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DIGITALLY VERIFIED RECORD

**THE PROPOSED HIGH RISE GROUP DEVELOPMENT WITH EXTENDED COMBINED DOUBLE BASEMENT FLOOR (BLOCK: 1 - 4 & CLUB HOUSE) CONSISTING OF BLOCK 1: GROUND FLOOR + 22 FLOORS (252 DWELLING UNIT), BLOCK 2: GROUND FLOOR + 22 FLOORS (343 DWELLING UNIT), BLOCK 3: GROUND FLOOR + 22 FLOORS (252 DWELLING UNIT), BLOCK 4: GROUND FLOOR + 22 FLOORS (252 DWELLING UNIT), AND BLOCK 5: CLUB HOUSE : GROUND FLOOR + 2 FLOORS AND OPEN SWIMMING POOL (TOTALLY 1099 DWELLING UNITS) AT CHENNAI OUTER RING ROAD, PAZHANTHANDALAM VILLAGE, IN S.NO.182/1A, 1B, 2, 195/2A1, 2A2, 2B1, 2B2, 196/1, 2, 3, 197/1, 2, 3, 4, 198/1, 2, 3, 199, 200/3A1, 4, 202/5, 6, 203/1, 2, 3, 204/1A, 1B, 3 , 205/2A, 214/2A, 215/1A, 2A, 216/1, 1B, 2, 217/1, 218/1, 2A, 2B, 219/1A, 1B, 1C, 2A1, 2A2, 2B1, 2B2, 3A, 3B, 4B, 221/1A, 2A1, 2B1, 222/1A, 387/2A, 2B, 389/1, 2, 390/1, 2, 400/1B, 2B, 3A1B, 401/1A, 402/1A, 1B, 2, 403/1, 2, 404/1A, 1B, 2, 405/1B, 2A, 2B AND 409/2 OF PAZHANTHANDALAM VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.**

# STRUCTURAL DESIGN BASIS REPORT


**M/s. UNIVERSAL CONSULTANTS**
**2/4, First Cross Street, Indira Nagar**
**Adyar, Chennai - 20**



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## PROJECT BRIEF

This report sets out the basic parameters used for the proposed High Rise Group Development with Extended Combined Double Basement floor (Block: 1 - 4 & Club House) Consisting of Block 1: Ground Floor + 22 Floors (252 Dwelling Unit), Block 2: Ground Floor + 22 Floors (343 Dwelling Unit), Block 3: Ground Floor + 22 Floors (252 Dwelling Unit), Block 4: Ground Floor + 22 Floors (252 Dwelling Unit), and Block 5: Club House : Ground Floor + 2 Floors and Open Swimming Pool (Totally 1099 Dwelling Units) at Chennai Outer Ring Road, Pazhanthandalam village, in S.No.182/1A, 1B, 2, 195/2A1, 2A2, 2B1, 2B2, 196/1, 2, 3, 197/1, 2, 3, 4, 198/1, 2, 3, 199, 200/3A1, 4, 202/5, 6, 203/1, 2, 3, 204/1A, 1B, 3 , 205/2A, 214/2A, 215/1A, 2A, 216/1, 1B, 2, 217/1, 218/1, 2A, 2B, 219/1A, 1B, 1C, 2A1, 2A2, 2B1, 2B2, 3A, 3B, 4B, 221/1A, 2A1, 2B1, 222/1A, 387/2A, 2B, 389/1, 2, 390/1, 2, 400/1B, 2B, 3A1B, 401/1A, 402/1A, 1B, 2, 403/1, 2, 404/1A, 1B, 2, 405/1B, 2A, 2B AND 409/2 of Pazhanthandalam Village, Kundrathur Taluk, Kancheepuram District, Within the Limits of Kundrathur Panchayat Union. This has been updated to incorporate the current information on the structure.

### A.1 STATUTORY REQUIREMENTS:

The design of structural and other building services will comply with the following requirements:

- National Building Code
- The Building Regulations Act
- The Environmental Protection Act in liaison with the Environmental Agency.
- Fire prevention and detection in compliance with the local Fire Regulation.
- ASHRAE.
- Any other applicable laws as advised by the client.
- Bureau of Indian Standard Codes.

