SYSTEMS & STRUCTURES INDIA (GUJARAT) PRIVATE LIMITED AT PLOT NO - 60 (Merged on Plots are 128, 129, 130, 131, 132, 133, 134, 135, 60, 61, 62-A, 65-A, 66, 67, 68, 69, 69-B), SIPCOT INDUSTRIAL PARK, MANAPPARAI, COMPRISED IN S.NOS - 137(Pt), 138(Pt), 139(Pt), 140(Pt), 151(Pt),152(Pt), 153(Pt), 157(Pt), 184(Pt), 185(Pt) OF K.PERIYAPATTI (North) VILLAGE, MANAPPARAI TALUK, TIRUCHIRAPPALLI DISTRICT .

COLOUR INDEX :

PROPOSED

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (in mm)
RS	MANUALLY OPERATED-INDUSTRIAL ROLLING SHUTTER	6500 x 6000
RS1	MANUALLY OPERATED-INDUSTRIAL ROLLING SHUTTER	4500 x 3000
GRS	GRILL ROLLING SHUTTER	4500 x 3000
ED	EMERGENCY DOOR	1500 x 2400
W	WINDOW	2400 x 1500
D	DOOR	900 x 2100
D1	DOOR	750 x 2100
V	VENTILATOR	3000 x 600
V1	VENTILATOR	1000 x 600

OWNER :

ARCHITECT :

CHENNAI MAG CONSULTANTS & PROMOTERS LIMITED Chennai 600 004

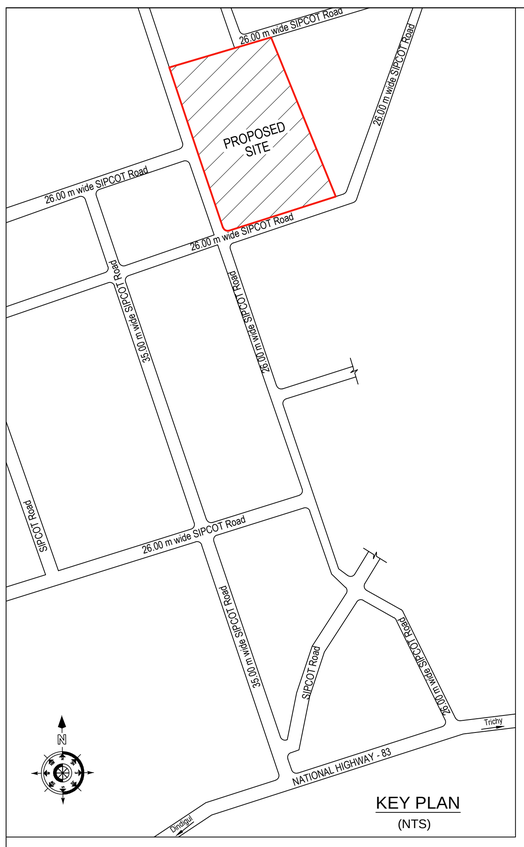
STRUCTURAL ENGINEER :

Dr. C.N. SRINIVASAN
B.Tech.,(Hons), M.S.(ILL), Ph.D.,
M.Am.Soc. C.E., F.I.E., F.I.V.,
Registered Architect - CA/1973/01521
IStructE Chartered Structural Engineer
Registration No.DOL/DIST/SEC/0-2019/W01626 Valid upto 27.08.2029
No. 48, Ramgopalpuram Nagar, Nolampore, Chennai-600 004.

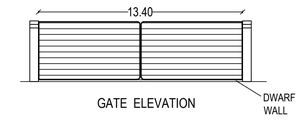
BLOCK - 1 : GROUND FLOOR PLAN & ELEVATION

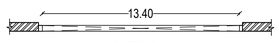
SCALE - 1 :300

SHEET NO. 2 / 5

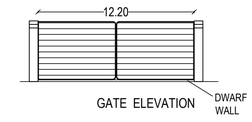


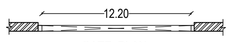
KEY PLAN
(NTS)



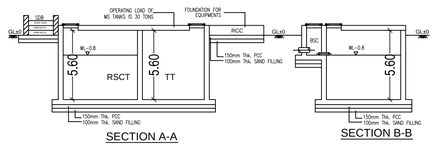


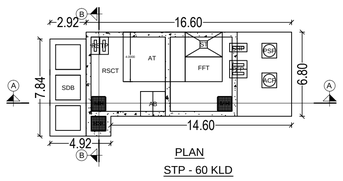
GATE PLAN
N.T.S



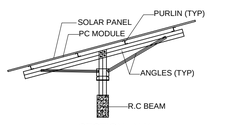


GATE PLAN
N.T.S

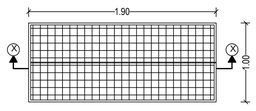




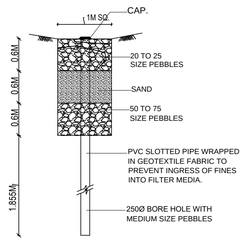
PLAN
STP - 60 KLD



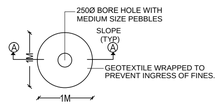
SECTION - X-X
SOLAR PANELS SECTION



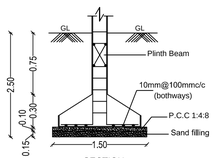
PLAN
SOLAR PANELS
(N T S)



