PP APPROVAL RECORD

Planning Permission

Survey 55

Velliyur

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.

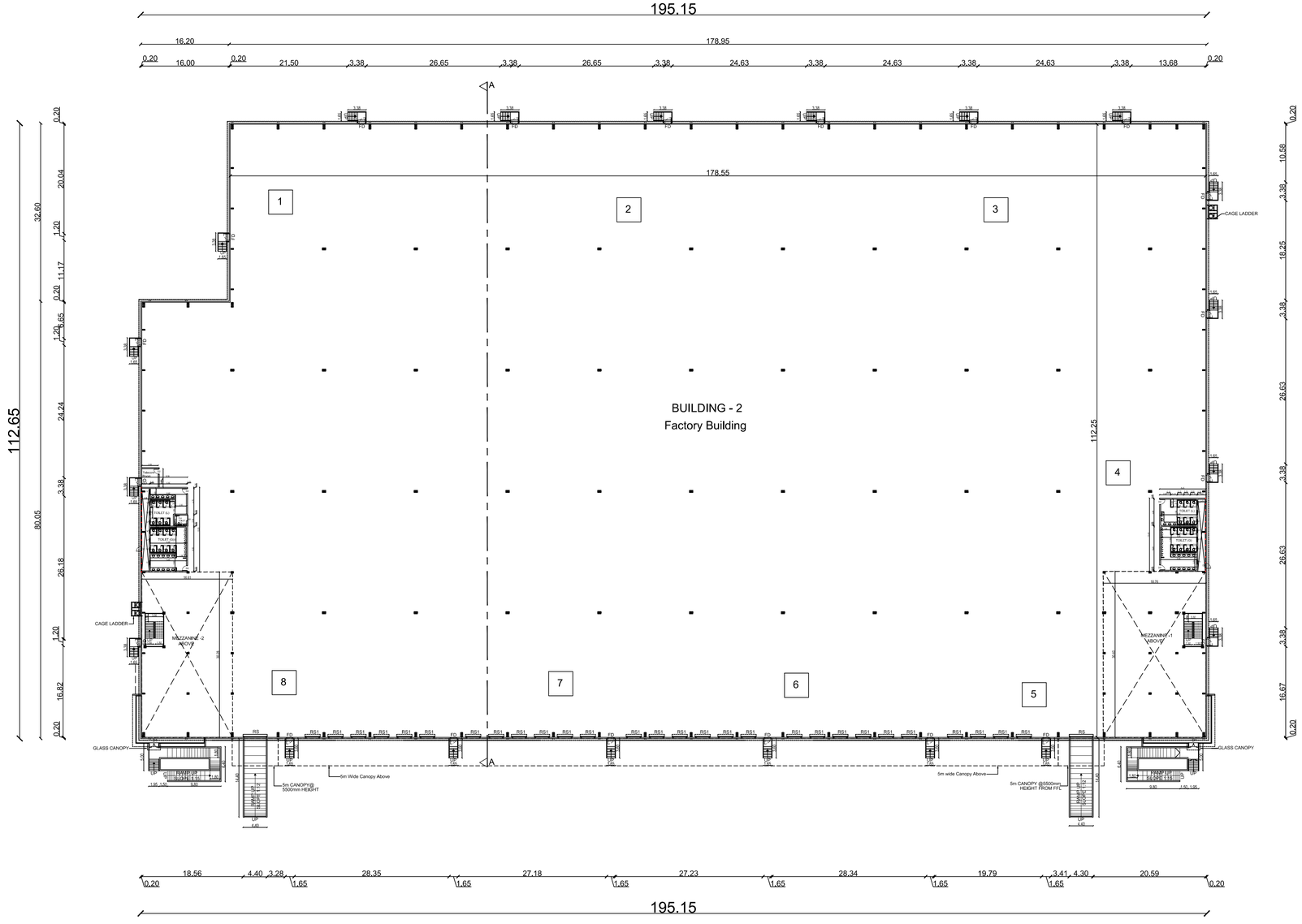
Verified RealEstate™

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

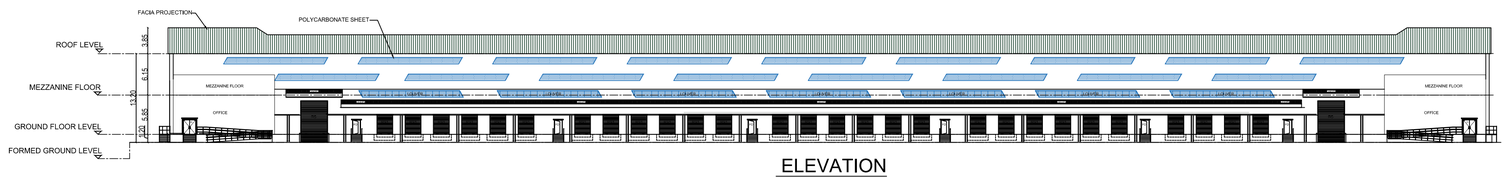
hello@verified.realestate

+91 9996 12 9996

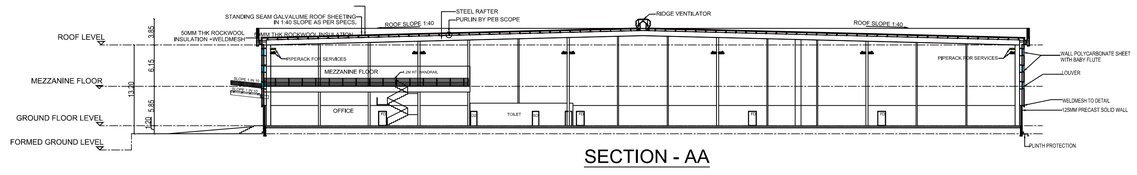
verified.realestate



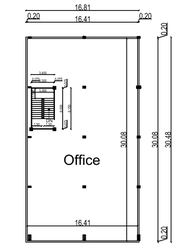
GROUND FLOOR PLAN (FACTORY)



ELEVATION

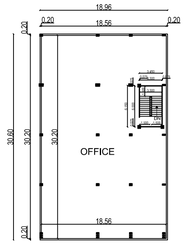


SECTION - AA



BUILDING - 2

MEZZANINE FLOOR - 2 (OFFICE)



