Verified RealEstate™

RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

DIMENSIONS

Structural Engineering Consultancy | Project Management Consultancy | Architectural & Interior Design
Constructions | Repair & Rehabilitation Solutions | Training | Structural Audits

Date: 17-07-2025

# STABILITY CERTIFICATE

The detailed engineering and structure design of the Residential Apartment Building **"VAIBHAV"** comprising of 38 Dwelling Units & Community Hall with Stilt + 5 Floors at Survey Nos. 411/2 to 411/10, 412/1A2, 412/1A3 (Site Nos. F8, F9, F10, G8, G9, G10, G11, G12 & G13) Saravanampatti Village, North Zone, North Taluk, Coimbatore District has been done by us based on the report of geotechnical Investigation (soil test) done by Geo design India Pvt. Ltd., Report No. Ref: GEO-G-240-2022-23 Dated: 14.02.2023- 17.02.2023 and considering the functional requirement of the building;

2. It is certified that among other factors, the proposed building has been designed to resist earthquake. We have checked various parameters and found that the proposed building would be safe.

3. We further certify that:

   i. The minimum grade of concrete is **M30**

   ii. The design and analysis have been done using the code of practice for plain and reinforced concrete as per IS 456, design loads as per IS Codes No **IS-875 and IS - 1893** and design of earthquake resistant structure as per IS Code No **IS:1893**

4. The building will be **safe and sound** when used for the purpose for which it is designed.

For M/s. Dimensions

Dr.A.Sudhahar.B.E(Civil).M.E(Struct).PH.D.
Registered Structural Engineer Grade -1.
Coimbatore LPA/SE/GR-1/036/2024.
=93. Veera Towers
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[illegible] Coimbatore - 641 001.

Dr.A.Sudhahar,
Chief Consultant

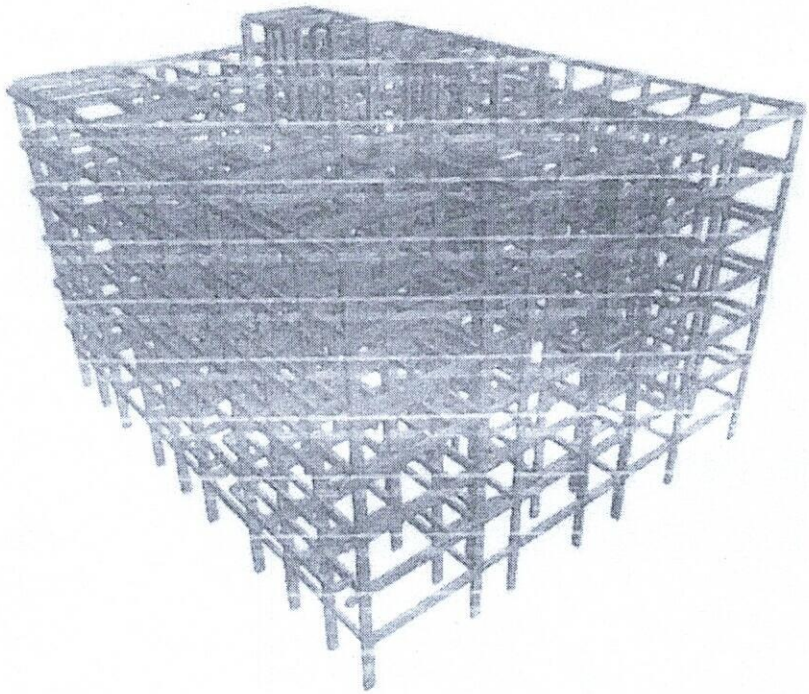
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PROPOSED CONSTRUCTION OF APARTMENT BUILDING AT COIMBATORE DISTRICT

FOR

STRUCTURAL DESIGNBASIS

REPORT



DIMENSIONS
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DIMENSIONS Coimbatore

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For KARPAGAM BUILDERS

Proprietor

# STRUCTURAL DESIGN BASIS REPORT

## 1. INTRODUCTION

| | |
|---|---|
| **Project Name** | Proposed Construction of Apartment Building at Saravanampatti, Coimbatore district. |
| **Client** | N. Sivaprakasham<br>R. Dharmambal<br>B. B. Balasrivatsen |
| **Building** | Apartment Building |
| **Consultant** | Dimensions, Coimbatore |
| **Location of the project** | Saravanampatti, Coimbatore |

