

PP

APPROVAL RECORD

Planning Permission

Tiruvallur 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.



SHEET NO - 01/06

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING
 CONSTRUCTION OF MANUFACTURING UNIT
 MACCAPLIN POINT LABORATORIES LIMITED AT SURVEY
 NUMBERS: 32/20/13/24/01 OF PLOT NUMBERS:
 A-4/2 PART E, A-4/2 PART F, A-4/2 PART G, A-4/2 PART H,
 A-4/2 PART I, A-4/2 PART J & A-4/2 PART K IN
 SINGUR INDUSTRIAL PARK APPROVAL NO: SWP/DT/CP/TVLR/
 LAY/MD NO-177/2022 AT THERVUVA KANDIGAI VILLAGE,
 GUMMUDIPOondi TALUK THIRUVARUR DISTRICT.
 ONLINE APPLICATION NO: SWP/HP/04/24/2025

TNPSC CATEGORY - "ORANGE"
 SECTOR NO: INFRASTRUCTURE DEVELOPMENT
 PROJECTS INCLUDING INDUSTRIAL INFRASTRUCTURE
 INSTALLATIONS, COMMUNITY
 FACILITIES, AND RECREATION FACILITIES, PARK THEME
 PARKING/WASTE WATER GENERATION
 <100 KLD)

TITLE:
 PRODUCTION BLOCK - GROUND, FIRST,
 MEZZANINE & SECOND FLOOR
 MANUFACTURING UNIT OF FORMULATION AND
 PHARMACEUTICALS

SCALE: FLOOR PLAN 1:100

JOINERY DETAILS		
TYPES	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.80 X 2.40
D1	DOUBLE DOOR	1.80 X 2.13
D0	DOUBLE DOOR	1.00 X 2.13
D2	DOOR	1.00 X 2.13
D1	DOOR	0.90 X 2.13
D3	DOOR	0.70 X 2.13
EE	EMERGENCY EXIT	1.80 X 2.13
LD	LIFT DOOR	1.50 X 2.13
W1	WINDOW-1	1.80 X 1.50
W2	WINDOW-2	1.80 X 1.00
V	VENTILATOR	4.50 X 0.75

AREA STATEMENT (Sq.m)				
S.L.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.ft)	NON FSI TOTAL BUILDUP AREA (Sq.mt)
1	PRODUCTION BLOCK	GROUND FLOOR	2890.29	2890.29
2	PRODUCTION BLOCK	FIRST FLOOR	2890.29	2890.29
3	PRODUCTION BLOCK	FIRST FLOOR	272.80	272.80
4	PRODUCTION BLOCK	MEZZANINE FLOOR	1573.36	1573.36
TOTAL			7226.74	7226.74

S.No	Name of Equipment	Quantities	Nos	Total HP
Production block - Ground floor				
1	S535 Reactor	2000 L	1	7.50
2		650 L	1	5.00
3		100 L	1	3.00
4	Hastolloy reactor	1000 L	1	7.50
5		1000 L	1	5.00
9	GLR	3000 L	2	16.00
10		650 L	1	1.50
11	WINDROW-1	250L	1	1.00
12		36 inch	1	1.00
13	ANFO	500 L	1	3.00
14		500 L	1	3.00
15		100L	1	2.00
16	Bunch Filter	48 inch	1	5.00
17	Centrifuge	29 inch	1	2.00
20		24 inch	1	2.00
21	Sparkler Filter	50 L	1	3.00
22		100 L	1	2.00
23		75 kg / 48 tray	1	14.00
24	YTD	50 kg / 52 tray	2	24.00
25		25 kg / 16 tray	1	1.00
26	Mist shower			
27	Garmet washer	2000 L	1	7.50
29	Hastolloy reactor	1000 L	1	5.00
30		100 L	1	5.00
31	ANFO	50 L	1	2.00
32	Mist shower			
33	Hastolloy reactor	1000 L	1	5.00
34		250 L	1	3.00
35	ANFO	300 L	1	3.00
36	Mist shower			
37	Miller and Micronizer with Isolator	5 kg	1	5.00
38				
39	Miller and Micronizer with Isolator	5 kg	1	0.50
40				
41	Miller and Micronizer with Isolator	50 kg	1	7.50
42				
43	Mist shower			
44	Waklin Furne Hood	2880 x 2000 mm	1	0.50
45	Waklin Furne Hood	1880 x 855 mm	1	0.50
46	Mist shower			
47	ISOLATOR WITH A TRAY VIT	3KLP	1	0.50
48	ISOLATOR WITH A TRAY VIT	3KLP	1	3.00
49	Primary effluent pump	5 CMH @ 25M	1	4.00
50	Secondary effluent pump	5 CMH @ 25M	1	4.00
Production block - first floor				
51	S535 Reactor	2000 L	1	7.50
52		650 L	1	5.00
53		100 L	1	3.00
54	Hastolloy reactor	1000 L	1	7.50
55		1000 L	1	5.00
56		500 L	2	2.00
57		3000 L	2	16.00
58	PW Generator	1000 L	2	10.00
59	GLR	650 L		

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING
CONSTRUCTION OF MANUFACTURING UNIT
M/s:CAPLIN POINT LABORATORIES LIMITED AT SURVEY
NUMBERS : 32/2(P),33/2A(P) OF PLOT NUMBERS :
A-4/2 PART E, A-4/2 PART F, A-4/2 PART G, A-4/2 PART H,
A-4/2 PART I, A-4/2 PART J & A-4/2 PART K IN
SIPCOT INDUSTRIAL PARK APPROVAL NO :SWP/DTCP/TVLR/
LAYOUT NO:177/2022 AT THERVOY KANDIGAI,VILLAGE,
GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

ONLINE APPLICATION NO: SWP/BPA/0452472/2025

TNPB CATEGORY - "ORANGE"

SL NO 91- INFRASTRUCTURE DEVELOPMENT
PROJECTS INCLUDING EDUCATIONAL
INSTITUTIONS, COMMUNITY
HALL, KALYANANADAM IT PARK, THEME
PARK (HAVING WASTE WATER GENERATION
<100 KLD)

TITLE:
MANUFACTURING UNIT OF FORMULATION AND
PHARMACEUTICALS
PRODUCTION BLOCK - TERRACE FLOOR PLAN,
SECTION ON A-A & ELEVATION,
EB PANEL ROOM - PLAN,
SECTIONAL ELEVATION,
FIRE HYDRANT PUMP ROOM - PLAN,
SECTIONAL ELEVATION.