BUILDING - 2

MEZZANINE FLOOR - 1 (OFFICE)

List of machineries

Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	150	150
2	Drum rewinder	1	20	20
3	GI rewinder	1	20	20
4	Bobbin rewinder	1	10	10
5	Electric wire rope hoist	1	20	20
6	Air compressor	1	50	50
7	Submersible pump	1	20	20
8	800 kva DG	1	40	40
	Total HP			**330**

North

W E

S

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/S SILVERGATE PROJECTS PVT LTD AT SURVEY NOS. 5B/1, 5B/2, 7C/1A1, 7C/1A2, 7C/1B, 7C/1C, 7C/2A, 7C/2B, 7C/3, 10B/3A, 10B/3B, 11/2A, 11/2B, 11/2C, 12/1, 13/1B1, 13/1B2, 13/1B3, 13/2, 14/1, 14/2, 14/3, 15/1, 15/2, 16/1A, 16/1B, 16/2, 16/3A, 16/3B, 16/4A, 16/4B, 16/5A1A, 16/5A1B, 16/5A2, 16/5B, 17/1A1A1, 17/1A1A2, 17/1A1B, 17/1A2, 17/1A3, 17/1B1, 17/1B2, 17/1C, 17/1D, 17/2, 18/1, 18/2, 20/1A, 20/2A, 20/2B, 20/2C1, 46/1A, 46/2, 47/1, 47/2A1, 47/2A2, 47/2B1, 47/2B2, 47/3, 47/4, 48/1, 48/2, 50/1A, 50/1B1, 50/1B2, 50/2A, 50/2B, 50/3A1A, 52/1A, 52/1B, 52/2A, 52/2B, 52/3, 53/1A, 54/5B1, 55/1A1A, AND VELLIYUR VILLAGE, TIRUVALLUR TALUK & DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	4.00	5.00
RS1	ROLLING SHUTTER	2.40	3.00
FD	FIRE DOOR	1.20	2.15
D1	DOOR	1.80	2.15
D2	DOOR	1.00	2.15
D3	DOOR	0.75	2.15
SD	DOOR	1.10	2.15
V1	VENTILATOR	0.75	0.45

SANITARY DETAILS

	MALE		FEMALE	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	15	16	13	13
WASH BASIN	15	20	8	10
URINALS	15	16	-	-

APPLICANT :

For Silvergate Projects Private Limited

Authorised Signatory

ARCHITECT :

M. BERKMANSLEENAS PRABHAKAR, M.ARCH
Regn.No:CA/2016/79504
Email:berkmansleenas@gmail.com
Mobile:96559 14631

STRUCTURAL ENGINEER :

Er. R. KUMARESAN, M.E(Struct), MIE.,
DTCP Registered Structural Engineer (Super Grade-I(SE))
RSE/ GR-I/2022/07/911
Mobile: +91 - 97900 92504

TITLE :

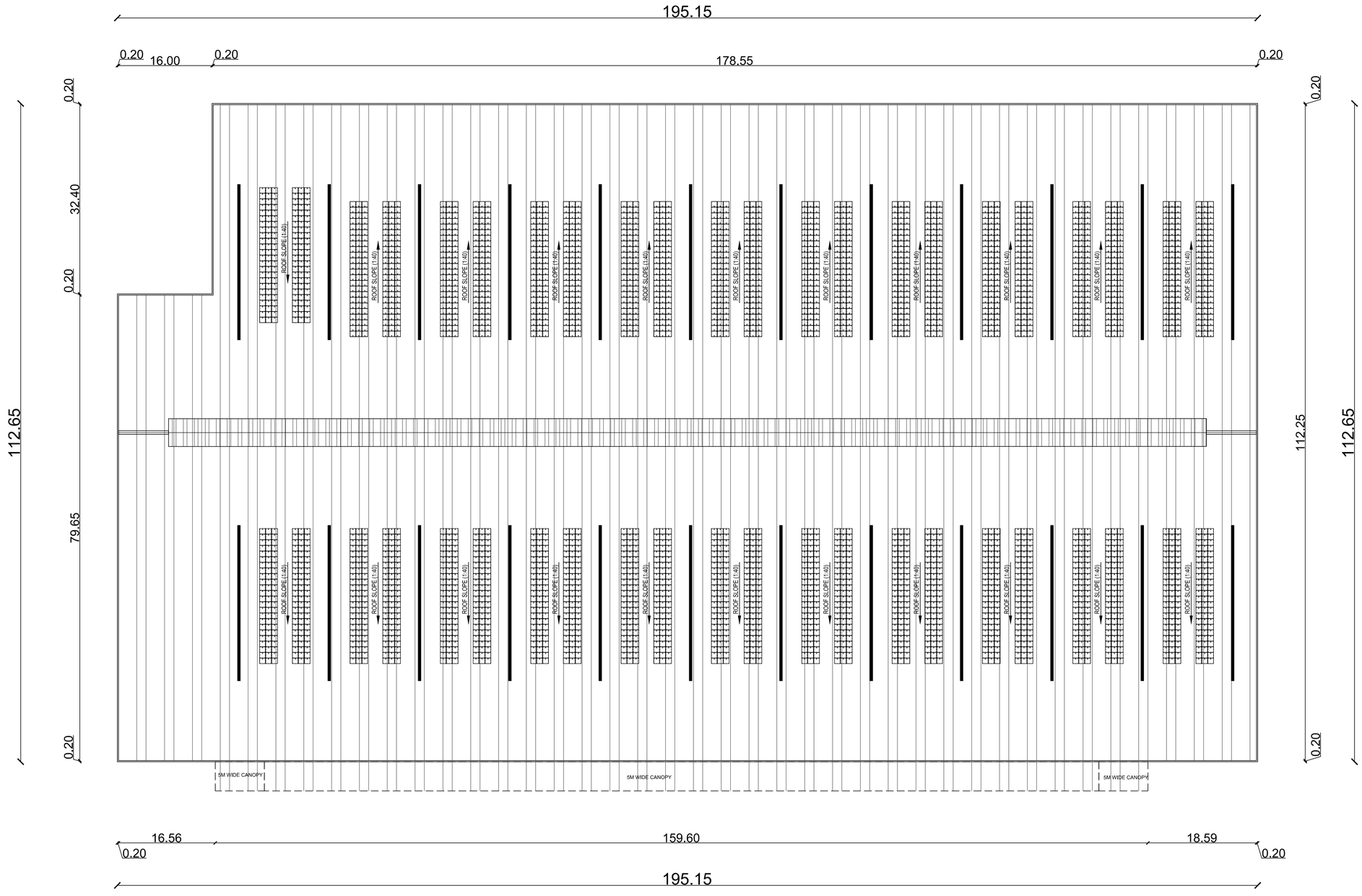
BUILDING - 2
GROUND FLOOR PLAN, MEZZANINE FLOOR, & ELEVATION & SECTION.