## 2. SOIL CHARACTERISTICS

| S.No | Description | Comments |
|---|---|---|
| 1. | Type of Soil | Soft Disintegrated Rock |
| 2. | Recommended Safe Bearing Capacity | 360.8 kN/m² |
| 3. | Depth of Foundation | 4 m |
| 4. | Recommended Soil Stabilization Techniques | Nil |

## 3. STRUCTURAL SYSTEMRF

| S. No | Description | Comments |
|---|---|---|
| 1. | Type of Structure | RCC Structure |
| 2. | Type of Foundation | Isolated Footing |
| 3. | Length of Structure | 34.45 m |
| 4. | Breadth of Structure | 29.57 m |
| 5. | Height of Structure | 18.29m |
| 6. | No. of Storeys | S+5 |
| 7. | Structural System | Framed |

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## 4. MATERIAL SPECIFICATIONS

### 4.1 Grade of Concrete

The following were the grade of concrete used for various structural elements.

| S.NO | Elements | Grade of Concrete |
|---|---|---|
| 1. | Foundation | M30 |
| 2. | Plinth Beam | M30 |
| 3. | Column | M30 |
| 4. | Super Structure | M30 |

### 4.2 Reinforcement

Steel reinforcements used for all structural elements shall be High Yield Strength Deformed Thermo-Mechanically treated bars with yield stress of 500Mpa and minimum elongation of 18.0% confirming to IS:1786-1985.

### 4.3 Cover to Reinforcements

Clear cover to main reinforcement for various structural elements shall be confirming to IS:456-2000.

The Environmental Conditions considered for design are

| S.No | Structure | Exposure Condition |
|---|---|---|
| 1. | Sub-Structure | Mild |
| 2. | Super-Structure | Mild |

Clear cover to main reinforcement are provided based on the above criteria

| S.No | Structural Elements | Values |
|---|---|---|
| 1. | Footing (Bottom C Top) | 50mm |
| | Footing (side) | 75mm |
| 2. | Columns | 40mm |
| 3. | Beams | 25 mm or diameter of bar (whichever is greater) |
| 4. | Slabs | 20mm |

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| | | |
|---|---|---|
| 5. | Staircase Waist Slabs | 20mm |

## 5. LOADS

### 5.1 Dead Load

The following are the unit weight of building materials that have been considered in accordance with IS:875(Part I)-1987 and IS:1911.

| S.No | Materials | Unit weight (kN/m$^3$) |
|---|---|---|
| 1. | Reinforced Cement Concrete | 25 |
| 2. | Plain Cement Concrete | 24 |
| 3. | Brick Masonry | 19 |
| 4. | Cement Mortar/Plaster | 20 |
| 5. | Floor Finish | 20 |
| 6. | Brickbat Coba for Terrace | 20 |

### 5.2 Live Load

The following are the live loads that have been considered in accordance with IS:875(Part II)-1987.

| S.No | Specifications | Live Load (KN/m$^2$) |
|---|---|---|
| 1. | Residential Building | 3 |
| 2. | Corridor | 3 |

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## 6. LOAD COMBINATIONS

The structure has been analyzed for the following load combinations as indicated in IS:456-2000. Whenever Dead and Imposed Load is combined with Earthquake Load, the appropriate part of imposed load as specified in IS:1893-2016 is adopted for evaluating both Earthquake effects and Combined Load effects.

| S.No | Load Combinations |
|---|---|
| 1. | 1.0 x (Dead load + Live load) |
| 2. | 1.5 x (Dead load + Live load) |
| 3. | 1.5 x (Dead load + Live load + Self weight of beam and column ± Earthquake load) |
| 4. | 1.5 x (Dead load + Live load + Self weight of beam and column ± wind load) |
| 5. | 1.2 x (Dead load + Live load + Self weight of beam and column ± wind load) |
| 6. | 1.2 x (Dead load + Live load + Self weight of beam and column ± Earthquake load) |
| 7. | (0.9xDead load + Self weight of beam and column ± 1.5xEarthquake Load) |
| 8. | (0.9xDead load + Self weight of beam and column ± 1.5xWind Load) |
| 9. | (1.5xDead load + 1.5xLive load + Self weight of beam and column ± 1xEarthquake Load) |
| 10. | 1.5xDead load + 1.5xLive load+ Self weight of beam and column + 1xWind Load) |

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## 7. ANALYSIS PROCEDURE

The framing systems (including the sizes of various structural elements) have been worked out, based on a preliminary structural analysis and in co-ordination with relevant architectural C services requirements. Plane frame analysis using Staad Pro software has been undertaken to obtain refined results for all load combinations.