### B.0 DESIGN STANDARDS:

Specific applicable codes and standards will be identified and adopted in the design philosophies as appropriate to the structural elements. The latest editions of the Codes and Standards will be used in designs. All design work shall be based on Indian Standards and Codes with latest revision, with amendments if any, as on date.

### Loads:

IS: 875-1987 Code of Practice for design loads (other than earthquake) for Buildings and structure (part 1, 2, 3, 4&5)

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IS: 1911 Schedule of unit weights of building materials

**Foundations:**

IS: 1080 Code of Practice for design and construction of shallow foundations on soils (other than raft, ring and shell)
IS: 1904 Code of Practice for design and construction of foundations in soils general requirement
IS: 2950 Code of Practice for design and construction of raft foundations
IS: 2974 Code of Practice for design and construction of machine foundations (All parts)
IS: 8009 Code of Practice for calculation of settlement of foundations (All parts)
IS: 11089 Code of Practice for design and construction of ring foundation

**RCC:**

IS: 456 Code of Practice for plain and reinforced concrete
IS: 458 Specification for precast concrete pipes
IS: 3370 Code of Practice for concrete structures for the storage of liquids: (All parts)
IS: 3414 Code of Practice for design and installation of joints in buildings
IS: 3935 Code of Practice for composite construction
IS: 4326 Code of Practice for earthquake resistant design and construction of buildings
IS: 5525 Recommendation for detailing of reinforced concrete works
IS: 1786 Specification for high strength deformed steel bars and wires for concrete reinforcement
IS: 10262 Recommended guidelines for concrete mix design
IS: 11384 Code of Practice for composite construction in structural steel and concrete
IS: 1893 (Part-1) Criteria for earthquake resistant design of structures (General provisions and building).
IS: 1893 (Part-4) Criteria for earthquake resistant design of structures (Industrial structures including stack-like structures).
IS: 13920 Ductile Detailing of reinforced concrete structures subjected to seismic forces

**Structural steel:**

IS: 800 Code of Practice for general construction in steel
IS: 806 Code of Practice for use of steel tubes in general building construction
IS: 808 Dimensions for hot rolled steel beam, column channel and angle section
IS: 813 Scheme of symbols for welding
IS: 816 Code of Practice for use of metal arc welding for general construction in mild steel
IS: 1161 Steel tubes for structural purposes
IS: 2062 Structural steel (fusion welding quality)

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| | |
|---|---|
| IS: 4000 | High Strength bolts in steel structures – Code of Practice |
| IS: 7215 | Tolerances for fabrication of steel structures |
| IS: 9595 | Recommendation for Metal arc welding of carbon and carbon manganese steel |
| IS: 12843 | Tolerances for erection of steel structures |

**Miscellaneous:**

| | |
|---|---|
| IS: 432(part 2) | Specification for mild steel and medium tensile steel bars and hard-drawn steel wire for concrete reinforcement |
| IS: 8112 | 43 grade Ordinary Portland cement specification. |
| IS: 6313(part II) | Standards for anti-termite treatment |
| IS: 2751 | Code of practice for welding of mild steel bars used for reinforced concrete construction |
| IS: 1346 | Code of Practice for water proofing of roofs with bitumen felts |
| IS: 1742 | Code of Practice for building drainage |
| IS: 1905 | Code of Practice for structural use of unreinforced masonry |
| IS: 2470 | Code of Practice for installation of septic tank: |
| (Part 1) | Design criteria and construction |
| (Part 2) | Secondary treatment and disposal of septic tank effluent |
| IS: 3067 | Code of Practice for general design details and preparatory works for damp proofing and water proofing of buildings |
| SP: 6 | Handbook for structural engineers (all parts) |
| SP: 7 | National Building Code of India |
| SP: 20 | Handbook on masonry design and construction |
| SP: 25 | Handbook on causes and prevention of cracks in buildings |
| SP: 32 | Handbook on functional requirements of industrial buildings |
| SP: 34 | Handbook of concrete reinforcement and detailing (SCIP) |

## C. STRUCTURAL SYSTEM

The structural system adopted is as below, based on preliminary analysis and design, which have been elucidated later in this report.