LEGEND :

PROPOSED BUILDING

SCALE : 1:300

SHEET : 02/06



ROOF PLAN

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/S SILVERGATE PROJECTS PVT LTD AT SURVEY NOS. 5B/1, 5B/2, 7C/1A1, 7C/1A2, 7C/1B, 7C/1C, 7C/2A, 7C/2B, 7C/3, 10B/3A, 10B/3B, 11/2A, 11/2B, 11/2C, 12/1, 13/1B1, 13/1B2, 13/1B3, 13/2, 14/1, 14/2, 14/3, 15/1, 15/2, 16/1A, 16/1B, 16/2, 16/3A, 16/3B, 16/4A, 16/4B, 16/5A1A, 16/5A1B, 16/5A2, 16/5B, 17/1A1A1, 17/1A1A2, 17/1A1B, 17/1A2, 17/1A3, 17/1B1, 17/1B2, 17/1C, 17/1D, 17/2, 18/1, 18/2, 20/1A, 20/2A, 20/2B, 20/2C1, 46/1A, 46/2, 47/1, 47/2A1, 47/2A2, 47/2B1, 47/2B2, 47/3, 47/4, 48/1, 48/2, 50/1A, 50/1B1, 50/1B2, 50/2A, 50/2B, 50/3A1A, 52/1A, 52/1B, 52/2A, 52/2B, 52/3, 53/1A, 54/5B1, 55/1A1A, AND VELLIYUR VILLAGE, TIRUVALLUR TALUK & DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	4.00	5.00
RS1	ROLLING SHUTTER	2.40	3.00
FD	FIRE DOOR	1.20	2.15
D1	DOOR	1.80	2.15
D2	DOOR	1.00	2.15
D3	DOOR	0.75	2.15
SD	DOOR	1.10	2.15
V1	VENTILATOR	0.75	0.45

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DTCP Registered Structural Engineer Grade-I(SE)
RSE/GR-I/2022/07/911
Mobile: +91 - 97900 92504

TITLE :

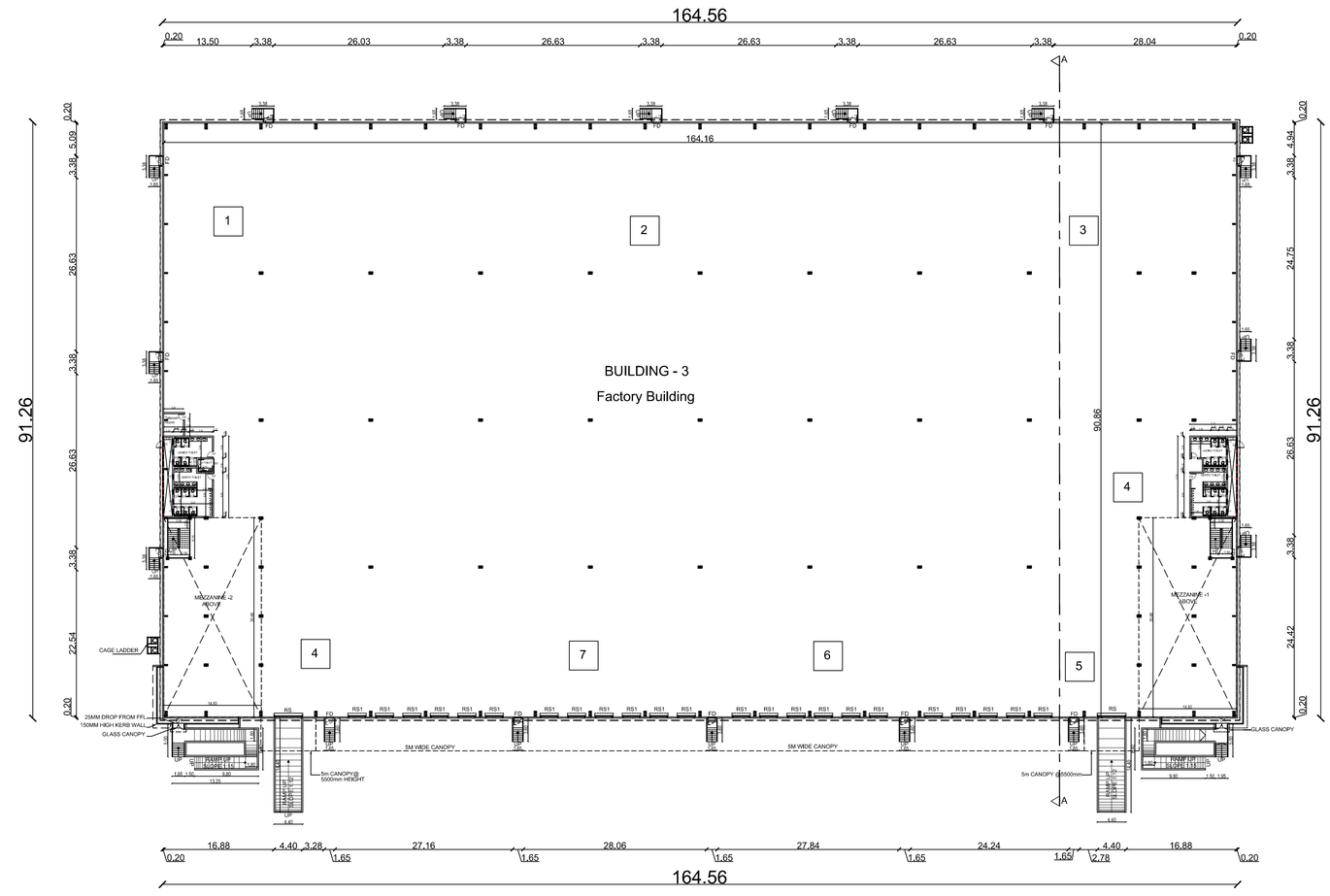
BUILDING - 2
ROOF PLAN

LEGEND :

