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GEOTECHNICAL REPORT FOR

RESIDENTIAL BUILDING AT BABU RAJENDRA PRASAD STREET, WEST MAMBALAM, CHENNAI

Client :

M/s. KCee Homes LLP,
Chennai.

Architect :

Consultant :

Structural Consultant :

Job No. : G(C)9834

Date : 17.07.2023

NAGADI CONSULTANTS PRIVATE LIMITED

Branch :

Chennai

Project :

RESIDENTIAL BUILDING AT BABU RAJENDRA PRASAD STREET, WEST MAMBALAM, CHENNAI

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GEOTECHNICAL INVESTIGATION REPORT

for Residential Building at Babu Rajendra Prasad Street, West Mambalam, Chennai

EXECUTIVE SUMMARY

M/s. KCee Homes LLP, Chennai are proposing to construct a Residential Building at Babu Rajendra Prasad Street, West Mambalam, Chennai - 600033.

The site for the proposed Residential Building is situated at Old Door No:47, New No:27 on the western side of Babu Rajendra Prasad Street, West Mambalam, Chennai - 600033. The site measures approximately 750m² in area. The site is having boundary wall on all the sides and is fairly level in topography. The existing double and three storeyed buildings will be demolished before the construction of new building. There is a well of 1.5m diameter situated within the site and water table was observed at 1.5m depth in the well during the period of field investigations.

The proposed Residential building consists of an open stilt floor at ground level and three upper floors.

Geotechnical investigations have been undertaken at the site as per the scope of investigations, stipulated by the client, which consisted of conducting 2 boreholes down to 6m depth.

The results of the investigations have shown the presence of Cement floor of 0.15m thickness underlain by filled up strata down to 0.7m depth (only at the location of borehole BH2) below which virgin soil was encountered. The virgin soil which is Brown sandy clayey silt was encountered down to the termination depth of 6m below existing ground level.

The soil strata is in a medium stiff/medium dense state from existing ground level down to the termination depth of 6m below existing ground level.

Ground water was encountered between 2.7 and 2.9m depth in the boreholes during the period of field investigations.

In view of the observed subsoil conditions, the proposed residential building can be supported on *Isolated/Strip Footings laid at a minimum depth of 1.8m below the existing ground level with a Net allowable bearing pressure of 13t/m^2 (1.3kg/cm^2) for widths of foundations ≥1.5m.*

The excavated soil cannot be used for backfilling purposes as the soil is low medium swelling type.

After the excavation for the foundations, the top slush should then be removed and the surface compacted heavily. If any loose pockets are observed, the same shall be filled with brickbats/ gravel and compacted well. Foundations can subsequently be placed over such a prepared surface. Stiff Tie-beams connecting the columns in both directions may be provided which will render additional rigidity to the structure.

There is a well located within the site. In case, the well is not utilised, the well can be closed by backfilling with sand-gravel mix. The backfilling should be done in layers and well compacted. In case the well is to be utilised, the sides should be properly lined. Additionally, the distance of the nearest footing to the well should not be less than the width of the footing.

REPORT ON GEOTECHNICAL INVESTIGATION FOR RESIDENTIAL BUILDING AT BABU RAJENDRA PRASAD STREET, WEST MAMBALAM, CHENNAI

1.0 INTRODUCTION

1.1 Overview

1.1.1 M/s. KCee Homes LLP, Chennai are proposing to construct a Residential Building at Babu Rajendra Prasad Street, West Mambalam, Chennai - 600033.

1.1.2 The geotechnical investigations have been carried to ascertain the soil conditions for the design of foundations of the proposed Residential building.

1.2 Authority

A detailed geotechnical investigations programme has been conducted as per the authorisation by M/s. KCee Homes LLP, Chennai vide their mail confirmation dated: 26.06.2023.

2.0 PROJECT DETAILS

2.1 Site Location

The site for the proposed Residential Building is situated at Old Door No:47, New No:27 on the western side of Babu Rajendra Prasad Street, West Mambalam, Chennai - 600033.