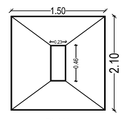
SECTION A-A



PLAN
RAIN WATER HARVESTING PIT DETAIL



SECTION
FOUNDATION DETAILS



PLAN
FOUNDATION DETAILS



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF M/s.KIRBY BUILDING SYSTEMS & STRUCTURES INDIA (GUJARAT) PRIVATE LIMITED AT PLOT NO - 60 (Merged on Plots are 128, 129, 130, 131, 132, 133, 134, 135, 60, 61, 62-A, 65-A, 66, 67, 68, 69, 69-B), SIPCOT INDUSTRIAL PARK, MANAPPARAI, COMPRISED IN S.NOS - 137(Pt), 138(Pt), 139(Pt), 140(Pt), 151(Pt),152(Pt), 153(Pt), 157(Pt), 184(Pt), 185(Pt) OF K.PERIYAPATTI (North) VILLAGE, MANAPPARAI TALUK, TIRUCHIRAPPALLI DISTRICT . .

1. SIPCOT LAYOUT WAS APPROVED BY DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, TIRUCHIRAPPALLI, VIDE APPROVAL NO : 87 / 2022, DATED : 28.07.2022
2. REVISED SIPCOT LAYOUT WAS APPROVED BY JOINT DIRECTOR OF TOWN AND COUNTRY PLANNING, TIRUCHIRAPPALLI, VIDE APPROVAL NO : 146 / 2026, DATED : 16.06.2026

INDUSTRY TYPE : ORANGE
CATEGORY : LIGHT ENGINEERING INDUSTRY (MANUFACTURING OF BUILDING STRUCTURAL COMPONENTS)

AREA STATEMENT

A PLOT AREA - 1,34,355.60 SQ.M (33.20 ACRES)

B BUILDING AREA STATEMENT

BLOCK NO	BLOCK NAME	FSI AREA		Non - FSI AREA	TOTAL BUILT-UP AREA	BUILDING HEIGHT
1	Factory Building - 1	47066.92	52,745.76	-	52,745.76	14.72
	Office & Cateen	2846.16				
	Utility Building - 1	1424.96				
	Stores (Mezzanine 1)	573.05				
	Stores (Mezzanine 2)	635.21				
	Canopy	199.46				
2	Factory Building - 2	15951.36	16,892.36	-	16,892.36	12.32
	Utility Building - 2	724.16				
	Canopy	216.84				
3	Fire Pump room & RO System Room	61.04	67.42	-	67.42	5.10
	Canopy	6.38				
4	Wood Store	221.27	234.02	-	234.02	5.78
	Canopy	12.75				
5	Paint Store	221.27	234.02	-	234.02	5.78
	Canopy	12.75				
6	Gas Store	221.27	234.02	-	234.02	5.78
	Canopy	12.75				
7	Substation	120.00	137.40	-	137.40	5.95
	Canopy	17.40				
8	Security & Drivers Restroom - 1	90.68	90.68	-	90.68	4.64
9	Security & Drivers Restroom - 2	39.24	39.24	-	39.24	4.28
10	Fire Tank - 10 m Dia (OPEN)	78.54	78.54	-	78.54	5.92
TOTAL			70753.46	-	70753.46	-

C F.S.I = FSI AREA / TOTAL PLOT AREA = 70753.46 / 134355.60 = 0.527

D MAN POWER DETAILS

EMPLOYMENT	1200 NOS (Male - 1180 Nos, Female - 20 Nos)
TOTAL HORSE POWER	10698 HP

E SANITATION CALCULATION

	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
Water Closet	30	1	30	2
Ablution Taps	30	1	30	2
Urinals	30	-	30	-
Washing Taps with draining arrangement	48		48	
Drinking Water Fountains	12		12	
Emergency shower and eye wash fountain	3		3	
Differently Abled person Toilet (PCP)	1	1	1	1

COLOUR INDEX : PROPOSED, ROAD, BOUNDARY

PARKING AREA REQUIRED & PROVIDED

F TOTAL WORKSHOP AREA = 47066.92 + 15951.36 = 63018.28 SQ.M
LORRY PARKING (REQUIRED) = WORKSHOP AREA / 750 = 63018.28 / 750 = 85 NOS
LORRY PARKING (PROVIDED) = 85 NOS

G TWO WHEELER (REQUIRED) = WORKSHOP AREA / 75 = 63018.28 / 75 = 841 NOS
TWO WHEELER (PROVIDED) = 843 NOS (85 DA & EV)

H CYCLE PARKING (REQUIRED) = WORKSHOP AREA / 75 = 63018.28 / 75 = 841 NOS
CYCLE PARKING (PROVIDED) = 843 NOS

I OFFICE AREA = 2846.16 SQ.M
CAR PARKING (REQUIRED) = OFFICE AREA / 150 = 2846.16 / 150 = 19 NOS
CAR PARKING (PROVIDED) = 19 NOS