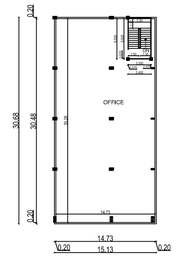
PROPOSED BUILDING

SCALE : 1:250

SHEET : 03/06

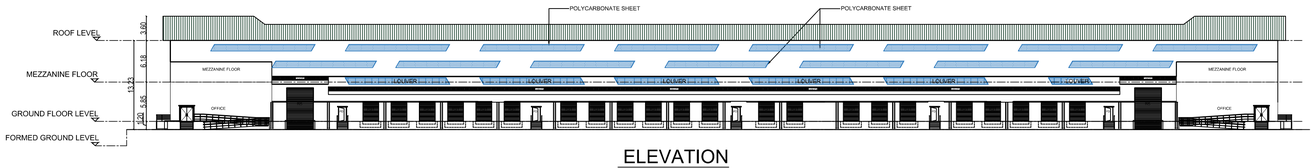


GROUND FLOOR PLAN (FACTORY)

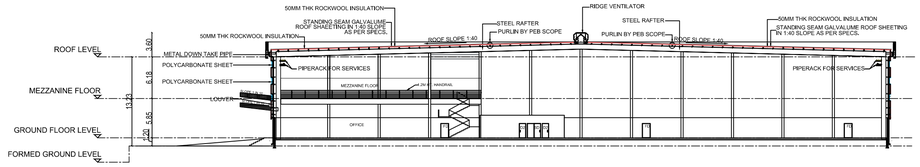


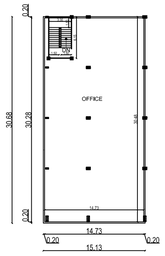
BUILDING - 3

MEZZANINE FLOOR - 1 (OFFICE)



ELEVATION





BUILDING -3

MEZZANINE FLOOR - 2(OFFICE)

List of machineries				
Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	150	150
2	Drum rewinder	1	20	20
3	GI rewinder	1	20	20
4	Bobbin rewinder	2	10	20
5	Electric wire rope hoist	1	20	20
6	Air compressor	1	50	50
7	Submersible pump	1	20	20
	Total HP			**300**

North

W E

S

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/S SILVERGATE PROJECTS PVT LTD AT SURVEY NOS. 5B/1, 5B/2, 7C/1A1, 7C/1A2, 7C/1B, 7C/1C, 7C/2A, 7C/2B, 7C/3, 10B/3A, 10B/3B, 11/2A, 11/2B, 11/2C, 12/1, 13/1B1, 13/1B2, 13/1B3, 13/2, 14/1, 14/2, 14/3, 15/1, 15/2, 16/1A, 16/1B, 16/2, 16/3A, 16/3B, 16/4A, 16/4B, 16/5A1A, 16/5A1B, 16/5A2, 16/5B, 17/1A1A1, 17/1A1A2, 17/1A1B, 17/1A2, 17/1A3, 17/1B1, 17/1B2, 17/1C, 17/1D, 17/2, 18/1, 18/2, 20/1A, 20/2A, 20/2B, 20/2C1, 46/1A, 46/2, 47/1, 47/2A1, 47/2A2, 47/2B1, 47/2B2, 47/3, 47/4, 48/1, 48/2, 50/1A, 50/1B1, 50/1B2, 50/2A, 50/2B, 50/3A1A, 52/1A, 52/1B, 52/2A, 52/2B, 52/3, 53/1A, 54/5B1, 55/1A1A, AND VELLIYUR VILLAGE, TIRUVALLUR TALUK & DISTRICT.

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	MALE		FEMALE	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	10	11	8	9
WASH BASIN	10	15	5	6
URINALS	9	12	-	-

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DTCP Registered Structural Engineer Grade-I(SE)
R/SE/GR-I/2022/07/011
Mobile : +91 - 97900 92654

TITLE :

BUILDING - 3

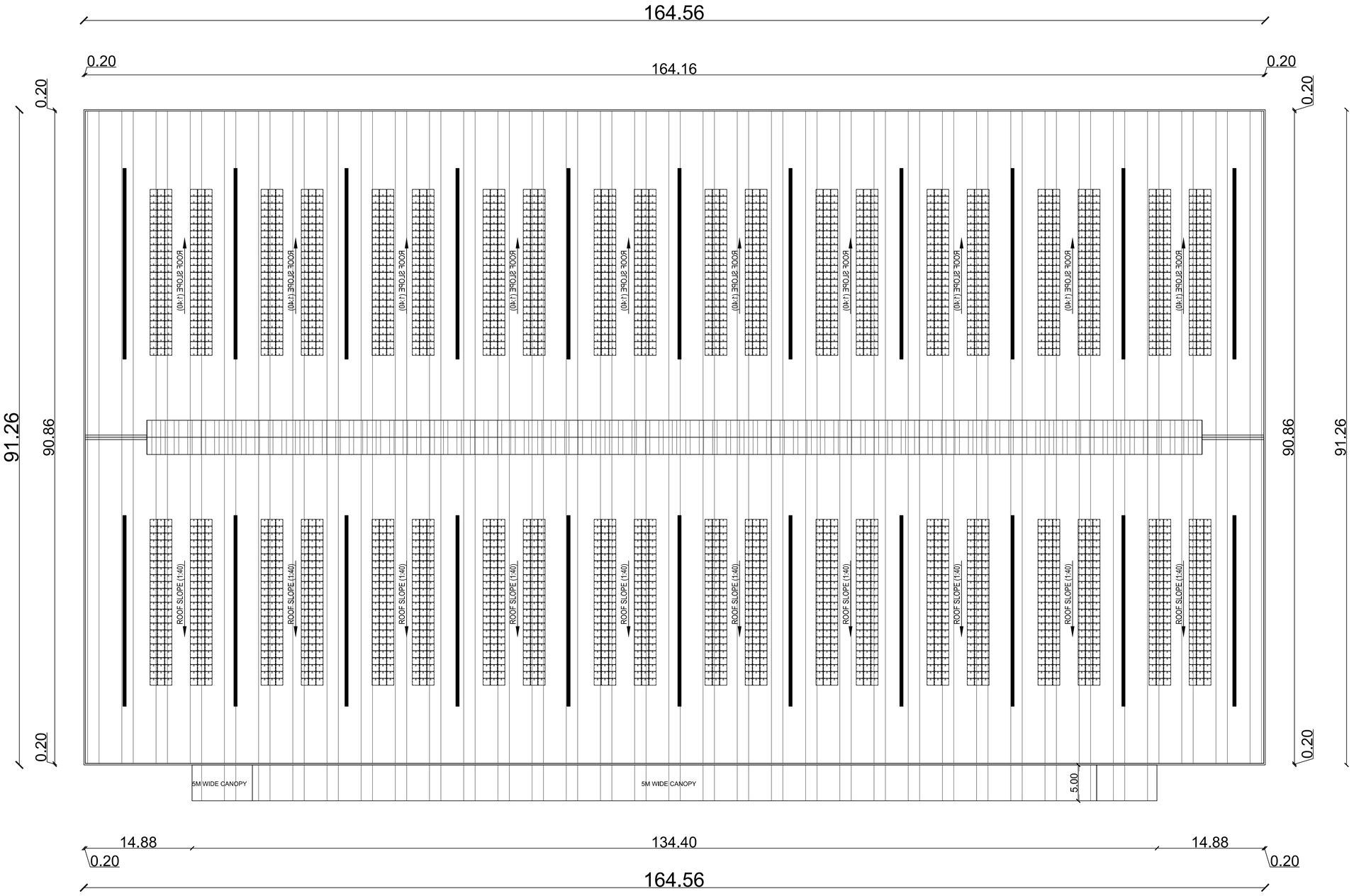
GROUND FLOOR PLAN, MEZZANINE FLOOR, & ELEVATION & SECTION.