2.2 Site Layout and Topography

2.2.1 The site measures approximately 750m² in area. The site is having boundary wall on all the sides and is fairly level in topography. The existing double and three storeyed buildings will be demolished before the construction of new building. There is a well of 1.5m diameter situated within the site and water table was observed at 1.5m depth in the well during the period of field investigations.

2.2.2 The colour of the exposed soil surface is Brown.

2.3 The Structure

As per information provided by the client, the proposed Residential building consists of an open stilt floor at ground level and three upper floors.

2.4 Seismic Zone

Site for the proposed Residential building is situated in West Mambalam, Chennai which falls under Seismic Zone III as per IS 1893 (Part 1) - 2016.

2.5 Geographical Information

2.5.1 Site for the proposed Residential building is situated at:

a) Latitude : 13°02'

b) Longitude : 80°13'

3.0 OBJECT OF INVESTIGATIONS

3.1 For designing the foundation system of the proposed residential building, the following data are required:

a) Type of foundation system.

b) Depth below the ground level at which the foundation system is to be laid.

c) Allowable bearing pressure on the foundations levels.

3.2 To determine above factors, the following information would be required:

a) The subsoil profile indicating thicknesses of the various soil strata, to a depth down to the influence zone below the foundations.

b) Engineering properties of the soil strata at various levels.

c) Physical characteristics of the soil strata.

d) Variation of the strength of the strata with depth.

3.3 For evaluating the above parameters, field investigations and laboratory investigations on the soil samples collected during the field investigations, have been carried out

3.4 The results from these investigations have been analysed to provide the recommendations for the design of foundations.

4.0 SCOPE OF INVESTIGATIONS

4.1 Scope of investigations as given in the work order consisted of :

a) Conducting 2 boreholes down to a depth of 6m, as required by the client.

b) Conducting standard penetration tests at 1.5m intervals.

c) Recovering undisturbed soil samples from various levels of the subsoil strata.

d) Recording ground water table levels, if met with.

e) Conducting relevant laboratory tests on soil samples recovered.

f) Preparation and submission of a technical report containing the details of the tests carried out, their analysis and recommendations regarding the foundation system to be adopted. Two copies of the report are to be submitted.

5.0 FIELD INVESTIGATIONS

5.1 General Details

5.1.1 The locations of the boreholes were shown at site by the client's representative. A Schematic site plan showing the boreholes locations marked by the client is given in fig.1.

5.1.2 Weather was clear during the period of field investigations which were carried out in the last week of June 2023.

5.2 Boreholes

5.2.1 The boreholes were progressed by shell and auger method.

5.2.2 The boreholes were terminated at 6m depth below the existing ground level as per the stipulated scope of work.

5.2.3 The depths at which ground water table was encountered in the boreholes during the

period of field investigations and termination depths of the boreholes are given below:

Borehole No.	Depth of Ground Water Table Below EGL (m)	Termination Depth Below EGL (m)
1	2.7	6
2	2.9	6

5.2.4 Ground water was encountered between 2.7 and 2.9m depth in the boreholes during the period of field investigations.

5.2.5 Standard Penetration Tests were conducted in soil strata at 1.5m depth intervals.

5.2.6 Disturbed soil samples recovered from split spoon sampler were packed in polythene bags, labelled and retained for identification purposes.

5.2.7 Undisturbed soil samples were recovered by thin walled tubes conforming to IS 2132. These tubes had an area ratio of less than 10%. The diameter of soil samples were 50mm and length 45cm.