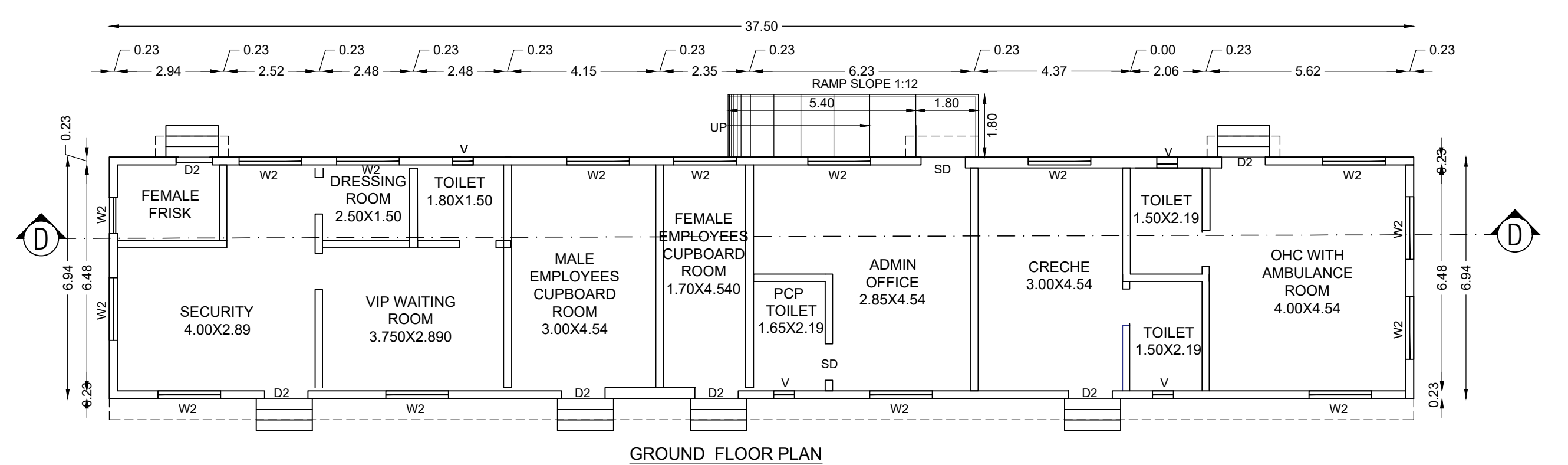
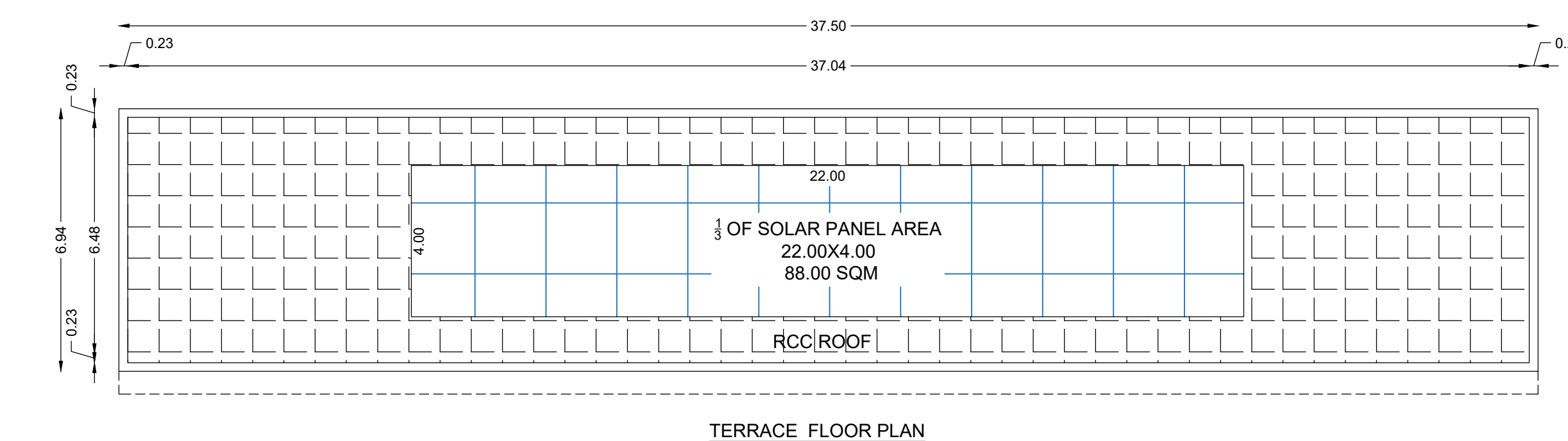
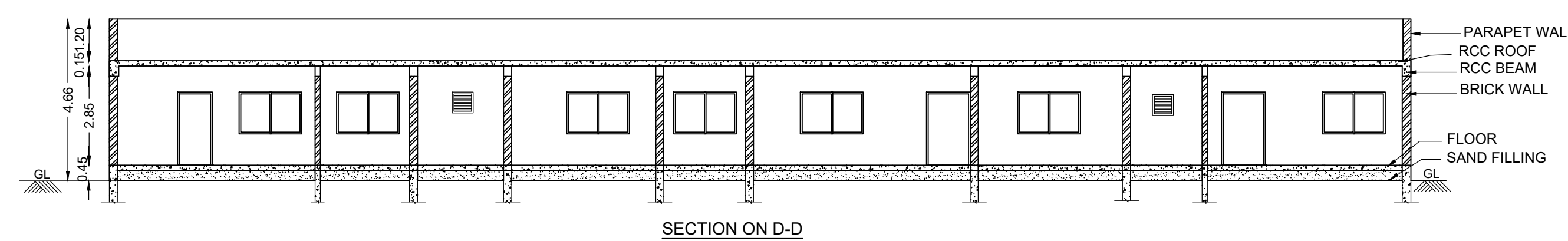
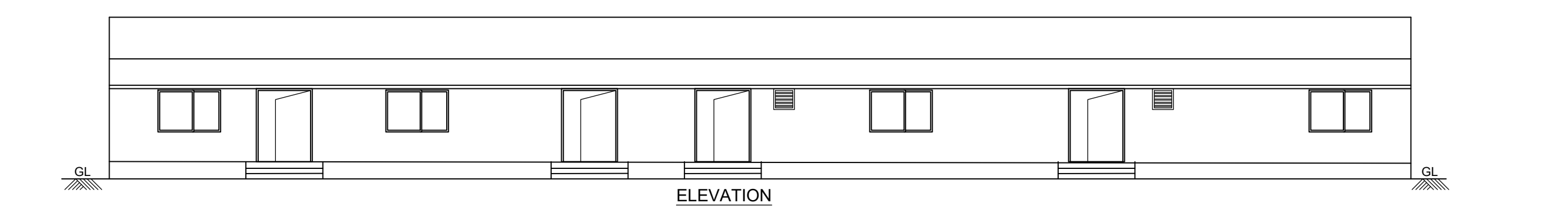
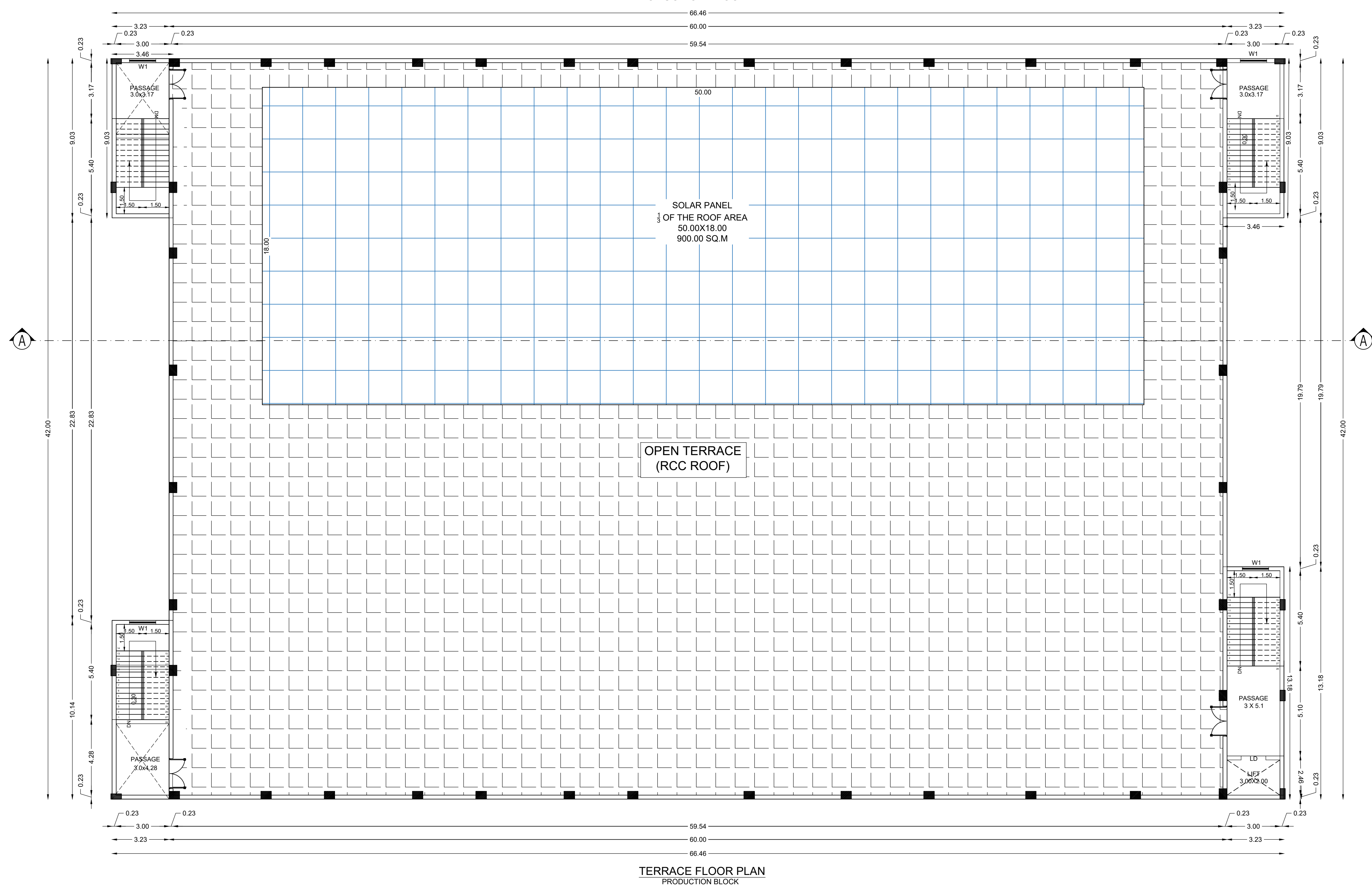
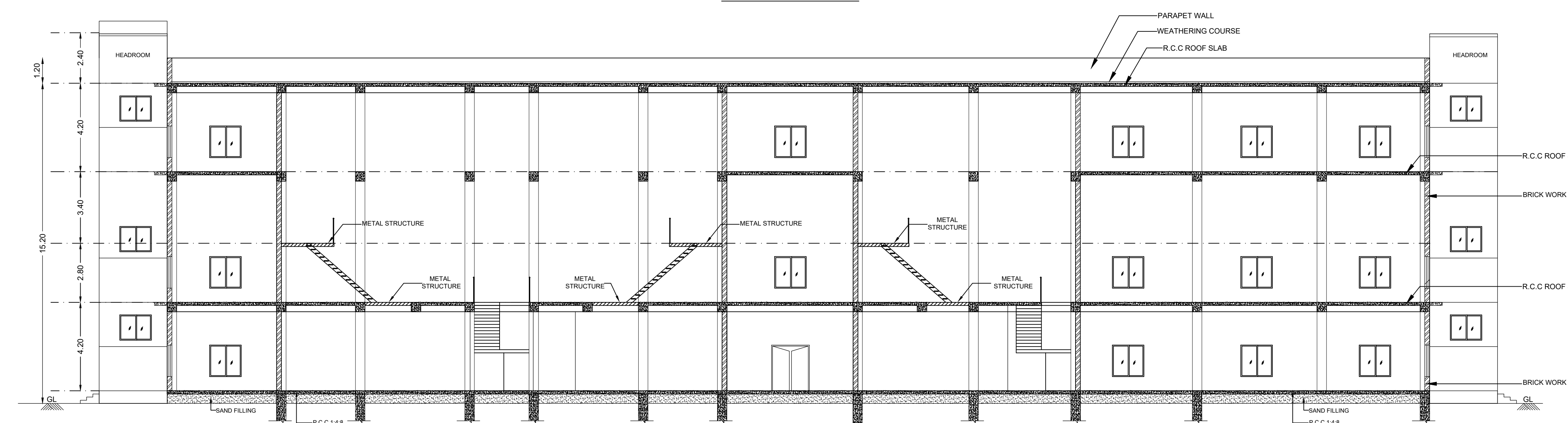
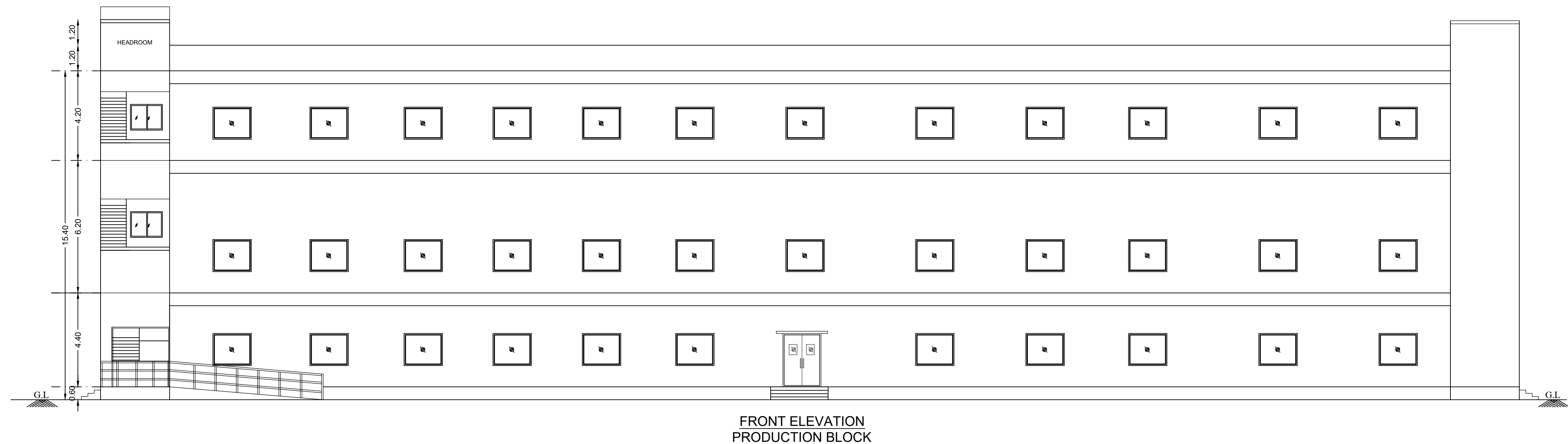
SCALE: FLOOR PLAN 1: 100