## 8. SERVICEABILITY REQUIREMENTS (Deflection Control)

| S.No | Description | | Codal Value | Ref. Code Book |
|---|---|---|---|---|
| 1. | Total deflection due to all loads incl. the effects of temperature creep and shrinkage (as-cast level) | < | L/250 | IS:456 2000 |
| 2. | Total deflection due to all loads incl. the effects of temperature creep and shrinkage (after erection) | < | L/350 or 20mm (which ever is less) | IS:456 2000 |

## G. DESIGN METHODOLOGY

Structural design for typical members has been done for the combination of loads that produces maximum stress in the structural elements and in turn requires maximum reinforcing steel provisions. The design of Beams and Columns taken from Staad results. The design of Slabs, Footing, Column and Beam are done in Excel Worksheets with the results obtained from Staad.

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## 10. LIST OF CODES REFERED

### 10.1 Loading Standards

| S.No | Code Number | Title of the Code |
|---|---|---|
| 1. | IS:875(Part I) | Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures: Part I, Dead Loads-Unit weights of Building materials and stored material. |
| 2. | IS:875(Part II) | Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures: Part II, Imposed Loads. |

### 10.2 Concrete

| S.No | Code Number | Title of the Code |
|---|---|---|
| 1. | SP:16 | Design Aids for Reinforced Concrete. |
| 2. | SP:34 | Handbook of Concrete Reinforcement and Detailing. |
| 3. | IS:456 | Code of Practice for Plain and Reinforced Concrete. |

### 10.3 Reinforcement

| S.No | Code Number | Title of the Code |
|---|---|---|
| 1. | IS:432(Part I) | Specification for Mild Steel and Medium Tensile Steel bars and hard-drawn Steel wire for Concrete Reinforcement: Part I, Mild Steel and Medium Tensile Steel bars. |
| 2. | IS:1786 | High Strength Deformed Steel bars and Wires for Concrete Reinforcement-Specification. |

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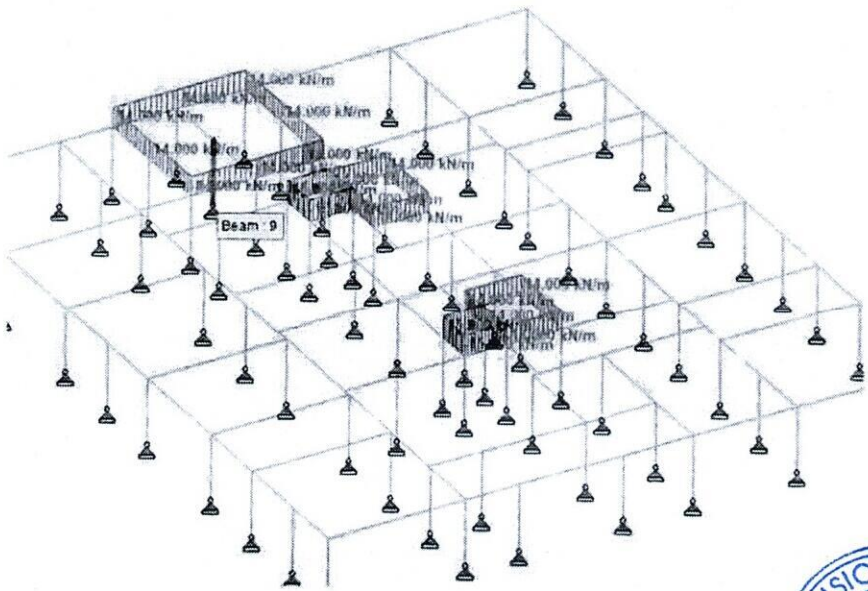
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## WALL LOAD:

| Wall load (Common Brick) | | |
|---|---|---|
| 8" thk wall(230) | | |
| clear heig | 3.05 | m |
| Deduct be | 0 | m |
| height | 3.05 | m |
| width | 0.2 | m |
| Load | 14.0 | KN/m |

Width of wall = 0.20 m + 0.03 m (plastering thickness) = 0.26 m.
Height of wall = 3.05 m.
Unit weight of brick = 20 kN/$m^3$.
Load = Width of wall x Height of wall x Unit weight of brick
= 0.23 m x 3.05 m x 20 kN/$m^3$
= 14 kN/m.