- The structure shall be analyzed as 3D frame using Analysis software and the structure design would be based on limit state design complying with Indian codes of practices
- The foundation System shall be Raft Foundation as per soil test report, and SBC considered is 600kN/sqm.
- All slabs are designed as conventional slab system.
- All water retaining structures shall be designed as 'un-cracked section' of concrete as per IS 3370

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- Period of fire resistance considered is two hours. Cover for fire resistance will be as per Table 16-A of IS: 456 – 2000.
- Grade of steel Fe 550

**GRADE OF CONCRETE FOR ALL MEMBERS**

Raft Slab- M30

Columns- M40

Basement RC walls- M30

Mivan Shear Wall & Slab –M40, M35, M30

Slabs- M40, M35, M30,M25

Beams- M40, M35, M30,M25

Staircase- M40, M35, M30,M25

**D. LOAD DATA**

**(I) DEAD LOAD**

Self-weight of the materials shall be calculated on the basis of unit weights given in IS: **875 (PART I)**

1. Unit weight of reinforced cement concrete = 25 KN/$m^3$
2. Unit weight of plain cement concrete = 24 KN/$m^3$
3. Unit weight of AAC block = 7 KN/$m^3$
4. Unit weight of steel = 78.5 KN/$m^3$
5. Filling material of sunken floors = 7 KN/$m^3$ ( Aerocon)

**(II) LIVE LOAD**

1. Car Parking : 500 Kg / Sqm
2. Kitchen : 200 Kg / Sqm
3. Balcony : 300 Kg / Sqm
4. Utility : 200 Kg / Sqm

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| | | |
|---|---|---|
| 5. Toilets | : | 200 Kg / Sqm |
| 6. Living Room, Bed Room | : | 200 kg/Sqm |
| 7. Terraces( Access not provided) | : | 75 Kg / Sqm |
| 8. Terrace floor (Access provided) | : | 150 Kg / Sqm |
| 9. Corridors, passages, lobbies and staircases including fire escapes | | |
| a. For Residential buildings. | : | 300 Kg / Sqm |
| b. For Industrial & Storage buildings. | : | 500 Kg / Sqm |
| c. For All other buildings. | : | 300 Kg / Sqm |
| 10. Gym Area | : | 400 Kg / Sqm |
| 11. Billiards Room | : | 300 Kg / Sqm |
| 12. Sauna Room | : | 300 Kg / Sqm |
| 13. Table Tennis Section | : | 500 Kg / Sqm |
| 14. Fire tender Load | : | 2000 kg/Sqm |
| 15. Yoga, Aerobics | : | 300 Kg / Sqm |
| 16. Association room/FMS room | : | 500 Kg / Sqm |
| 17. Squash | : | 300 Kg / Sqm |
| 18. Indoor kids play area | : | 300 Kg / Sqm |
| 19. Creche | : | 300 Kg / Sqm |
| 20. Multi purpose hall | : | 500 Kg / Sqm |
| 21. Board games room | : | 300 Kg / Sqm |
| 22. Video games room | : | 300 Kg / Sqm |
| 23. Change room | : | 200 Kg / Sqm |
| 24. Art, painting, music deck | : | 300 Kg / Sqm |
| 25. Business center | : | 350 Kg / Sqm |

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| | | |
|---|---|---|
| 26. Learning center | : | 300 Kg / Sqm |
| 27. AV room | : | 500 Kg / Sqm |
| 28. VR games | : | 500 Kg / Sqm |
| 29. Carom, Foosball, Air Hockey | : | 300 Kg / Sqm |
| 30. Lift Machine Room slab | : | 1000 Kg / Sqm |