LEGEND :

PROPOSED BUILDING

SCALE : 1:300

SHEET : 04/06



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RSE/GR-I/2022/07/01
Mobile : +91 - 97900 92504

TITLE :

BUILDING - 3
ROOF PLAN

LEGEND :

PROPOSED BUILDING

SCALE : 1:200

SHEET : 05/06

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/S SILVERGATE PROJECTS PVT LTD AT SURVEY NOS. 5B/1, 5B/2, 7C/1A1, 7C/1A2, 7C/1B, 7C/1C, 7C/2A, 7C/2B, 7C/3, 10B/3A, 10B/3B, 11/2A, 11/2B, 11/2C, 12/1, 13/1B1, 13/1B2, 13/1B3, 13/2, 14/1, 14/2, 14/3, 15/1, 15/2, 16/1A, 16/1B, 16/2, 16/3A, 16/3B, 16/4A, 16/4B, 16/5A1A, 16/5A1B, 16/5A2, 16/5B, 17/1A1A1, 17/1A1A2, 17/1A1B, 17/1A2, 17/1A3, 17/1B1, 17/1B2, 17/1C, 17/1D, 17/2, 18/1, 18/2, 20/1A, 20/2A, 20/2B, 20/2C1, 46/1A, 46/2, 47/1, 47/2A1, 47/2A2, 47/2B1, 47/2B2, 47/3, 47/4, 48/1, 48/2, 50/1A, 50/1B1, 50/1B2, 50/2A, 50/2B, 50/3A1A, 52/1A, 52/1B, 52/2A, 52/2B, 52/3, 53/1A, 54/5B1, 55/1A1A, AND VELLIYUR VILLAGE, TIRUVALLUR TALUK & DISTRICT.

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DTCP Registered Structural Engineer Grade-I(SE)
RSE/GR-I/2022/07011
Mobile: +91 - 97900 92504

TITLE :

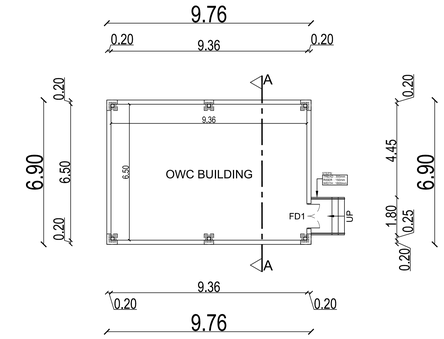
3.DRIVER'S REST ROOM, 4. OWC,
5.STP & TANKS, 6.FMO, PUMP ROOM &
ELECTRICAL ROOM
7.WATER TANKS

LEGEND :