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## LIVE LOAD:

Live load assigned as 3 kN/m² as per IS 875 - 2 - imposed loads

Assumed highest load 3 kN/m² for all the rooms.

1 ) RESIDENTIAL BUILDINS

a) Dwelling houses:

| | | | |
|---|---|---|---|
| 1) | All rooms and kitchens | 2·0 | 1·8 |
| 2) | Toilet and bath rooms | 2·0 | — |
| 3) | Corridors, passages, staircases including fire escapes and store rooms | 3·0 | 4.5 |
| 4) | Balconies | 3.0 | 1·5 per metre run concentrated at the outer edge |

## DEAD LOAD:

Unit weight of tile: 24 kN/m³

Thickness of tile = 0.05 m

Load = 0.05 x 24 = 1.2 kN/m².

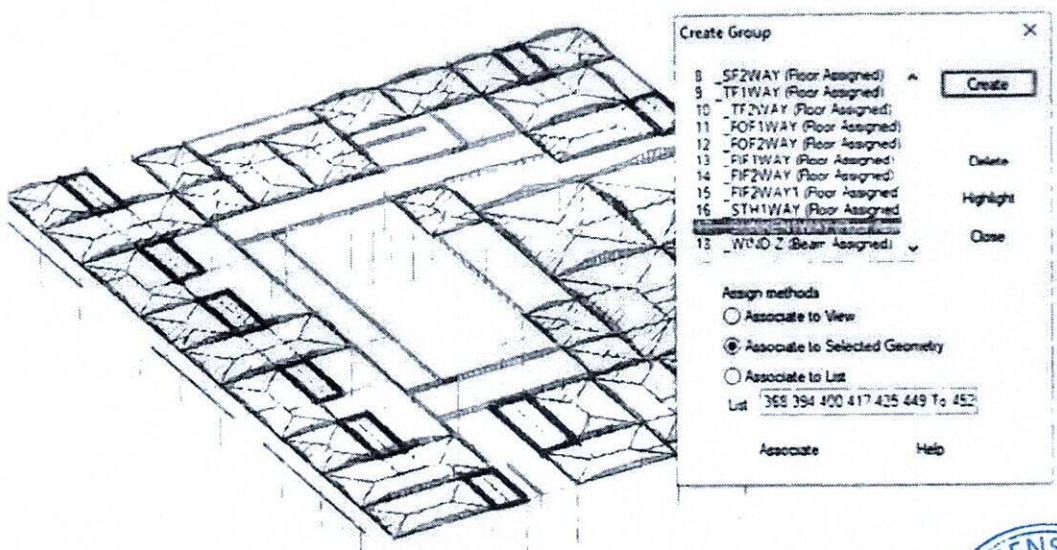
## SUNKEN LOAD:

Depth = 0.23m

Here we consider filling material as a brick

Unit weight of brick = 20 kN/m³

Load = 0.23 m x 20 kN/m³ = 4.5 kN/m²



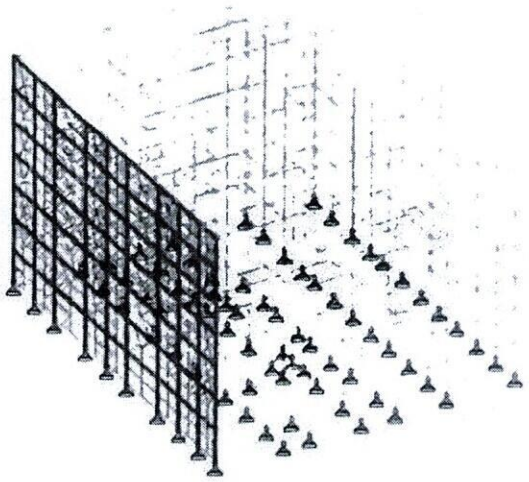

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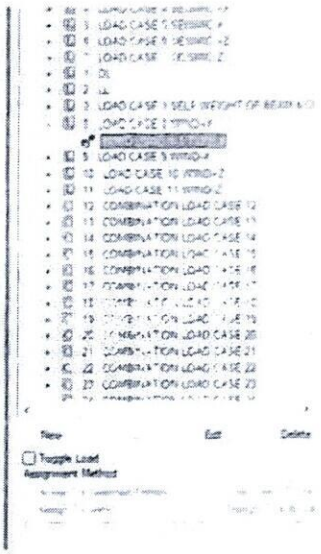
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**WIND LOAD:**