AREA STATEMENT (Sq.mt)

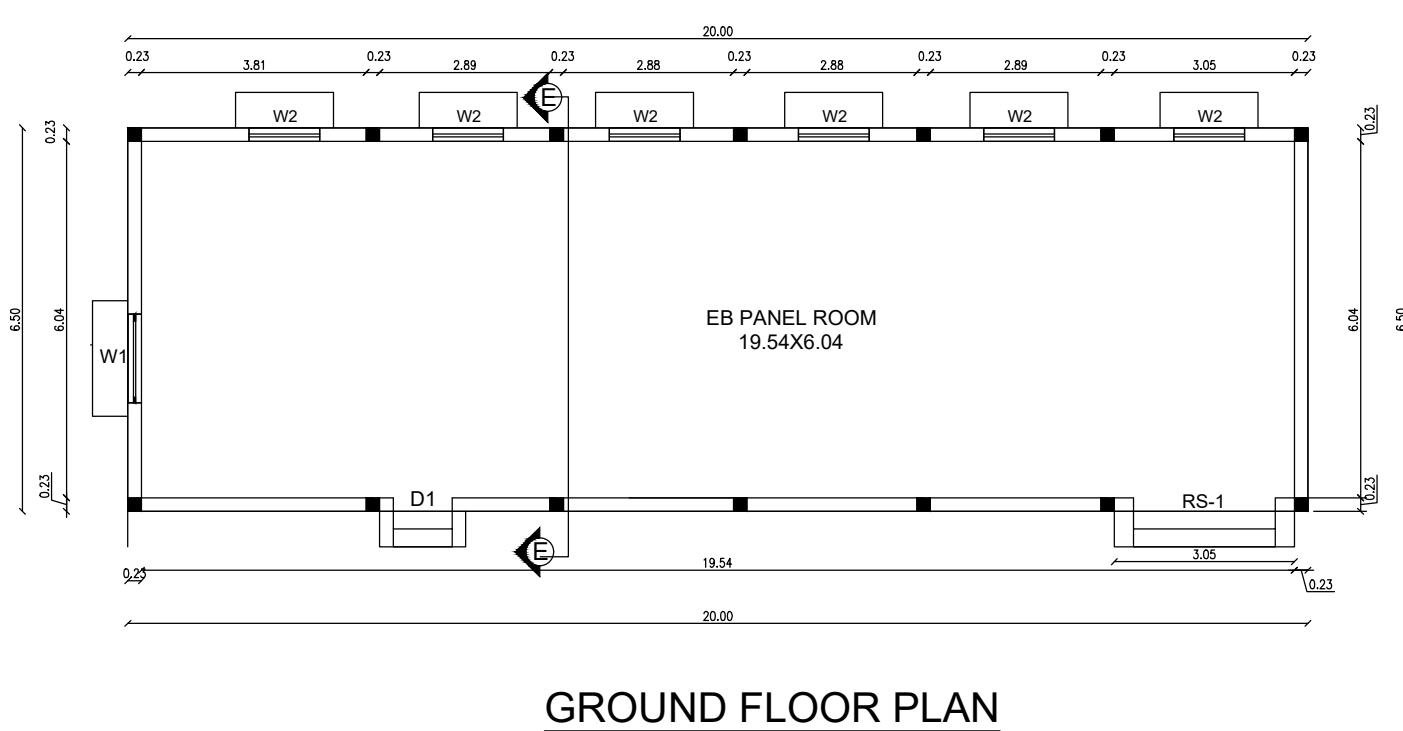
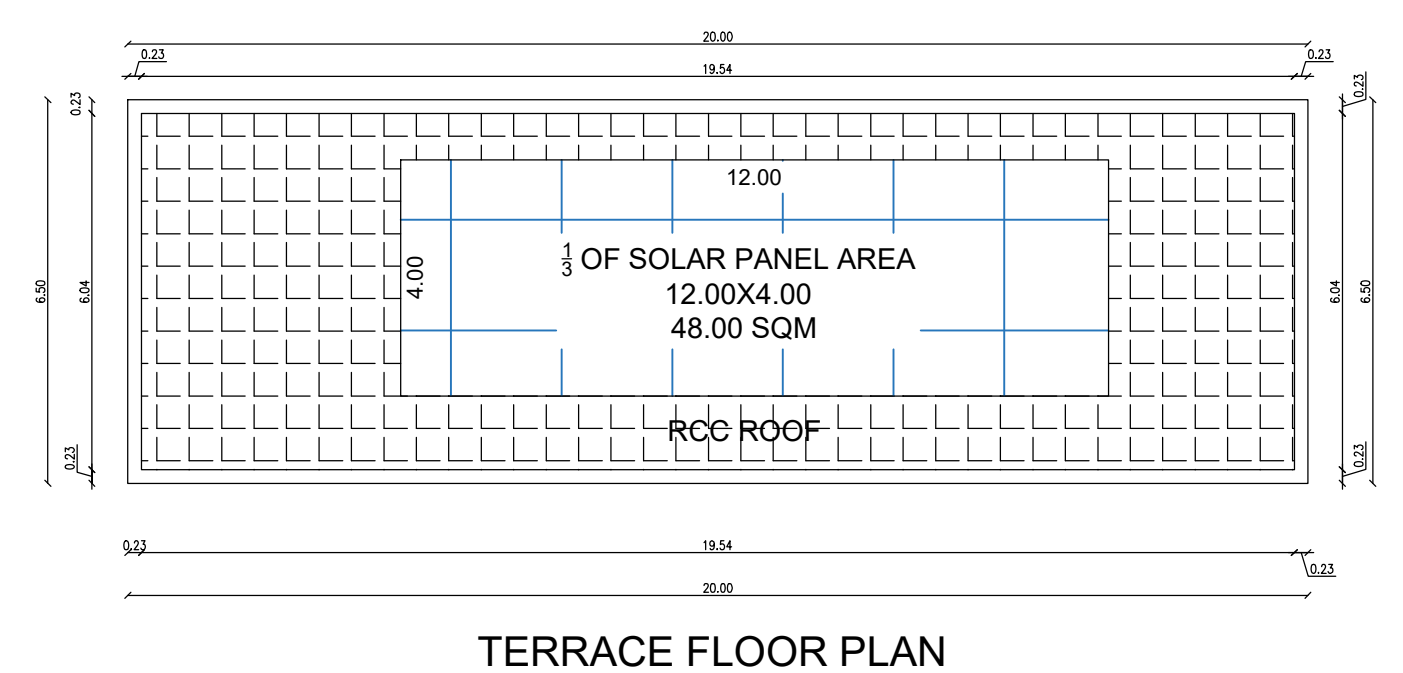
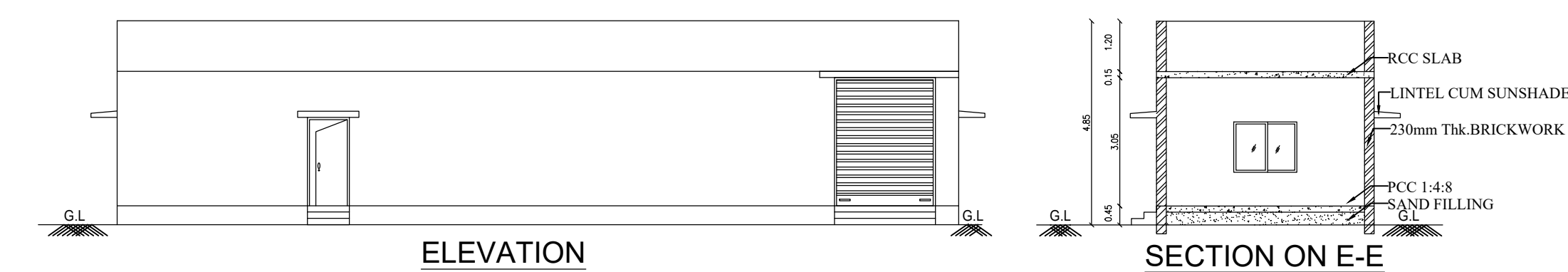
SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL BUILDUP AREA (Sq.mt)
1	EB PANEL ROOM	GROUND FLOOR	130.00	-----	130.00
2	SECURITY	GROUND FLOOR	261.75	-----	261.75
3	PRODUCTION BUILDING	TERRACE FLOOR	56.75	86.37	143.12
TOTAL			448.50	86.37	534.87