**Details of Dead Loads & Live Loads Considered for Residential Apartment.**

**The following are the imposed gravity loads (as per architectural drawing of each floors) adopted in additional to the self-weight (Self Weight of Slab / beam /columns are calculated as per the dimensions adopted in the respective drawings).**

**1. Ground Floor:**

**a. Super Imposed Load**

| LOAD COMPONENT | THICKNESS(mm) | LOAD INTENSITY |
|---|---|---|
| Finishes | 100 | 2.5 KN/SQMT |
| Finishes Fire Drive Way. | 200(In Podium Area) | 5 KN/SQMT |
| Landscape loading ( 450mm depth as per architectural sections) | 450 ( with Wet density of 20 kN/m3) | 9KN/m2 |

**b. Live Load**

| LOAD COMPONENT | LOAD INTENSITY (KN/SQMT) |
|---|---|
| CAR PARKING and Inner Drive Way | 5 |
| Fire Drive Way | 20 |

**2. Typical Floor's**

**a. Super Imposed Load**

| LOAD COMPONENT | THICKNESS(mm) | LOAD INTENSITY |
|---|---|---|
| Finishes | 50 | 1.5 KN/SQMT |

**FLOOR FINISH LOAD BREAK UP**

Tile thickness = 12mm
Density = 20kN/m3
Load from tile = 0.24kN/m2

Screed+ Mortar thickness (for levelled surface) = 38mm

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Density = 20kN/m3
Load from screed + Mortar = 0.76kN/m2

Due to uncertainty in the surface level and Tile/ Granite, 1.5kN/m2 SDL is considered.

**b. Live Load**

| LOAD COMPONENT | LOAD INTENSITY (KN/SQMT) |
|---|---|
| Bed Room, Kitchen, Dining, Toilet | 2 |
| Utility, Balcony, Corridor/Passage and staircase | 3 |