Wind load added as per IS- 875 - 2015






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## SLAB DESIGN

### DESIGN OF TWO WAY SLAB

***Design Data***

Dimensions of the slab (c/c distance b/w supports),

| | | | |
|---|---|---|---|
| Length of short span, | $L_x$ | = 2.9 | m |
| Length of long span, | $L_y$ | = 3.5 | m |

| | | | |
|---|---|---|---|
| $f_{ck}$ | = | 30 | N/mm² |
| $f_y$ | = | 500 | N/mm² |

less than 2 1.2

| | | |
|---|---|---|
| Width of the supporting beam, | = 200 | mm |
| Clear cover to main reinforcement | = 20 | mm |
| Assume dia of reinforcement steel | = 12 | mm |

***Calculations***

Assume the thickness of slab as 150 mm, Effective depth, d = 124 mm

Effective span, $l_x$ = 2.88 m (or) 2.804 m whichever is less, d = 2.804 m

$l_y$ = 3.5 m (or) 3.424 m whichever is less, d = 3.424 m

$(l_y / l_x)$ = 1.22 < 2. Here, $(l_y / l_x)$ is less than 2. Hence design the slab as two way slab

***Load Calculations***

| | | | |
|---|---|---|---|
| Dead Load of slab = 0.15 x 25 | = | 3.75 | KN/m² |
| Finishes load on slab | = | 1.20 | KN/m² |
| Live Load on slab | = | 3.0 | KN/m² |
| Total Dead load acting on the Structure | = | 4.95 | KN/m² |
| Total live load acting on the Structure | = | 3.0 | KN/m² |
| Factored Design Load w | = | 11.93 | KN/m² |

***Support Condition*** (Type of panel according to support condition)

Three Edges Discontinuous (One Long Edge Continuous) For this support condition,

Short span coefficient for $(l_y / l_x)$ = 1.22.

For negative moment, $a_x$ = 0.0720

For positive moment, $a_x$ = 0.0538

Long span coefficient,

For negative moment, $a_y$ = 0

For positive moment, $a_y$ = 0.043

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***Moment Calculation***

Max. BM per unit width, $M_x = a_x w l_x^2$ & $M_y = a_y w l_x^2$

$A_{st,min}$ = (0.12/100) bD = 180 $mm^2$

***Reinforcement details***

Provide 10 mm @ 150 mm c/c at midspan & supports for short span ($A_{st}$ pro = 524 $mm^2$)

Provide 10 mm @ 150 mm c/c at midspan & supports for long span ($A_{st}$ pro = 524 $mm^2$)

Hence OK

Hence OK

***Check for Deflection***

Percentage of tension reinforcement = 0.42 %

$f_s = 0.58 f_y (A_{st\,req} / A_{st\,pro})$ = 64

Refer Fig. 4 pg 38 of IS 456.

Modification factor = 1.6 pc 0.42

Allowable (Span / $d_{eff}$) ratio = 34 k2 1.075

Effective depth required = 82 mm

< d prov.

**Hence OK**

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## BEAM DESIGN (RB1)

| Beam Identification | | 8"X12" |
|---|---|---|
| Beam num | | |
| Beam Type | | RB1 |
| Parameter | Unit | |
| Fck | mPa | 30 |
| Fy | mPa | 500 |
| Breadth "b" | mm | 200 |
| Depth "D" | mm | 300 |
| Clear Cover | mm | 25 |
| Dia of stirrups | mm | 8 |
| Dia of Max size bottom bar | mm | 16 |
| Dia of Max size top bar | mm | 12 |
| Area of Max size bottom bar | sq.mm | 200.960 |
| Area of Max size top bar | sq.mm | 113.040 |
| Factored moment "Mz" | kN-m | 99 |
| Shear force Vu | KN | 76 |
| effective depth(calculated) | mm | 259 |
| effective depth override | mm | 259 |
| effective depth (Final) | mm | 259 |
| Xu max / d | mm | 0.46 |
| Mu Lim | kN-m | 53.77457671 |
| Type of Beam | | Doubly Reinforced |
| Mu/b | kN-m / m | 495.00 |
| Pt from Charts (for Sing.Reinf) | % | 0.615 |
| Mu/bd^2 | N/mm^2 | 5.50 |
| d' / d | | 0.16 |
| From Tables of SP16 Pt | % | 1.567 |
| From Tables of SP16 Pc | % | 0.528 |