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.80 X 2.40
DD1	DOUBLE DOOR	1.80 X 2.13
SD	SLIDING DOOR	1.00 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.90 X 2.13
D3	DOOR	0.76 X 2.13
EE	EMERGENCY EXIT	1.80 X 2.13
LD	LIFT DOOR	1.50 X 2.13
W1	WINDOW -1	1.50 X 1.50
W2	WINDOW -2	1.80 X 1.20
V	VENTILATOR	4.50 X 0.75



ADMIN BLOCK - 2



EB PANEL ROOM

NOTE : MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDING

CAPLIN POINT LABORATORIES
Authorized Signatory

OWNER / OCCUPIER

D. SHANMUGASUNDARAM
B.E. (Civil & Structural) ME
REGISTERED STRUCTURAL ENGINEER (SR-1)
CO. MEMBERSHIP NO: 1220102041
and MEMBERSHIP NO: 1220102041
Chennai - 600 074. Regd. Office: 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 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PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING
CONSTRUCTION OF MANUFACTURING UNIT
M/s CAPLIN POINT LABORATORIES LIMITED AT SURVEY
NUMBERS : 32/2(P)33 2A(P) OF PLOT NUMBERS :
A-4/2 PART E, A-4/2 PART F, A-4/2 PART G, A-4/2 PART H,
A-4/2 PART I, A-4/2 PART J & A-4/2 PART K IN
SIPOT INDUSTRIAL PARK APPROVAL NO :SWP/DTCP/TVLR/
LAYOUT NO:177/2022 AT THERVOY KANDIGAI VILLAGE,
GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

ONLINE APPLICATION NO: SWP/BPA/0452472/2025

TNPCE CATEGORY - "ORANGE"
SL NO 91: INFRASTRUCTURE DEVELOPMENT
PROJECTS INCLUDING EDUCATIONAL
INSTITUTIONS, COMMUNITY
HALL, KALYANAM ADAMJIT PARK, THEME
PARK (HAVING WASTE WATER GENERATION
<100 KLD)

TITLE:
ADMIN BLOCK - GROUND, FIRST, SECOND &
THIRD FLOOR PLAN.

SCALE: FLOOR PLAN 1: 100

AREA STATEMENT (Sq.mt)

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL BUILDUP AREA (Sq.mt)
1		GROUND FLOOR	1513.80	-----	1513.80
2		FIRST FLOOR	933.50	-----	933.50
3	ADMIN	SECOND FLOOR	1513.80	-----	1513.80
4		THIRD FLOOR	1513.80	-----	1513.80
TOTAL =			5474.90	-----	5474.90

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.80 X 2.40
DD1	DOUBLE DOOR	1.80 X 2.13
SD	SLIDING DOOR	1.00 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.90 X 2.13
D3	DOOR	0.76 X 2.13
EE	EMERGENCY EXIT	1.80 X 2.13
LD	LIFT DOOR	1.50 X 2.13
W1	WINDOW -1	1.50 X 1.50
W2	WINDOW -2	1.80 X 1.20
V	VENTILATOR	4.50 X 0.75