**2. Terrace Floor's**

**a. Super Imposed Load**

| LOAD COMPONENT | THICKNESS (mm) | LOAD INTENSITY |
|---|---|---|
| Finishes | 150 | 3 KN/SQMT |

**b. Live Load**

| LOAD COMPONENT | LOAD INTENSITY (KN/SQMT) |
|---|---|
| Terrace Area | 2 |

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(III) **WIND LOADS**

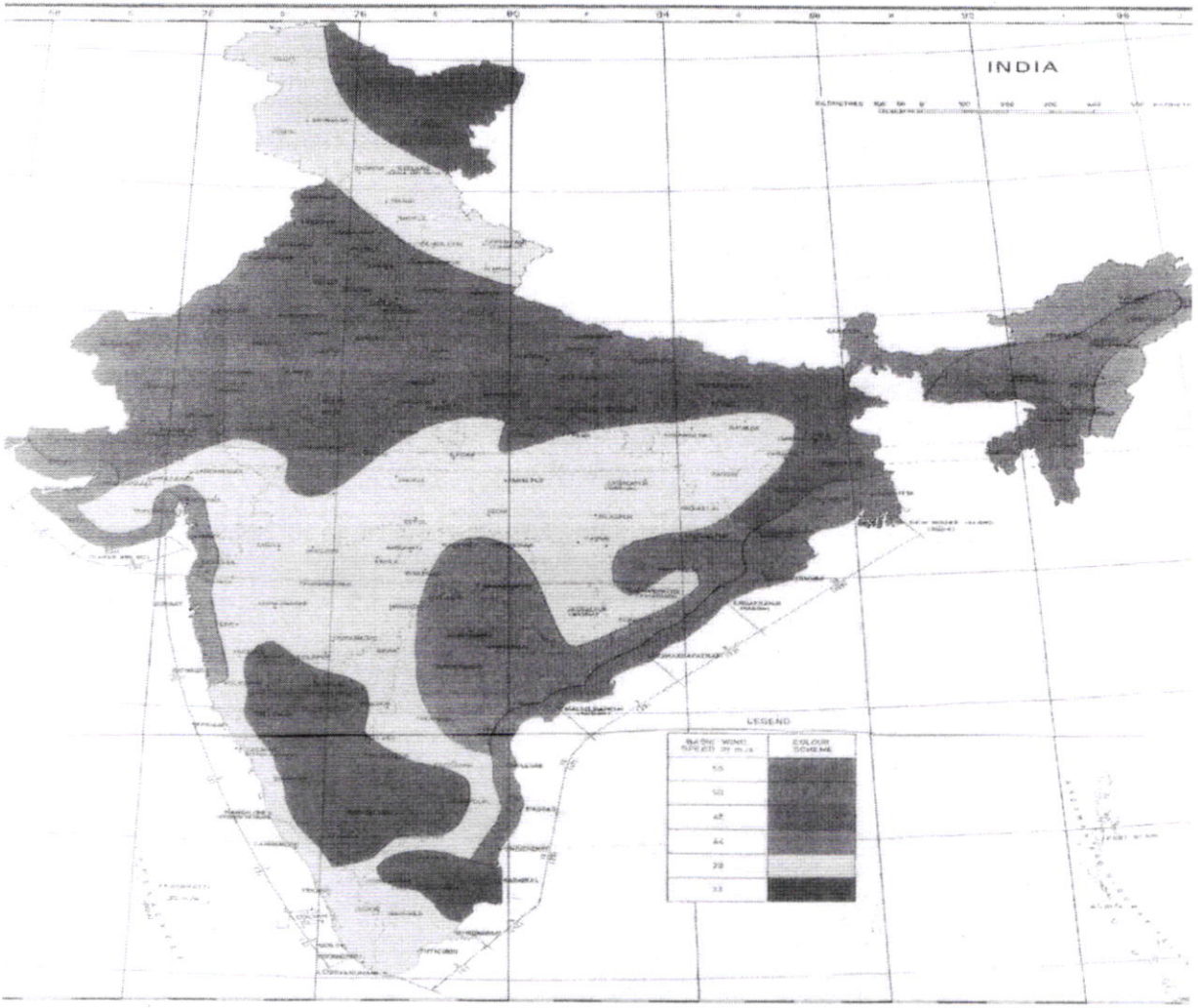



**Fig.2 Basic Wind Speed**

The following parameters are considered for the calculation of wind pressure for the proposed IT building [As per IS 875 (PART 3) :2015 CL: 6,7 & 10] :

| | |
|---|---|
| **Basic Wind Speed (Vb)** | : 50 m/sec |
| **Risk Coefficient (k1)** | : 1.0 |
| **Terrain, category and class** | : Category 2 |
| **Size factor (k2)** | : 1.0(Calculated by considering the actual height of the Structure) |
| **Topography factor (k3)** | : 1.00 |
| **Importance factor for Cyclonic Region(k4)** | : 1.00 |

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**Design wind speed Vz** : $Vb \times k1 \times k2 \times k3 \times k4$

**Design wind pressure Pz** : $0.6 \times Vz^2$

### (IV) SEISMIC LOAD

Seismic loads for design of structure shall be considered as per **IS 1893-2016.**

| | |
|---|---|
| Zone | : III |
| Zone factor | : 0.16 |
| Importance factor | : 1.2 |
| Response Reduction factor | : 4.0 |
| Damping ratio | : 5% |

The Time period for the proposed structure is calculated as per **IS 1893-2016.**

The ductile detailing if required of the structure elements would be done as per IS 13920-2016, Confining Reinforcement will be designed as per **IS 13920-2016.**

### E. ENVIRONMENTAL CONDITIONS, CORROSION AND FIRE PROTECTION FOR CONCRETE AND STRUCTURAL STEEL

- **Environment** : Moderate for all structures other than water retaining structure
- **Exposure conditions** : Concrete surfaces protected against weather or aggressive condition except those situated in coastal area
- **Fire protection** : Thickness of the structural elements as per cl.21.0 of IS456:2000