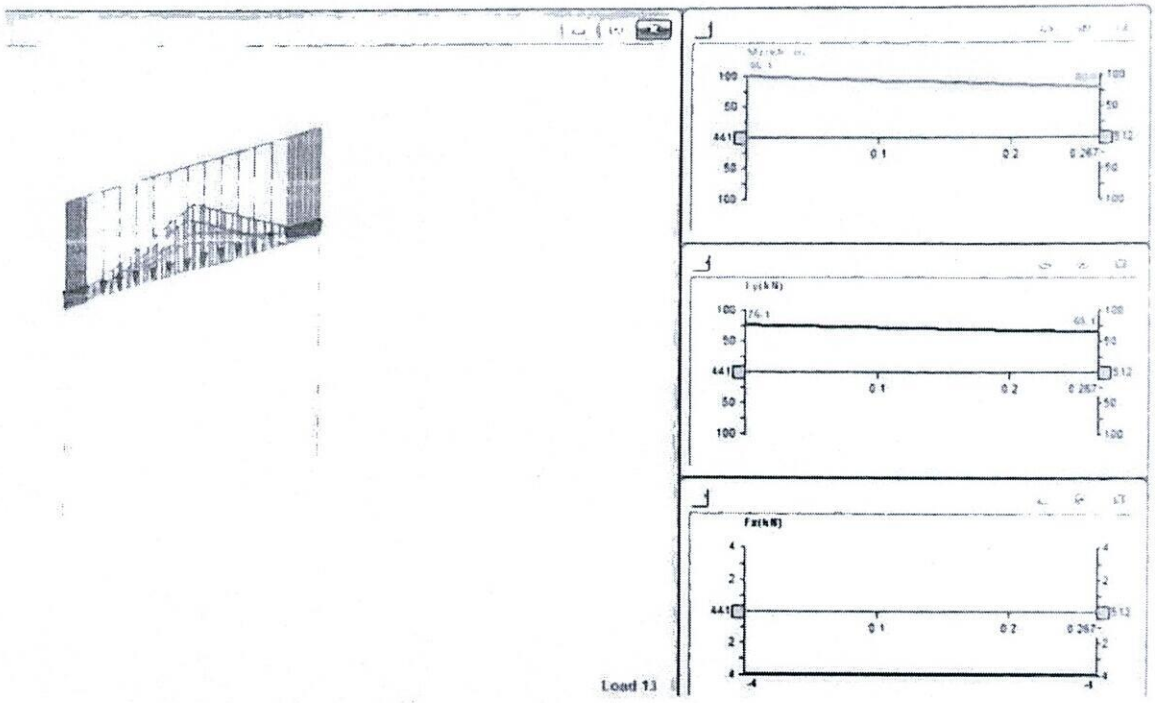
| | | |
|---|---|---|
| Ast | Sq.mm | 811.706 |
| Asc | Sq.mm | 273.504 |
| Ast provided | Sq.mm | 828.96 |
| Asc provided | Sq.mm | 828.960 |
| | | PROVIDE Ast SATISFIED |

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| | | PROVIDE Ast SATISFIED |
|---|---|---|
| Nominal Shear Stress τv | N/mm^2 | 1.467181467 |
| Maximum Shear Stress τc max | N/mm^2 | 3.5 |
| **Shear Stress in concrete τc** | N/mm^2 | **0.701048105** |
| Comment on Section | | OK |
| Comment on Stirrups | | Design Stirrups |
| Shear on Reinforcement Vus | kN | 39.68570817 |
| Dia of Stirrups | mm | 8 |
| Type of stirrups (2leg / 4 Leg) | | 2 |
| Design Spacing | mm | 285.26 |
| 0.75d | mm | 194.25 |
| max spacing | mm | 300 |
| min shear reinforcement spacin | mm | 553.28 |
| spacing to be Provided | mm | **194** |
| provide #8 2 legged stirrups @ | 150 | mm c/c |