CAPLIN POINT LABORATORIES LIMITED
Authorized Signatory

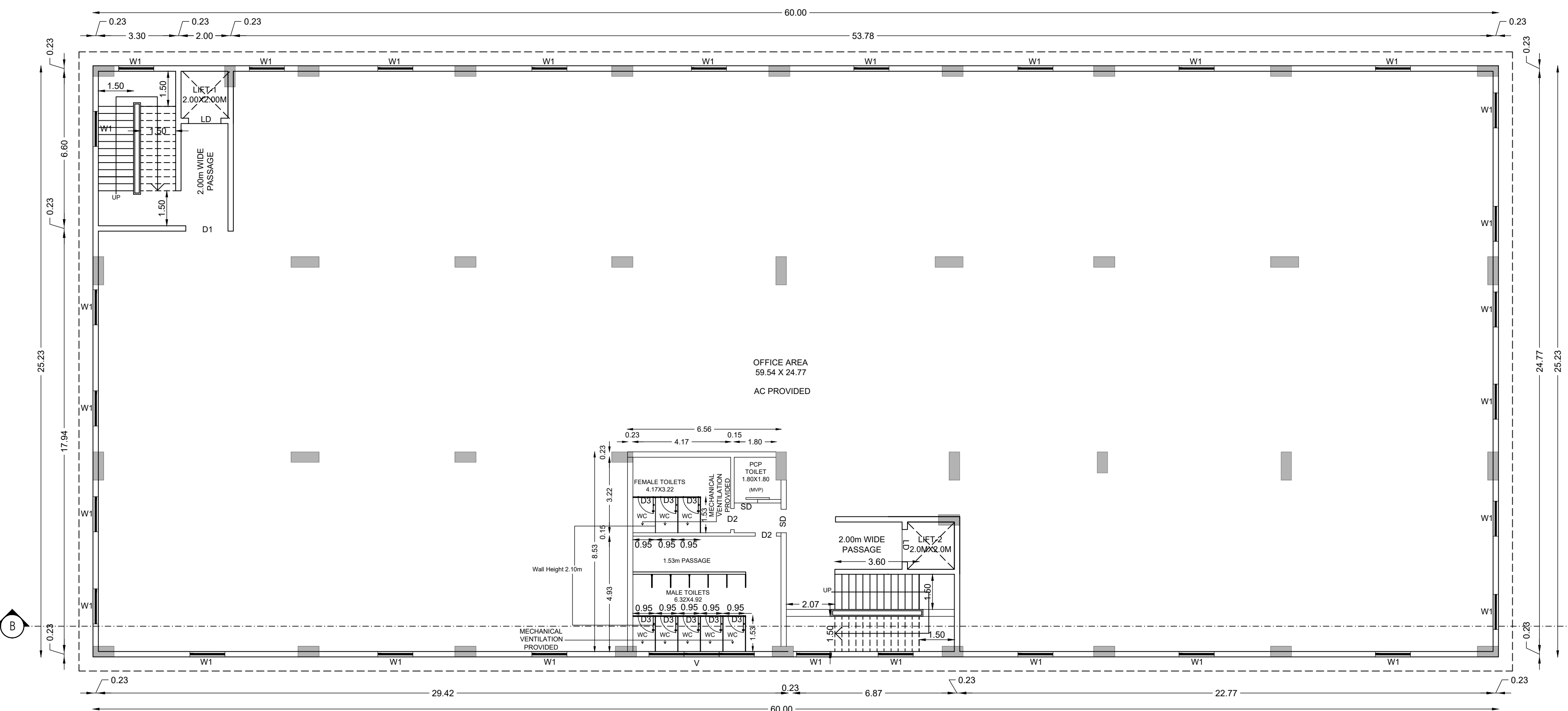
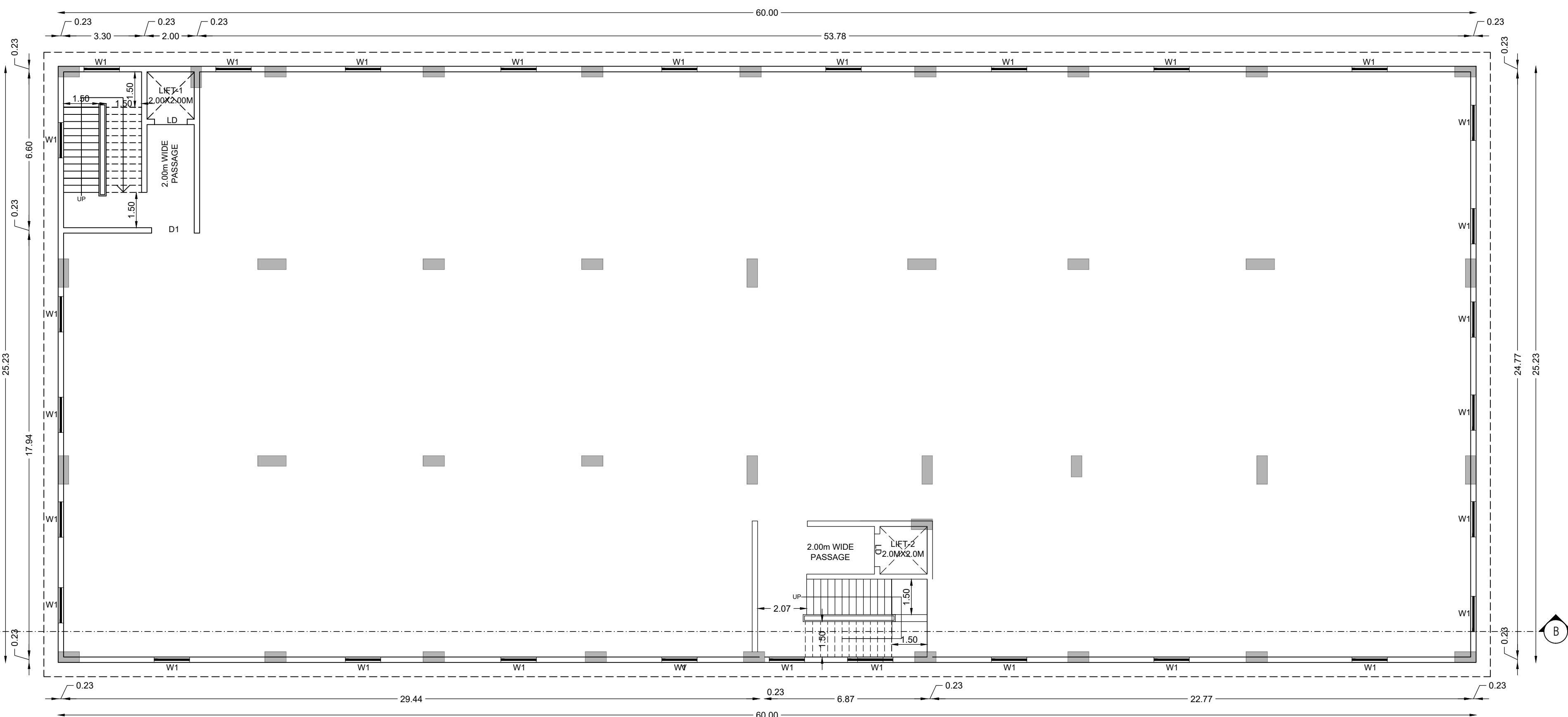
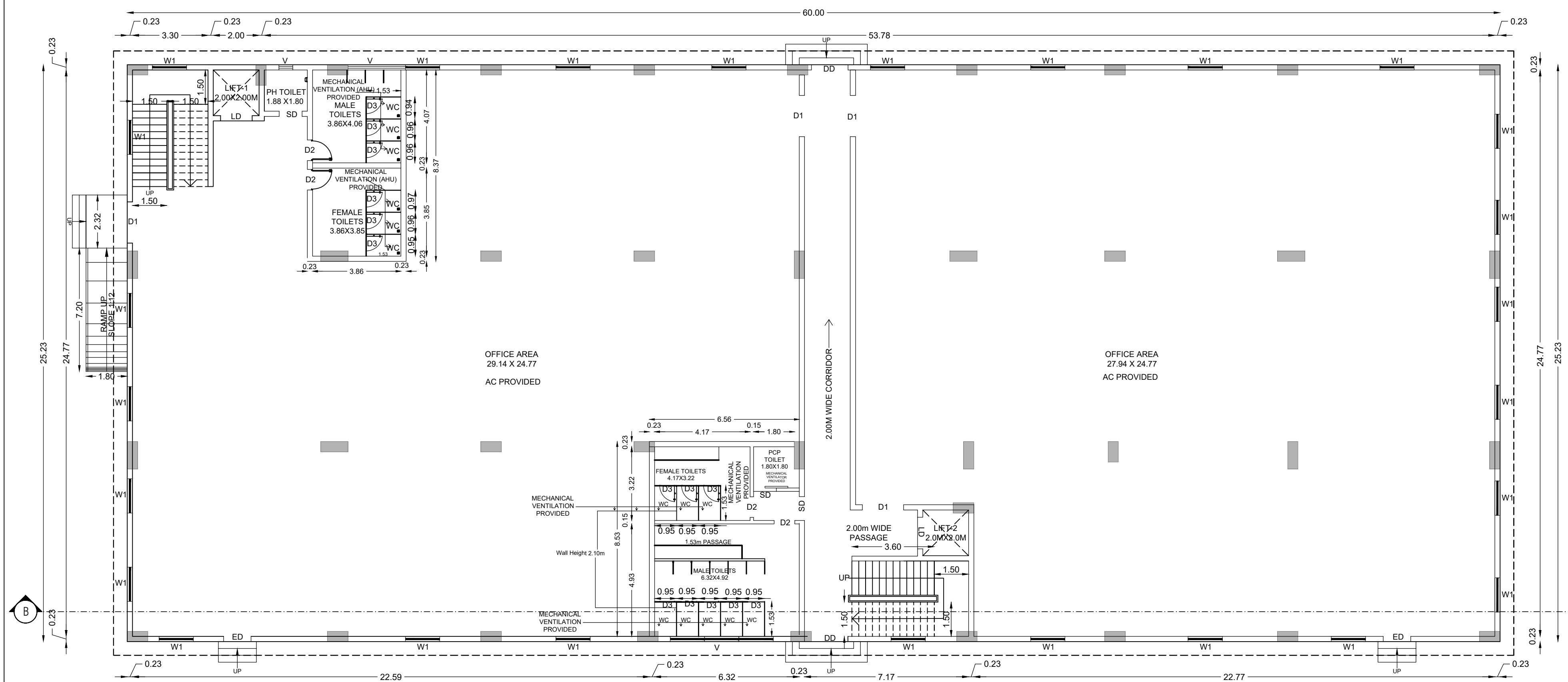
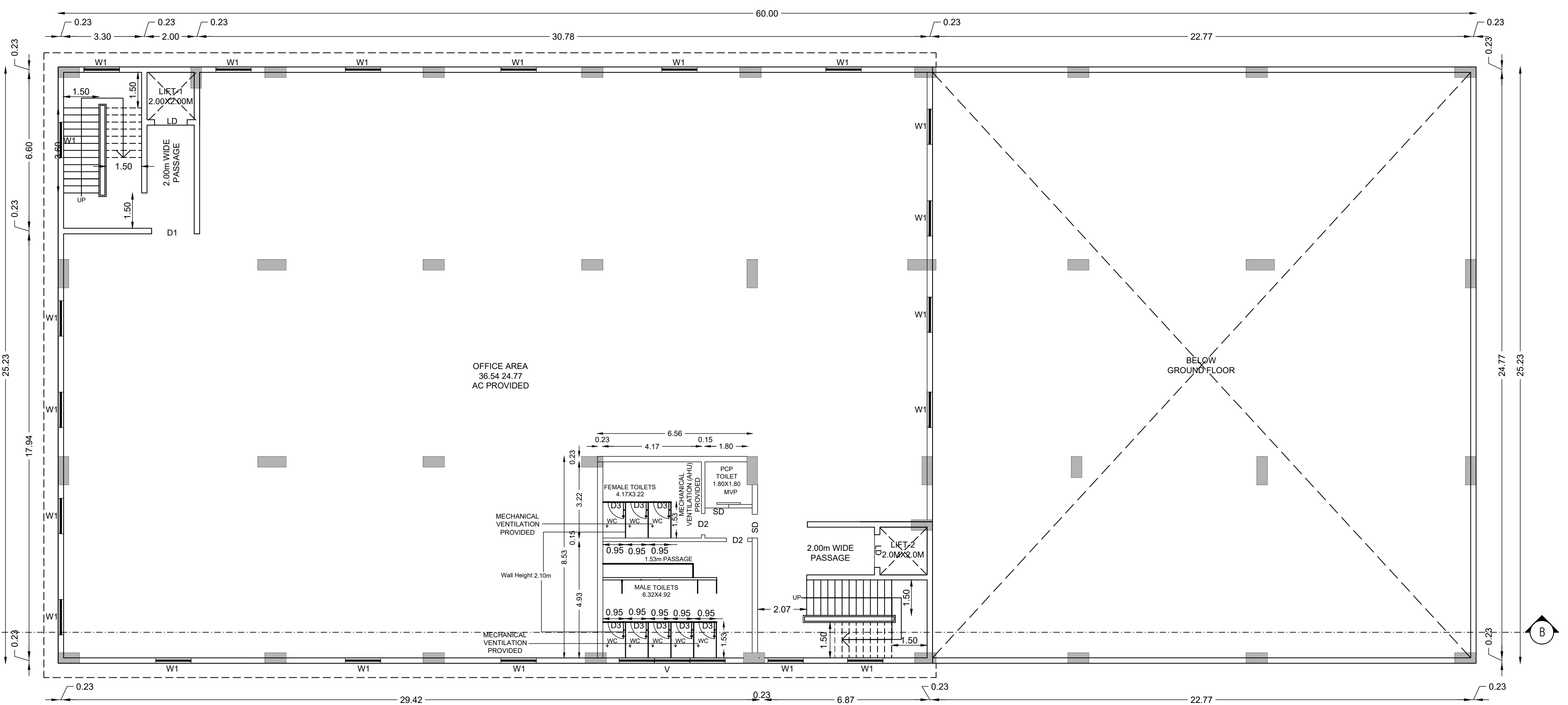
OWNER / OCCUPIER