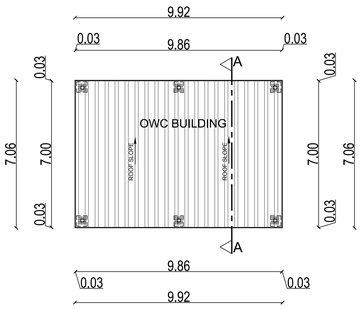
PROPOSED BUILDING

SCALE : 1:100 | SHEET : 06/06

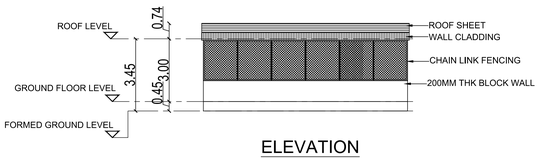
4.OWC BUILDING



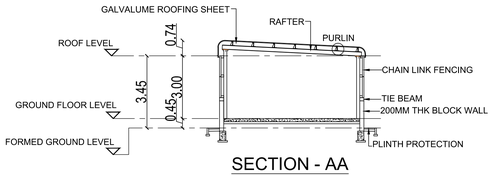
GROUND FLOOR PLAN



ROOF PLAN



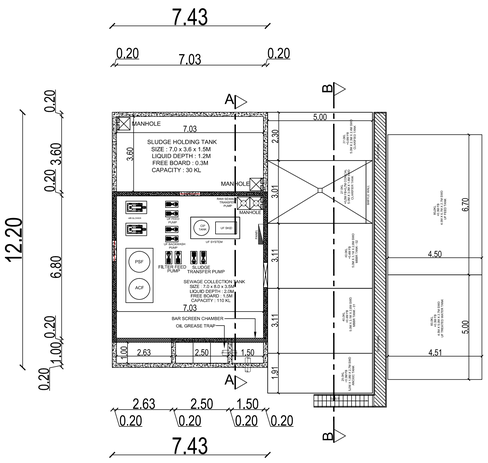
ELEVATION



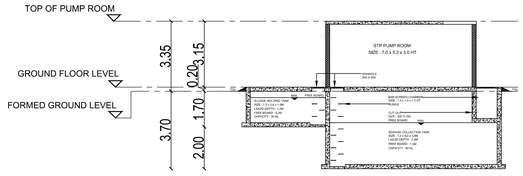
SECTION - AA

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
FD1	DOOR	1.20	2.20

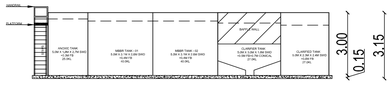
5.STP & TANKS



GROUND FLOOR PLAN



SECTION - AA

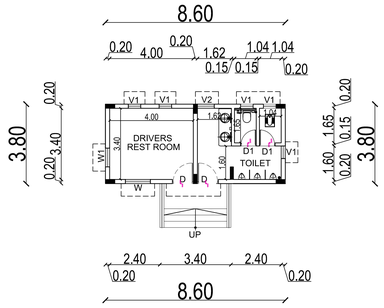


SECTION - BB

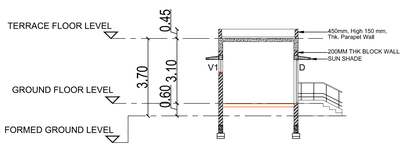
LIST OF MS FRP UNITS :-

MARKS	DESCRIPTIONS	SIZE	SWD.VOL	QTY	MOC
BSC	BARSCREEN CHAMBER	1.5M x 1.0M x 1.3M HT	-	01	RCC
OGT	OIL & GREASE TRAP	2.5M x 1.2M x 1.5M HT	-	01	RCC
CT	COLLECTION TANK	7.0M x 6.0M x 2.0M SWD + 1.5M FB	110KL	01	RCC
AXT	ANOXIC TANK	5.0M x 1.9M x 2.75M SWD + 0.3M FB	25.0KL	01	MSFRP
AER	AERATION TANK (MBBR)	5.0M x 3.1M x 2.6M SWD + 0.4M FB	40.0KL	02	MSFRP
CAT	CLARIFIER TANK	5.0M x 3.0M x 1.8M SWD + 0.5M FB + 0.7M CONICAL	27.0KL	01	MSFRP
CT	CLARIFIED TANK	5.0M x 2.3M x 2.4M SWD + 0.6M FB	27.0KL	01	MSFRP
UF	UF FEED TANK	4.0M x 6.7M x 2.7M SWD + 0.3M FB	80.0KL	01	MSFRP
TWT	UF TREATED WATER TANK	4.0M x 5.0M x 2.7M SWD + 0.3M FB	60.0KL	01	MSFRP
SHT	SLUDGE HOLDING TANK	7.0M x 3.6M x 1.2M SWD + 0.3M FB	30.0KL	01	RCC