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| Fire Resistance h | Minimum Beam Width b | Rib Width of Slabs $b_w$ | Minimum Thickness of Floors D | Column Dimension (b or D) | | | Minimum Wall Thickness | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Fully Exposed | 50% Exposed | One Face Exposed | $p<0.4\%$ | $0.4\% \le p \le 1\%$ | $p>1\%$ |
| | mm | mm | mm | mm | mm | mm | mm | mm | mm |
| 0.5 | 200 | 125 | 75 | 150 | 125 | 100 | 150 | 100 | 100 |
| 1 | 200 | 125 | 95 | 200 | 160 | 120 | 150 | 120 | 100 |
| 1.5 | 200 | 125 | 110 | 250 | 200 | 140 | 175 | 140 | 100 |
| 2 | 200 | 125 | 125 | 300 | 200 | 160 | – | 160 | 100 |
| 3 | 240 | 150 | 150 | 400 | 300 | 200 | – | 200 | 150 |
| 4 | 280 | 175 | 170 | 450 | 350 | 240 | – | 240 | 180 |

NOTES

1 These minimum dimensions relate specifically to the covers given in Table 16A.

2 $p$ is the percentage of steel reinforcement.

FIG. 1 MINIMUM DIMENSIONS OF REINFORCED CONCRETE MEMBERS FOR FIRE RESISTANCE

- **Minimum grade of concrete** : Moderate exposure – M30
- **Nominal cover to reinforcement** : For Moderate Exposure Nominal cover should not be less than 30 mm.

| Type of Structural element | Min. Cover to reinforcement |
|---|---|
| Retaining wall | 30 mm |
| Raft Footing base | 50 mm |
| Raft Footing side face | 75 mm |

For 1.5 hr Fire Resistance Beams , Slabs and Columns Shall have the min Cover as Specified below: Ref: (Table 16A of IS456:2000)

| Type of Structural element | Min. Cover to reinforcement |
|---|---|
| Beam | 30 mm |
| Slabs | 25 mm |
| Columns | 40 mm |
| Mivan Wall | 30 mm |

## F. TEMPERATURE AND SHRINKAGE EFFECT:

Horizontal floor displacement due to differential temperatures and shrinkage is of importance in long concrete buildings. It can be taken care of by either providing expansion joints at an appropriate spacing or designing structural members for the additional moments caused by the temperature and shrinkage effects.

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**TEMPERATURE LOADS:**

The effect of temperature will be considered wherever applicable in accordance with relevant Indian Codes. The coefficient for thermal expansion and contraction will be in accordance with IS: 456 and IS: 800 for concrete and steel respectively.

## G. EXCEPTIONAL LOADS:

- Loads due to the following catastrophe scenarios are not considered in the design.
- Exceptional loads due to terrorist attacks (Explosions)
- Accidental loads (Falling of aircraft on the building)
- Accidental hitting of vehicle on the facade
- Snow Load

## G. DESIGN LOAD COMBINATION

The proposed building is designed using the limit state method with appropriate factors as per **IS: 456,** The load combinations are as follows

**Load Combination**

- 1.5(DL+LL)
- 1.5(DL+EQX)
- 1.5(DL-EQX)
- 1.5(DL+EQY)
- 1.5(DL-EQY)
- 1.5(DL+RSX)
- 1.5(DL-RSX)
- 1.5(DL+RSY)
- 1.5(DL-RSY)
- 1.5(DL+WLX)
- 1.5(DL-WLX)
- 1.5(DL+WLY)
- 1.5(DL-WLY)
- 1.2(DL+LL+EQX)
- 1.2(DL+LL-EQX)
- 1.2(DL+LL+EQY)
- 1.2(DL+LL-EQY)
- 1.2(DL+LL+RSX)
- 1.2(DL+LL-RSX)
- 1.2(DL+LL+RSY)
- 1.2(DL+LL-RSY)
- 1.2(DL+LL+WLX)