D. SHANMUGASUNDARAM
REGISTERED STRUCTURAL ENGINEER, M.E.
CIVIL ENGINEER No. 1/2019/04944
10th Avenue, Block C-10, 1st Street,
Narasimharajapuram, Chennai - 600 074
Email: dshankar@yahoo.com

STRUCTURAL ENGINEER G-1

P. SANTHOSH Kumar
REGISTERED CIVIL ENGINEER, M.E.
CIVIL ENGINEER No. 1/2019/04944
10th Avenue, Block C-10, 1st Street,
Narasimharajapuram, Chennai - 600 074
Email: dshankar@yahoo.com

REGISTERED ENGINEER G-1

NOTE: MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDINGSECOND FLOOR PLAN
ADMIN BLOCK - 1THIRD FLOOR PLAN
ADMIN BLOCK - 1GROUND FLOOR PLAN
ADMIN BLOCK - 1FIRST FLOOR PLAN
ADMIN BLOCK - 1

TNPB CATEGORY - "ORANGE" SL NO 91: INFRASTRUCTURE DEVELOPMENT PROJECTS INCLUDING EDUCATIONAL INSTITUTIONS,COMMUNITY HALL,KALYANAMANADAM,IT PARK,THEME PARK(HAVING WASTE WATER GENERATION <100 KLD)

SCALE: FLOOR PLAN 1: 100

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL BUILDUP AREA (Sq.mt)
1	ADMIN	TERRACE FLOOR	21.87	66.09	87.96

JOINERY DETAILS		
TYPES	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.80 X 2.40
DD1	DOUBLE DOOR	1.80 X 2.13
SD	SLIDING DOOR	1.00 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.90 X 2.13
D3	DOOR	0.76 X 2.13
EE	EMERGENCY EXIT	1.80 X 2.13
LD	LIFT DOOR	1.50 X 2.13
W1	WINDOW -1	1.50 X 1.50
W2	WINDOW -2	1.80 X 1.20
V	VENTILATOR	4.50 X 0.75



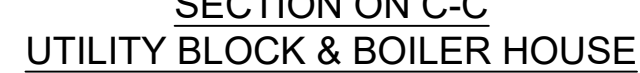
CAPLIN POINT LABORATORIES LTD
 Authorised Signatory

D. 84-7m

D.SHANMUGASUNDARAM
B.E., (Civil), M. Tech (Struct), MIE.,
REGISTERED STRUCTURAL ENGINEER GR-1
CSLRGN/SE/Gr-1/29/10/045,
Joel Towers, Block C20, 1st Street,
Navaneetham Nagar Extension, Sembakkam
Chennai- 600 073. Mob-9791056521

R. SATHISHKUMAR, B.Tech., (Civil), M.Cod.,
Licensed Surveyor & Registered Engineer Grade-1 (RE)
Reg.No.CG1D1ST/RE/Gr-1/2021/07/004 -
No.2, Kuthirai Nagar, Acharapakkam Post,
Maduranthangam Taluk, Chengalpattu Dist - 603 301
Cell: 9444 91 2210 email: sathishkumar.nae@yahoo.com

REGISTERED ENGINEER Gr-I



FIRE HYDRANT PUMP ROOM



P. Sathish Kumar
R.SATHISHKUMAR, Athes (C)G, M.Coe.
Licenced Survey & Registered Professional Engineer (R/E)
Reg No CO-105176/GE-VG-1/2021/07/004
No.2, Kottur Nagesw. Acharapattanam P.O.
Medavathurpattanam Taluk, Chengalpattu Dist., 604 301
Cell: 9444 91 2270 email: sathishkumar.net@yahoo.com

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING CONSTRUCTION OF MANUFACTURING UNIT M&CAPLIN POINT LABORATORIES LIMITED AT SURVEY NUMBERS : 33/2(P),33/2A(P) OF PLOT NUMBERS : A-4/2 PART E, A-4/2 PART F, A-4/2 PART G, A-4/2 PART H, A-4/2 PART I, A-4/2 PART J & A-4/2 PART K IN SIPCOT INDUSTRIAL PARK APPROVAL NO:-SWP/DTCP/TVLR/ LAYOUT NO:177/2022 AT THERVOY KANDIGAI VILLAGE, GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

ONLINE APPLICATION NO:-SWP/BPA/0452472/2025

DNPCB CATEGORY - "ORANGE"
SL NO 91: INFRASTRUCTURE DEVELOPMENT PROJECTS INCLUDING EDUCATIONAL INSTITUTIONS, COMMUNITY HALL, KALYANAMADAM IT PARK, THEME PARK (HAVING WASTE WATER GENERATION <100 KLD)

SITE PLAN

AREA STATEMENT (Sq.mt)

TOTAL PLOT EXTENT AS PER DOCUMENT : 75,554.80 Sq.mt (18.67 Acre)

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL BUILDUP AREA (Sq.mt)
1.	PRODUCTION BLOCK	GROUND FLOOR	2690.29	---	7369.86
		FIRST FLOOR	2690.29	---	
		FIRST FLOOR MEZZANINE	272.80	---	
		SECOND FLOOR	1,573.36	---	
		TERRACE FLOOR (paved area)	56.75	66.37	
2.	ADMIN BLOCK-1	GROUND FLOOR	1,513.80	---	5,562.86
		FIRST FLOOR (Office Area)	933.50	---	
		SECOND FLOOR (Office Area)	1,513.80	---	
		THIRD FLOOR (Office Area)	1,513.80	---	
		TERRACE FLOOR (paved area)	21.87	69.09	
3.	UTILITY BLOCK & BOILER HOUSE	GROUND FLOOR	962.69	---	1,438.57
		FIRST FLOOR	461.50	---	
		TERRACE FLOOR	---	24.38	
4.	ADMIN BLOCK - 2	GROUND FLOOR	261.75	---	261.75
5.	FIRE HYDRANT PUMP ROOM	UNDERGROUND	79.31	---	158.62
		GROUND FLOOR	79.31	---	
6.	E B PANEL ROOM	GROUND FLOOR	130.00	---	130.00
		UNDERGROUND	130.00	---	
TOTAL AREA IN Sq.mt			14744.82	176.84	14,921.66