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## COLUMN DESIGN

| Element Identification (Grid) | | |
|---|---|---|
| Element Designation | | |
| Parameter | Unit | Value |
| Fck | mPa | 30 |
| Fy | mPa | 500 |
| Assumed % of steel | % | 2.5 |
| BREADTH (local x axis) b | mm | 200 |
| DEPTH (local Y axis) D | mm | 450 |
| Unsupported length Lx | mm | 2520 |
| Unsupported length Ly | mm | 2520 |
| FACTORED Pu | kN | 966 |
| Factored Mx | kN-m | 10 |
| Factored My | kN-m | 10 |
| Max Dia of Bar used | mm | 20 |
| End Condition | | Both Fixed |
| allowable unsupported length | mm | No Restriction |
| maximum unsupported length | mm | 2520.00 |
| Check on Unsupported length | | OK |
| Lex | mm | 2016 |
| Ley | mm | 2016 |
| Classification wrt Local X | | Short Col |
| Classification wrt Local Y | | Short Col |
| Geometric Adequacy | | DEPTH OK |
| | | BREADTH OK |
| Moment Due to eccentricity wrt Local X | kN-m | 21.74 |
| Moment Due to eccentricity wrt Local Y | kN-m | 19.32 |
| Moment due to long Column(Max)_ | kN-m | 0.00 |
| Moment due to long Column(May) | kN-m | 0.00 |
| Design Moment Mux | kN-m | 21.74 |
| Design Moment Muy | kN-m | 19.32 |
| | | |
| d'/D | | 0.08 |
| Pu/Fck*b*d | | 0.36 |
| p/Fck | | 0.08 |
| From Chart, Mu/Fck bD^2 | | 0.135 |
| Mux1 | kN-m | 164.03 |
| d'/b | | 0.18 |
| Pu/Fck*b*d | | 0.36 |
| p/Fck | | 0.08 |
| From Chart, Mu/Fck bD^2 | | 0.11 |
| Remarks | | ok |

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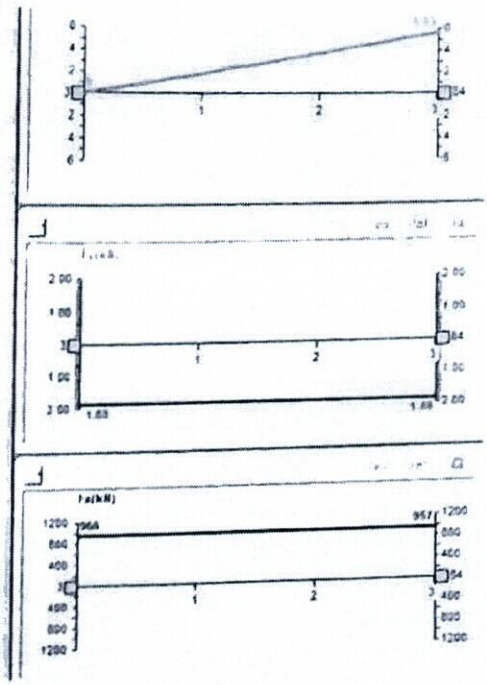
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| | | |
|---|---|---|
| Remarks | | ok |
| Percentage steel assumed initially | % | 2.5 |
| from chart 63 ($P_{uz}/A_c$) | mPa | 22.5 |
| $P_{uz}$ | | 2025 |
| $P_u/P_{uz}$ | | 0.477 |
| Muy/Muy1 | | 0.33 |
| From Chart 64 (Mux / Mux1) | | 0.67 |
| comment on assumption of % steel | | safe |
| Ast to Provide | Sq mm | 2250 |
| nominal number of max dia bars (Approx) | nos | 7.16 |
| 32 dia (803) | nos | 0 |
| 25 dia (490) | nos | 0 |
| 20 dia (314) | nos | 4 |
| 16 dia (200) | nos | 6 |
| 12 dia (113) | nos | 0 |
| Ast Provided | Sq mm | 2462 |
| minimum bar dia used | mm | 12 |
| Check on Ast | | OK |
| Mx at top of column (local x) | kN-m | 10 |
| Mx at bottom of column (local x) | kN-m | 10 |
| My at top of column (local y) | kN-m | 10 |
| My at bottom of column (local y) | kN-m | 10 |
| Factored Shear Force from analysis Fx (local) | kN | 10 |
| Factored Shear Force from analysis FY(local) | kN | 10 |
| Check forNominal Shear | | Nominal Ties |
| Check for Maximum Shear | | Ok |
| Type of Ties (number of legs) | nos | 2 |
| Dia of Ties | mm | 8 |
| Spacing calculated wrt Vus | mm | 300 |
| least lateral dimension | mm | 200 |
| 16*least dia of long bars | mm | 192 |
| nominal spacing | mm | 300 |
| Final Spacing to be provided | mm | 125 |
| Ties recommended | | #8 @0'5" c/c |