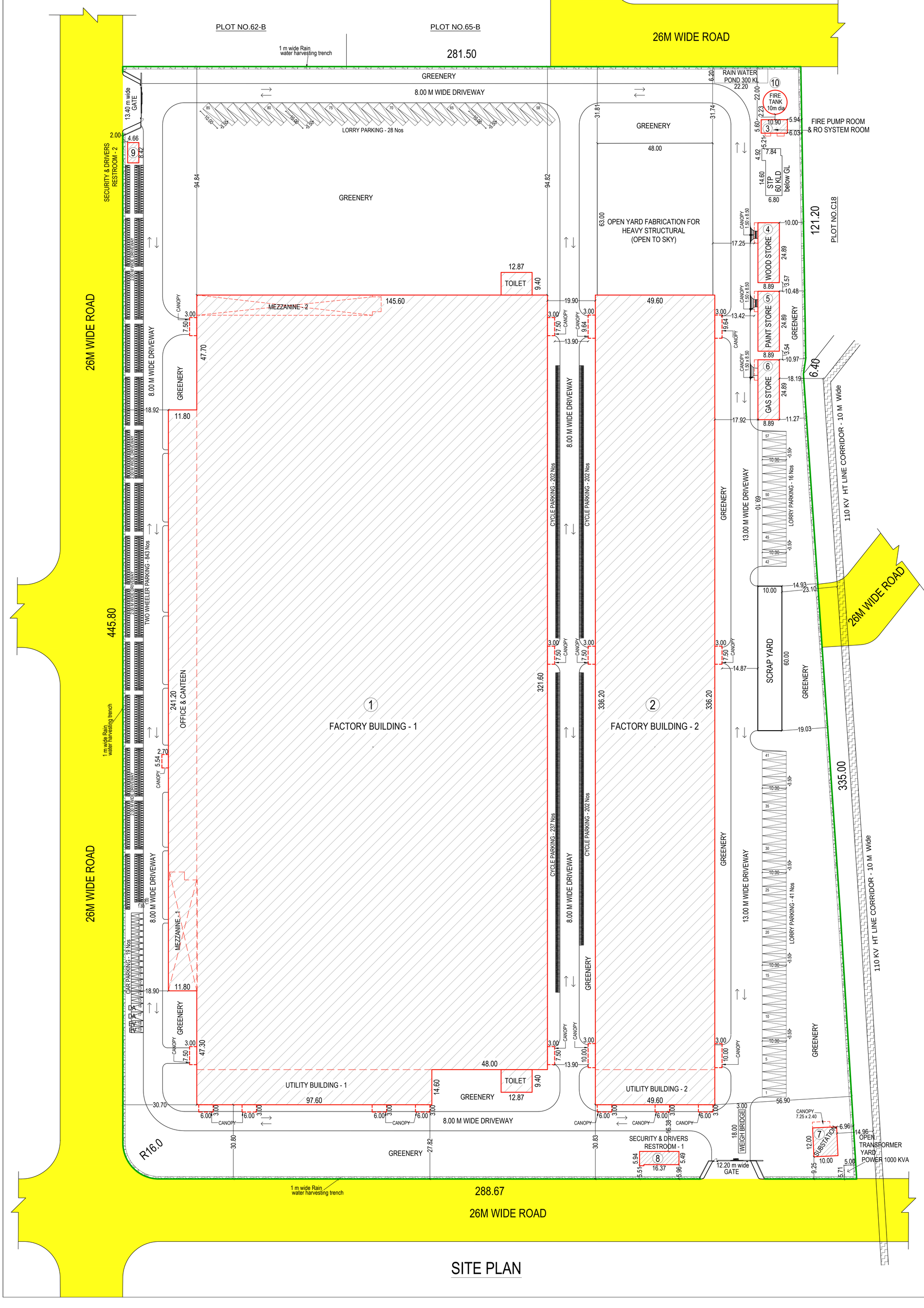
J INTERNAL DRIVEWAY WIDTH - 8.00 M

K EXTERNAL ROAD WIDTH - 26.00 M

ARCHITECT :
CARAMANA RAO (CONSULTANTS) PRIVATE LIMITED Chennai 600 004

STRUCTURAL ENGINEER :
Dr. C.N. SRINIVASAN
B.Tech.,(Hons), M.S.(I.I.L.), Ph.D., M.Am. Soc. C.E., F.I.E., F.I.V.,
Registered Architect - CA/1975/01521
Registered Structural Engineer
DTCP Chengalpattu District
Regd.No.CGLDIST/SE/Gr-1/2019/07025 Valid upto 27.06.2029
No.10, Kanpagambel Nagar, Mylapore, Channai-600 004.

OWNER :
Kirby Building Sys Gujarat Pvt Ltd



SITE PLAN

SITE PLAN

SCALE - 1:600 | SHEET NO - 1 / 5

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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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.