F.S.I CALCULATION:-

F.S.I : TOTAL FSI AREA : 14744.82 TOTAL PLOT AREA : 75,554.80 = 0.195 ~ 2

HORSE POWER DETAIL:-

TOTAL H.P. = 2815 HP

MANPOWER DETAIL:-

NO OF WORKERS : 180 (M) + 20 (F) = 200 Nos

PARKING CALCULATION:-

TOTAL WORKSHOP AREA = 8640.93 Sq.mt

TOTAL OFFICE AREA = 1,513.80 Sq.mt

TOTAL AREA = 10,154.73 Sq.mt

PARKING CALCULATION:-

LORRY PARKING : 8640.93/750 = 12 Nos

CAR PARKING : 5736.65/150 = 39 Nos

TWO WHEELER PARKING : 8640.93/75 = 115 Nos

CYCLE PARKING : 8640.93/75 = 115 Nos

SANITARY CALCULATION:-

NO OF WORKERS : 180 (M) + 20 (F) = 200 Nos

SANITARY UNIT	MALE	MALE	FEMALE	FEMALE
1. Water Closet	7 NOS	18 NOS	2 NOS	12 NOS
2. Ablution Taps	7 NOS	18 NOS	2 NOS	12 NOS
3. Urinals	7 NOS	21 NOS	---	---
4. Washing Taps	8 NOS	15 NOS	1 NOS	12 NOS
5. Drinking Water Fountains	2 NOS	3 NOS	1 NOS	1 NOS

OWNER / OCCUPIER

Authorized Signatory

D. SHANMUGASUNDARAM

REGISTERED STRUCTURAL ENGINEER GR-I

100, K. K. ROAD, THERVOY KANDIGAI VILLAGE, GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