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Load 13

X = 1.876 kN
Y = 966.081 kN
Z = 1.098 kN
MX = FREE
MY = FREE
MZ = FREE

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# Design of Isolated Footing

## Isolated Footing

1 **Footing Size Design**

| | |
|---|---|
| Footing Identification | F2 |
| Grid Location | |
| Column Size | 200*450 |
| Column Type | |
| Load Pu | 793 KN |
| Design Load (P) | 551 KN |
| Moment in x dir (Mux) | |
| Moment in y dir (Muy) | 0 KNm |
| Column size (cx) | 230 mm |
| cy | 300 mm |
| SBC (q) | 150 KN/sqm |
| Footing Size required (Areq) | 1.53 sqmm |
| Footing Size Provided : | |
| L | 1.98 meters |
| B | 1.96 meters |
| Area Provided (Aprov) | 3.92 meters |
| Zx | 1.28 |
| Zy | 1.29 |
| Net upward pressure (Nup) | 140 KN/m2 |

Recommended Size of Footing -

1.61 meters

0.95 meters

Footing Size OK

2 **Slab Design**

| | | | |
|---|---|---|---|
| width x | 1980 mm | width y | 1980 mm |
| lx | 0.975 | | |
| ly | 0.840 | | |
| Bending Moment in x dir (Mx) | 81 KN-m | | |
| Bending Moment in y dir (My) | 74 KN-m | | |
| Concrete (fck) | 30 MPa | | |
| Steel (fy) | 500 MPa | | |
| Minimum Depth Required (dmin) | 142 | | |
| Overall Depth Provided (D) | 600 mm | Dia of Bar x dir | 12 mm dia |
| Clear Cover | 75 mm | Dia of Bar y dir | 12 mm dia |
| Effective Cover (d') | 81 mm | | |
| Effective Depth (d") | 519 mm | | |

| Area of Steel | Spacing c/c in mm | | | |
|---|---|---|---|---|
| | 12# | 16# | 20# | 10# |
| 1233 sqmm | 182 c/c | 323 c/c | 504 c/c | 126 c/c |
| 1233 sqmm | 182 c/c | 323 c/c | 504 c/c | 126 c/c |

For KARPAGAM BUILDERS

Proprietor

DIMENSIONS Coimbatore

| | 12# | 16# | 20# | 10# |
|---|---|---|---|---|
| 1233 sqmm | 162 c/c | 323 c/c | 504 c/c | 126 c/c |
| 1233 sqmm | 161 c/c | 323 c/c | 504 c/c | 126 c/c |

Minimum Ast required across x direction

Minimum Ast required across y direction

BOTTOM MAT

| | | | |
|---|---|---|---|
| Ast across x direction | 12 mm dia | @ 150 mm c/c | 1493 sqmm |
| Ast across y direction | 12 mm dia | @ 150 mm c/c | 1493 sqmm |

TOP MAT

| | | | |
|---|---|---|---|
| Ast across x direction | 10 mm dia | @ 175 mm c/c | 889 sqmm |
| Ast across y direction | 10 mm dia | @ 175 mm c/c | 889 sqmm |

3 **One Way Shear along x direction**

| | |
|---|---|
| Vu1 | 149 kN |
| ζv | 0.145 MPa |
| ζc | 0.479 MPa |
| Vc1 | 492 KN |

One Way Shear Check OK

4 **One Way Shear along y direction**

| | |
|---|---|
| Vu1 | 134 kN |
| ζv | 0.130 MPa |
| ζc | 0.479 MPa |
| Vc1 | 492 KN |

One Way Shear Check OK

5 **Two Way Shear**

| | |
|---|---|
| Vu2 | 697 KN |
| ζv | 0.428 MPa |
| ks*ζc | 1.369 MPa |
| Vc1 | 2229 KN |

Two Way Shear Check OK

For KARPAGAM BUILDERS

62 N Jayaraman Proprietor

DIMENSIONS Coimbatore

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.