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- 1.2(DL+LL-WLX)
- 1.2(DL+LL+WLY)
- 1.2(DL+LL-WLY)
- 0.9DL+1.5EQX
- 0.9DL-1.5EQX
- 0.9DL+1.5EQY
- 0.9DL-1.5EQY
- 0.9DL+1.5RSX
- 0.9DL-1.5RSX
- 0.9DL+1.5RSY
- 0.9DL-1.5RSY
- 0.9DL+1.5WLX
- 0.9DL-1.5WLX
- 0.9DL+1.5WLY
- 0.9DL-1.5WLY
- 1.5(DL+LL+TEMP)
- 1.5(DL+EQX+TEMP)
- 1.5(DL+TEMP-EQX)
- 1.5(DL+TEMP-EQY)
- 1.5(DL+TEMP+EQY)
- 1.5(DL+TEMP+WLX)
- 1.5(DL+TEMP-WLX)
- 1.5(DL+TEMP+WLY)
- 1.5(DL+TEMP-WLY)
- 1.2(DL+LL+TEMP+EQX)
- 1.2(DL+LL+TEMP-EQX)
- 1.2(DL+LL+TEMP+EQY)
- 1.2(DL+LL+TEMP-EQY)
- 1.2(DL+LL+TEMP+WLX)
- 1.2(DL+LL+TEMP-WLX)
- 1.2(DL+LL+TEMP+WLY)
- 1.2(DL+LL+TEMP-WLY)
- 0.9DL+1.5EQX+1.5TEMP
- 0.9DL-1.5EQX+1.5TEMP
- 0.9DL+1.5EQY+1.5TEMP
- 0.9DL-1.5EQY+1.5TEMP
- 0.9DL+1.5WLX+1.5TEMP
- 0.9DL-1.5WLX+1.5TEMP
- 0.9DL+1.5WLY+1.5TEMP
- 0.9DL-1.5WLY+1.5TEMP
- 1.2[DL+LL±(RSX±0.3RSY±0.3RSZ)]
- 1.2[DL+LL±(RSY±0.3RSX±0.3RSZ)]
- 1.5[DL±(RSX±0.3RSY±0.3RSZ)]
- 1.5[DL±(RSY±0.3RSX±0.3RSZ)]
- 0.9DL±1.5(RSX±0.3RSY±0.3RSZ)
- 0.9DL±1.5(RSY±0.3RSX±0.3RSZ)

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Where

DL - Dead load

LL - Live load

WLX, WLY - Wind load in X and Y direction

EQX, EQY,EQZ - Seismic load in X ,Y and Z direction.

RSX, RSY& RSZ - Spectrum loads in X,Y & Z direction.

TEMP - Temperature loads.

**H. REINFORCEMENT STEEL:**

- All reinforcement shall confirm to IS: 1786 – 2008 having minimum yield strength of 550 N/sq-mm.(Fe550)

**I. STRUCTURAL STEEL**

- All structural steel shall confirm to IS: 226 – 1975 with minimum yield strength of 250 N/sq.mm(Fe 250)

**J. DEFLECTION LIMITS**

**For Reinforced concrete works:**

- Limiting values of deflection (Short and Long term) as per **cl. 35.3and 23.2 of IS: 456-2000** is followed in the design.
- Limiting value for short term deflection is considered as span/250 and for the long term deflection is considered as span/350 or 20mm whichever less as per IS 456 – 2000.
- The vertical deflection limits may generally be assumed to be satisfied provided that the span to depth ratios is not greater than the values obtained as below:

  **Continuous**..... 26
  **Simply Supported**..... 20
  **Cantilever**..... 7

- As per IS1893 (Part1):2002, Story drift in any storey due to minimum specified design seismic lateral force shall not exceed 0.004 times the storey height.

**K. CRACKING LIMITS**

- Limiting values of crack width as per cl. 35.3 of IS: 456-2000 is followed in the design.
- In general for slabs and beams, the crack width is limited to 0.3mm.
- For water retaining structures, the water retaining portion of the structure will be designed as uncracked section.

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Structural Engineer

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Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

## F. FOUNDATION SYSTEM:

Foundation system of the structure is designed considering the recommendation from the Geotechnical report.

- The foundation system will be designed as raft foundation as per soil test report, and SBC considered is 600kN/sqm.
- Foundation system is designed by using CSI.SAFE.V 20.2 software.

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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**

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# 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.