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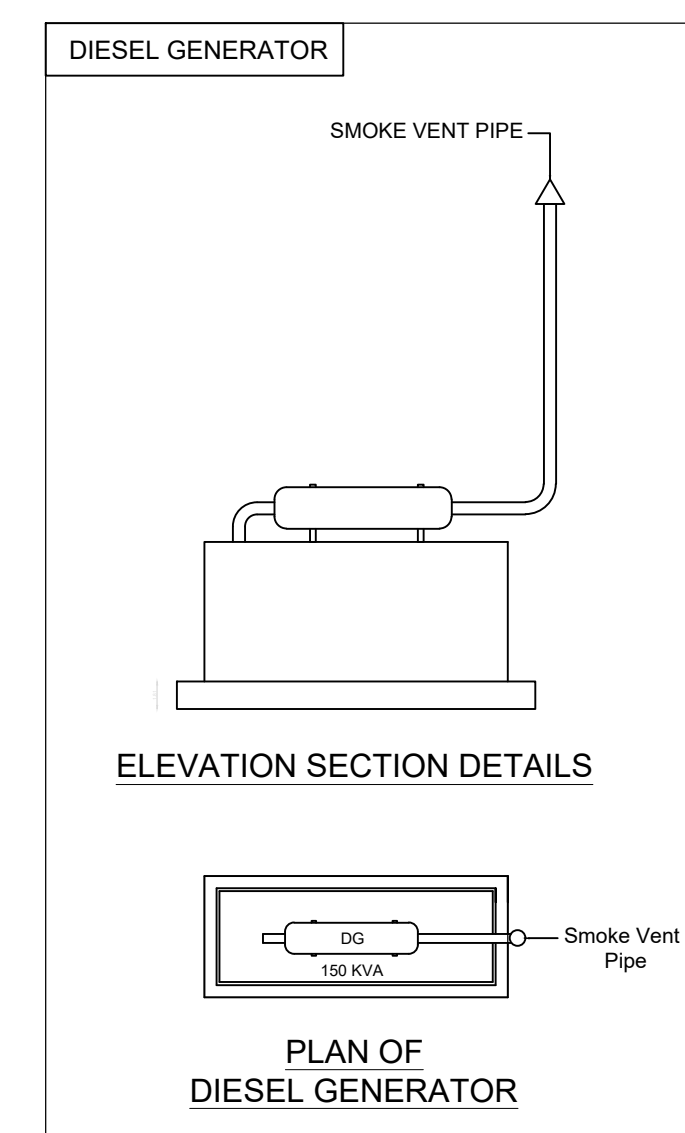
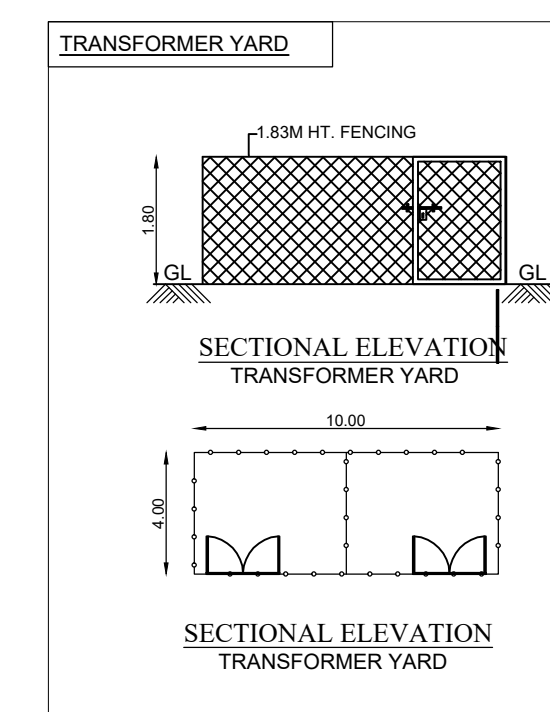
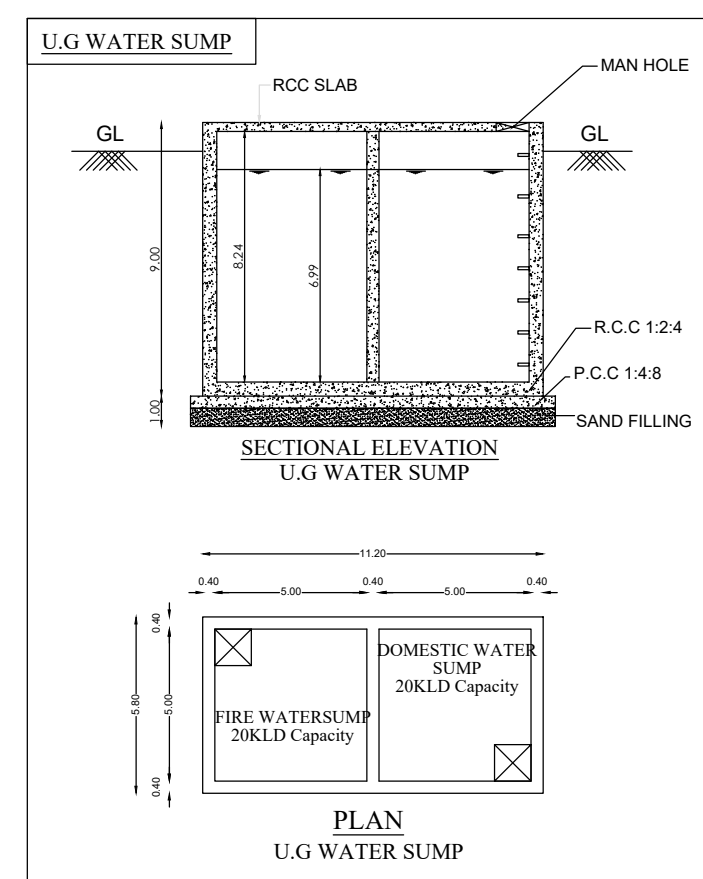
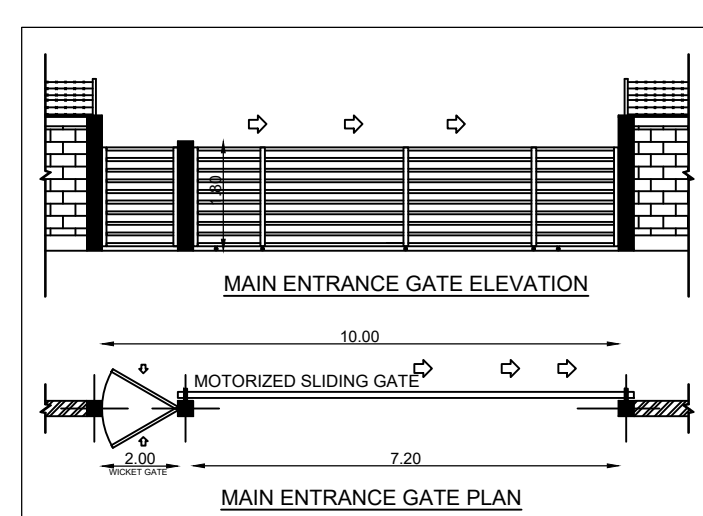
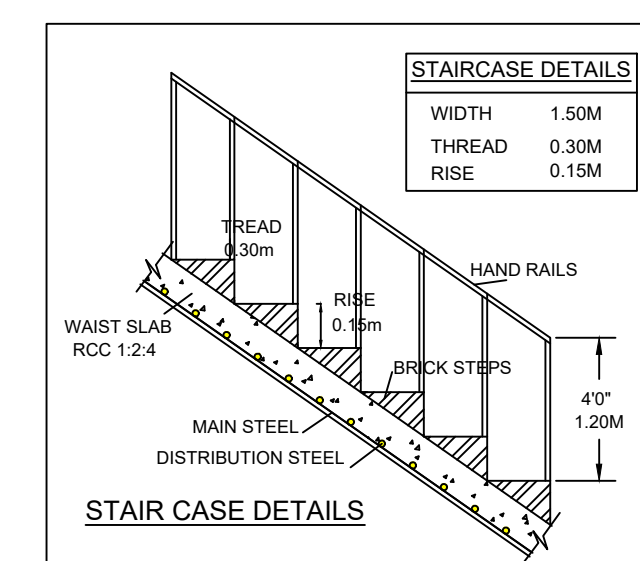
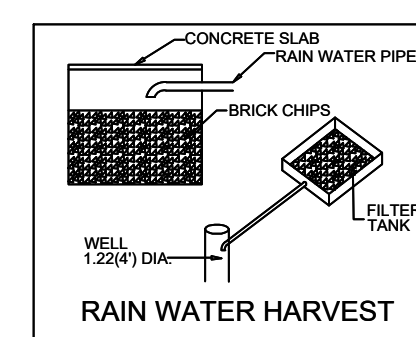
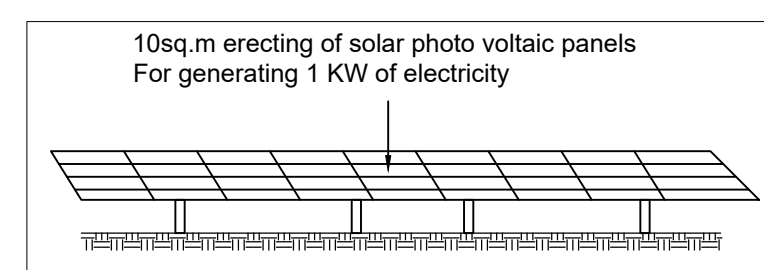
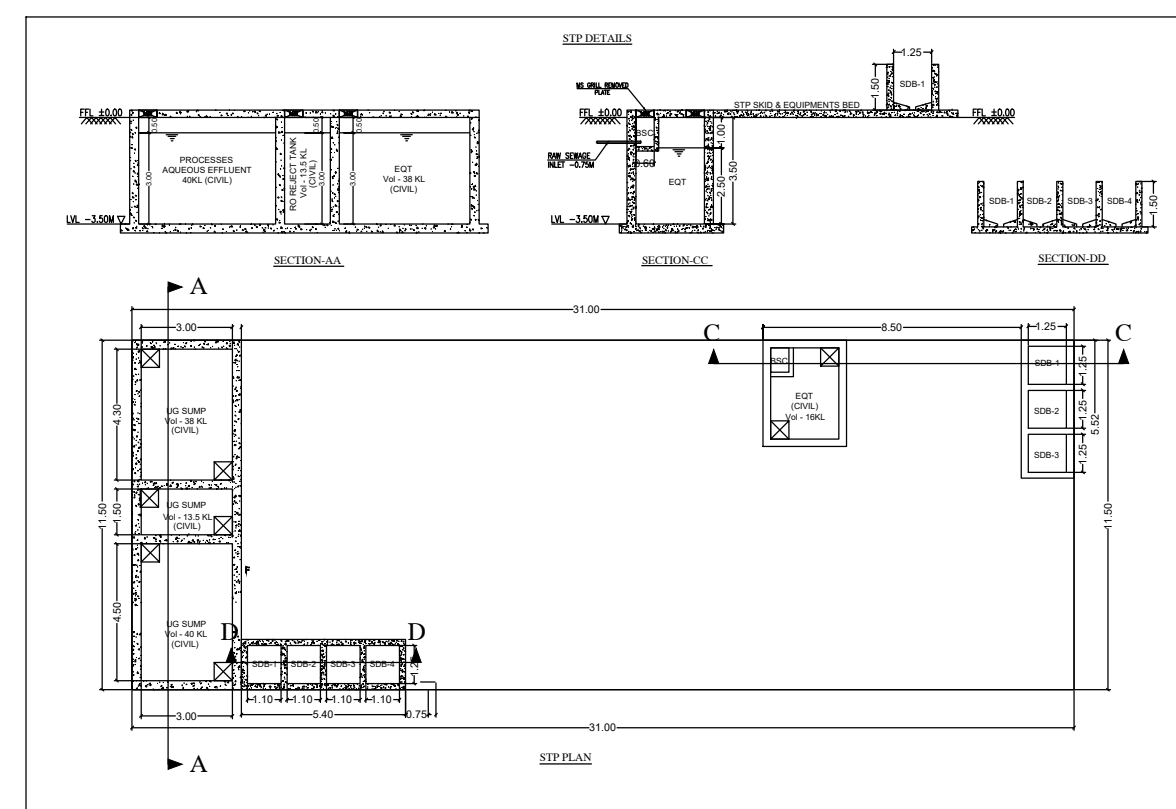
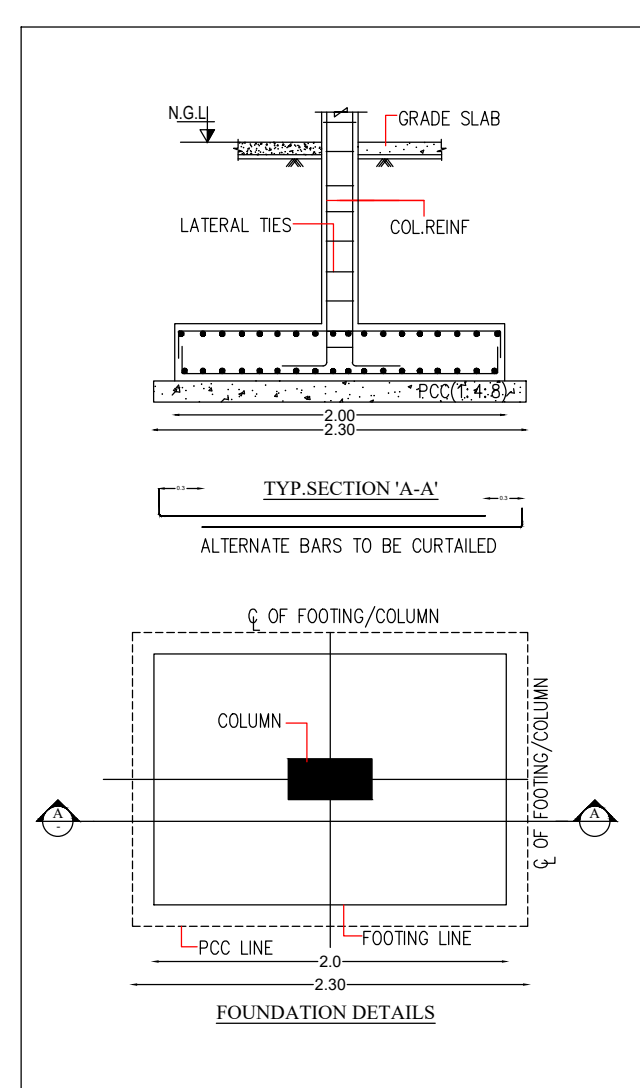
100, K. K. ROAD, THERVOY KANDIGAI VILLAGE, GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

40m Green Belt

397.52

462.89

SITE PLAN



S.No	Name of Equipment	Nos	Total HP
Chiller & Pumps			
125	BOILER ROOM	1	50.00
	Chiller	300 Tr	900.00
126	CHW Pumps	2	120.00
	Cooling towers	300 Tr	80.00
127	CTW pumps	3	50.00
	ACR	1	120.00
HVAC GF			
128	AHUs	5	300.00
129	Dehumidifier	1	95.00
130	AHUs	4	105.00
136	LAB Equipments	20	150.00
Solvent pumps			
131	Solvent pumps	10	75.00
PTP&STP			
132	STP Plant	1	70.00
133	PTP Plant	1	250.00
Fire fighting pump&infrastructure			
134	Fire fighting pump&infrastructure	1	160.00
135	Process Equipments	20	290.00
TOTAL HP=			2815.00

R. SATHISHKUMAR, I.A.A. (Civil), M.C.E.
Registered Structural Engineer GR-I
100, K. K. ROAD, THERVOY KANDIGAI VILLAGE, GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

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100, K. K. ROAD, THERVOY KANDIGAI VILLAGE, GUMMIDIPONDY TALUK, THIRUVALLUR DISTRICT.

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
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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.