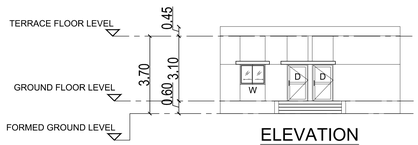
3.DRIVER'S REST ROOM



GROUND FLOOR PLAN



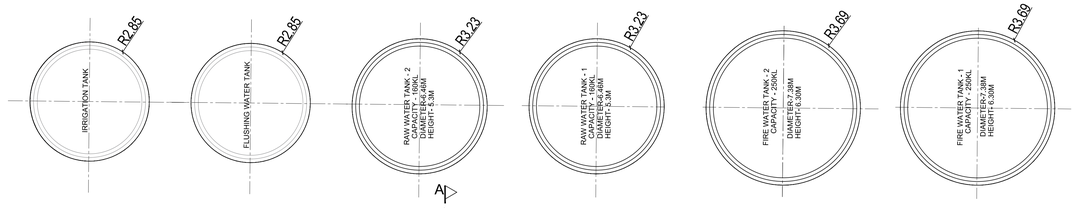
SECTION - AA

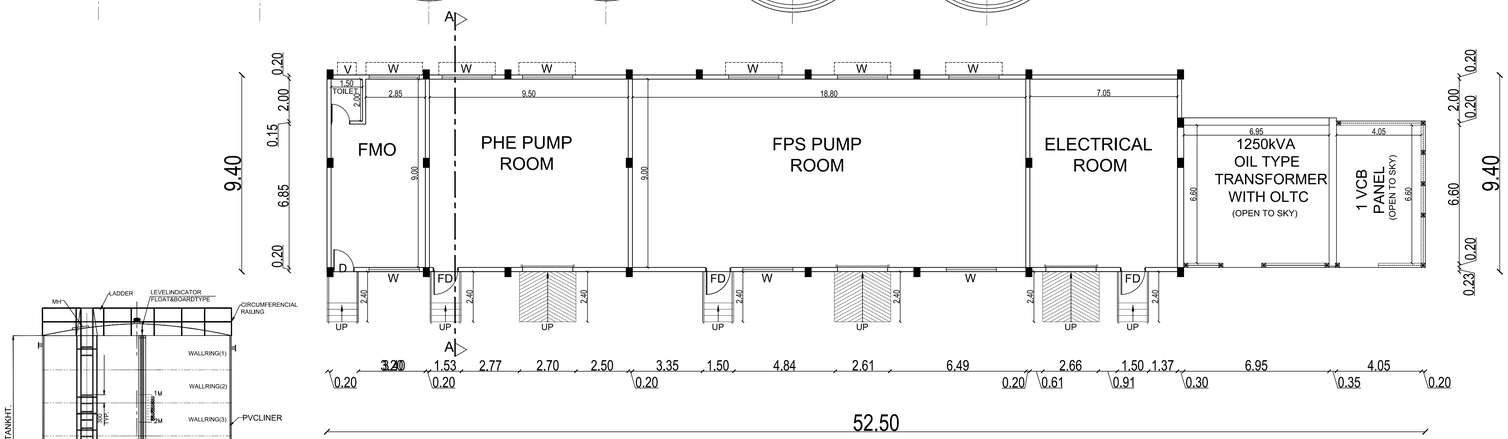


ELEVATION

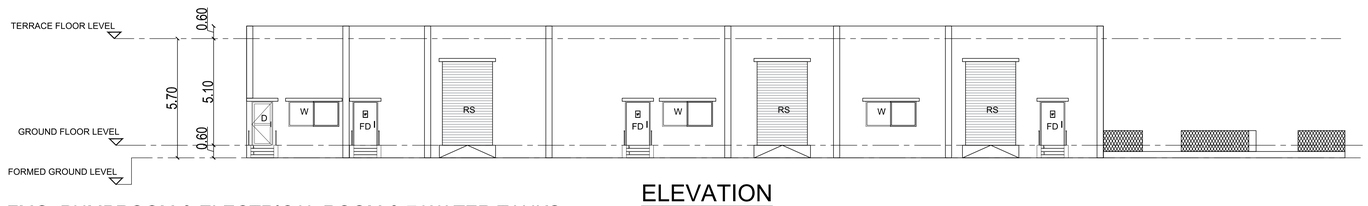
SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
D	DOOR	1.20	2.10
D1	DOOR	0.75	2.10
W	WINDOW	1.20	1.20
W1	WINDOW	0.90	1.20
V1	VENTILATOR	0.60	0.60
V2	VENTILATOR	0.80	0.60

6. FMO, PUMPROOM & ELECTRICAL ROOM & 7.WATER TANKS

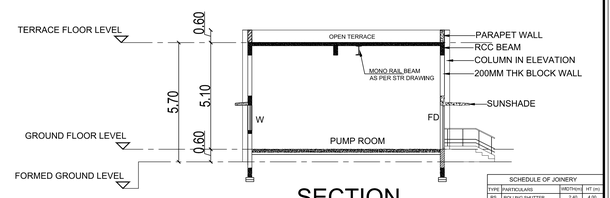




GROUND FLOOR PLAN

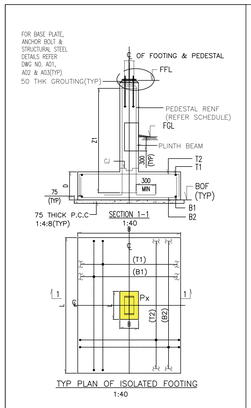


ELEVATION

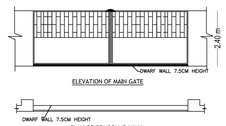


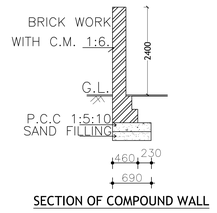
SECTION

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	2.40	4.50
D	DOOR	1.00	2.10
FD	DOOR	1.20	2.10
W	WINDOW	2.40	1.20
W1	WINDOW	1.00	1.20
V1	VENTILATOR	0.60	0.60

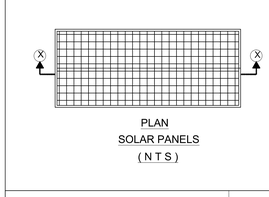


TYP PLAN OF ISOLATED FOOTING
1:40



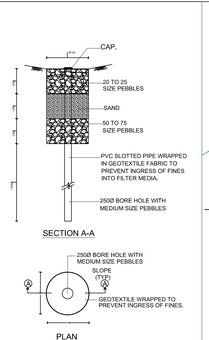


SECTION OF COMPOUND WALL



PLAN
SOLAR PANELS
(N T S)

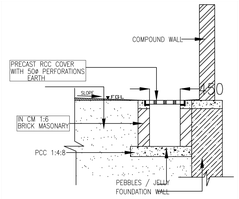
SOLAR PANELS SECTION
SECTION - X-X



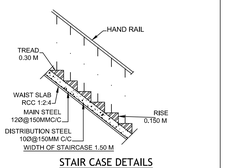
SECTION A-A

PLAN

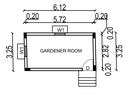
RAIN WATER HARVESTING
PIT DETAIL



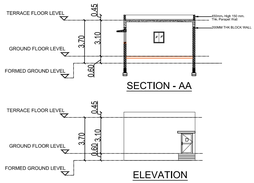
RWH TRENCH DETAIL



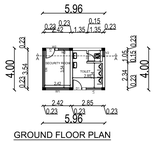
STAIR CASE DETAILS

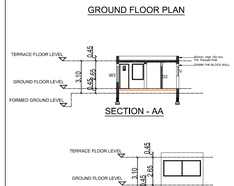


GROUND FLOOR PLAN



9.Gardening Room





8.SECURITY ROOM

SL NO	SF NO	EXT IN HEC	EXT IN ACRE
1	5B/1	0.0400	0.10
2	5B/2	0.6950	1.72
3	7C/1A1	0.0150	0.04
4	7C/1A2	0.0200	0.05
5	7C/1B	0.0300	0.07
6	7C/1C	0.0450	0.11
7	7C/2A	0.1450	0.36
8	7C/2B	0.1400	0.35
9	7C/3	0.2600	0.64
10	10B/3A	0.0800	0.20
11	10B/3B	0.0750	0.19
12	11/2A	0.4650	1.15
13	11/2B	0.1500	0.37
14	11/2C	0.5250	1.30
15	12/1	0.3140	0.78
16	13/1B1	0.2550	0.63
17	13/1B2	0.2750	0.68
18	13/1B3	0.0250	0.06
19	13/2	0.4700	1.16
20	14/1	0.5000	1.24
21	14/2	0.5150	1.27
22	14/3	0.4600	1.14
23	15/1	0.4550	1.12
24	15/2	0.8950	2.21
25	16/1A	0.0950	0.23
26	16/1B	0.0200	0.05
27	16/2	0.0900	0.22
28	16/3A	0.1800	0.44
29	16/3B	0.1800	0.44
30	16/4A	0.1850	0.46
31	16/4B	0.0300	0.07
32	16/5A1A	0.0480	0.12
33	16/5A1B	0.2020	0.50
34	16/5A2	0.0900	0.22
35	16/5B	0.2150	0.53
36	17/1A1A1	0.3650	0.90
37	17/1A1A2	0.1030	0.25
38	17/1A1B	0.0120	0.03
39	17/1A2	0.1000	0.25
40	17/1A3	0.1150	0.28
41	17/1B1	0.2350	0.58
42	17/1B2	0.2350	0.58
43	17/1C	0.2500	0.62
44	17/1D	0.1400	0.35
45	17/2	0.0200	0.05
46	18/1	0.4050	1.00
47	18/2	0.8400	2.07
48	20/1A	0.5300	1.31
49	20/2A	0.0500	0.12
50	20/2B	0.4150	1.03
51	20/2C1	0.0500	0.12
52	46/1A	0.4050	1.00
53	46/2	0.4050	1.00
54	47/1	0.2650	0.65
55	47/2A1	0.2050	0.51
56	47/2A2	0.1150	0.28
57	47/2B1	0.0900	0.22
58	47/2B2	0.2100	0.52
59	47/3	0.4700	1.16
60	47/4	0.4300	1.06
61	48/1	0.4950	1.22
62	48/2	0.6000	1.48
63	50/1A	0.3200	0.79
64	50/1B1	0.3500	0.86
65	50/1B2	0.2700	0.67
66	50/2A	0.1100	0.27
67	50/2B	0.0450	0.11
68	50/3A1A	0.2616	0.65
69	52/1A	0.1150	0.28
70	52/1B	0.0550	0.14
71	52/2A	0.1650	0.41
72	52/2B	0.0700	0.17
73	52/3	0.6650	1.64
74	53/1A	0.1470	0.36
75	54/5B1	0.3244	0.80
76	55/1A1A	0.0467	0.12
		18.6837	**46.15**

North
W E
S

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/S SILVERGATE PROJECTS PVT LTD AT SURVEY NOS. 5B/1, 5B/2, 7C/1A1, 7C/1A2, 7C/1B, 7C/1C, 7C/2A, 7C/2B, 7C/3, 10B/3A, 10B/3B, 11/2A, 11/2B, 11/2C, 12/1, 13/1B1, 13/1B2, 13/1B3, 13/2, 14/1, 14/2, 14/3, 15/1, 15/2, 16/1A, 16/1B, 16/2, 16/3A, 16/3B, 16/4A, 16/4B, 16/5A1A, 16/5A1B, 16/5A2, 16/5B, 17/1A1A1, 17/1A1A2, 17/1A1B, 17/1A2, 17/1A3, 17/1B1, 17/1B2, 17/1C, 17/1D, 17/2, 18/1, 18/2, 20/1A, 20/2A, 20/2B, 20/2C1, 46/1A, 46/2, 47/1, 47/2A1, 47/2A2, 47/2B1, 47/2B2, 47/3, 47/4, 48/1, 48/2, 50/1A, 50/1B1, 50/1B2, 50/2A, 50/2B, 50/3A1A, 52/1A, 52/1B, 52/2A, 52/2B, 52/3, 53/1A, 54/5B1, 55/1A1A, AND VELLIYUR VILLAGE, TIRUVALLUR TALUK & DISTRICT.

CATEGORY OF INDUSTRY : ORANGE CATEGORY
AS PER TNCDBR Amendment GO No- 154 - Rule No : 36.
S.NO - 97: Miscellaneous (Light Engineering Industry Excluding Fabrication & Forging)

PROPOSED HP - 630 HP

TOTAL NO OF PERSONS - 1678 PERSONS

AREA STATEMENT (Sq.m)

AS PER PATTA EXTENT 1,86,837.00

AREA STATEMENT

S.No	Description	Floors	FSI Area in sqm	NON FSI Area in sqm	Total Builtup Area in Sqm
1	BUILDING -02	Ground Floor - Factory (Including Canopy)	22296.23	-	23388.85
		Mezzanine Floor - Office	1092.62	-	
2	BUILDING -03	Ground Floor - Factory (Including Canopy)	15732.51	-	16660.90
		Mezzanine Floor - Office	928.39	-	
3	DRIVER'S REST ROOM	Ground Floor	32.68	-	32.68
4	OWC	Ground Floor	67.34	-	67.34
5	STP & TANKS	Ground Floor	220.37	-	220.37
6	FMO, PUMP ROOM & ELECTRICAL ROOM	Ground Floor	384.72	-	384.72
7	WATER TANKS	Ground Floor	202.14	-	202.14
8	SECURITY ROOM	Ground Floor	23.84	-	23.84
9	GARDENING ROOM	Ground Floor	19.87	-	19.87
	GRAND TOTAL		**41000.71**	**-**	**41000.71**

PLOT EXTENT (AS PER PATTA)	1,86,837.00
FSI ACHIEVED - 41,000.71/ 1,86,837.00 = 0.219	0.219
OSR PROVIDED (10.00%)	18,692.80

PARKING AREA DETAILS BREAK UP

PARKING DETAILS	CALCULATION	REQUIRED	PROVIDED
NO OF LORRY = TOTAL FLOOR AREA/PER LORRY SPACE AREA	37984.74/750 = 50.705	51	73
NO OF CAR = TOTAL OFFICE AREA/PER CAR SPACE AREA	2021.00/150 = 13.47	14(2 DA)	17
NO OF TWO WHEELER = TOTAL FLOOR AREA/PER TWO WHEELER SPACE AREA	37984.74/75 = 507.05	507(51DA)	519
NO CYCLE AREA = TOTAL FLOOR AREA/PER CYCLE SPACE AREA	37984.74/75 = 507.05	507	519

10% EV CHARGING AREA PROVIDED

OSR	AREA IN Sq.m
OSR - 1	13080.52
OSR - 2	1,157.24
OSR - 3	2,665.85
OSR - 4	1,789.19
TOTAL AREA	18,692.80

BOUNDARY
ROAD
PROPOSED BUILDING
EXISTING LT LINE
RE-ROUTED LT LINE
OSR

NOTE:
1. ALL DIMENSIONS & LEVELS ARE IN METRE.

APPLICANT :

For Silvergate Projects Private Limited
Authorised Signatory

ARCHITECT :

M. BERKMANSLEENAS PRABHAKAR, M.ARCH
Regn.No:CA/2016/79504
Email:berkmansleenas@gmail.com
Mobile:96559 14631

STRUCTURAL ENGINEER :

Er. R. KUMARESAN, M.E(Struct), MIE(I),
DTCP Registered Structural Engineer Grade-I(SE)
RISE/GR-I/2020/071910
Mobile: +91 - 97900 92504

SCALE - 1:900 | SHEET NO -01/06

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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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.