6.0 LABORATORY INVESTIGATIONS

6.1 The soil samples brought to the laboratory were subjected to various tests to determine the following properties

a) Type of soil and its gradation

b) Consistency limits

c) Natural density

d) Natural water content

e) Shear strength properties

6.2 In order to determine the above properties listed in 6.1, the following tests were conducted.

a) Sieve analysis on the coarse grained soil fraction

b) Hydrometer analysis on the fine grained soil fraction

c) Liquid and plastic limits

d) Natural Density and Water Content tests

e) Triaxial compression tests

f) Free Swell Index tests

7.0 RESULTS AND ANALYSIS

7.1 Presentation of Results

7.1.1 The results of borehole investigations and of the laboratory investigations conducted on the soil samples collected from the boreholes have been presented in the form of soil profile tables in Table Nos.1 & 2.

7.1.2 The soil profile tables indicate the following:

a) Standard Penetration Test Values (i.e. N- values observed) at various depths

b) Soil description identifying the type of soil

c) Grain size analysis indicating composition of subsoil

d) Consistency limits

e) In-situ bulk density and Water content

f) Triaxial compression test results

7.2 Analysis of Soil Profile

7.2.1 A perusal of the data presented in the soil profile tables indicate the presence of the following substrata.

a) Stratum - I : Cement floor

b) Stratum - II : Filled up (Soil with brickbats)

c) Stratum - III : Brown sandy clayey silt

7.2.2 The thicknesses in each borehole of each strata described in 7.2.1 is given in the table

below:

BH No.	Depth (m) : from - to		
	Stratum - I	Stratum - II	Stratum - II
1	-	-	0.0 - 6
2	0.0 - 0.15	0.15 - 0.7	0.7 - 6

7.2.3 The above results show that :

a) Stratum - I consisting of Cement floor of 0.15m thick has been encountered at the existing ground level only at the location of borehole BH2.

b) Stratum - II consisting of Filled-up strata (soil with brickbats) has been encountered from 0.15 to 0.7m depth below existing ground level only at the location of borehole BH2.

c) Stratum - III consisting of Brown sandy clayey silt having significant percentages of silt and varying percentages of clay and sand, has been encountered from ground level/0.7m depth to the termination depth of the boreholes of 6m below existing ground level.

7.3 Soil Composition

7.3.1 The grain size distribution of the soil samples at various depths, as determined in the laboratory have been presented in the form of grain size analysis curves in figs. 3.

7.3.2 The variations in the grain size distribution of the soil across the boreholes in Stratum - III (Brown sandy clayey silt) are given below:

BH No.	Gravel (%)	Sand (%)	Silt (%)	Clay (%)
1	0	17 - 26	37 - 45	33 - 38
2	0	19 - 26	47 - 50	27 - 33

7.3.3 The above results indicate that the soil in Stratum - II consists of about 17 - 26% of

sand, 27 - 38% of clay and 37 - 50% of silt.

7.4 In-situ Bulk Density, Water Content and Dry density

7.4.1 The in-situ bulk densities, water contents and dry densities obtained from undisturbed soil samples are tabulated below.

BH No.	Depth (m)	In-situ Bulk Density (g/cm^3)	Water Content (%)	Dry Density (g/cm^3)
	1.5	1.90	19.4	1.59
1	3	1.94	20.2	1.61
	5	2.02	20.9	1.67
	2	1.93	20.1	1.61
2	4	1.96	19.2	1.64
	5.5	2.01	19.9	1.68

7.4.2 The soil strata is in a medium stiff/medium dense state down to the investigated depth of 6m depth below existing ground level.

7.5 Consistency Limits

7.5.1 The Consistency Limits determined for the soil in Stratum - II (Brown sandy clayey silt) indicate that the liquid limit varies between 42% to 51%, plastic limit varies between 18% to 21% and plasticity index varies between 24% to 30%.

7.5.2 The Consistency Limits determined for the soil in Stratum - II (Brown sandy clayey silt) indicate that the soil in this strata is medium plastic in nature.

7.6 Standard Penetration Tests

7.6.1 Standard Penetration Test values (N-values observed) are presented in the soil profile table nos.1 & 2.

7.6.2 Standard Penetration Test values (N-values observed) have also been presented in form of plots of N values vs depth in fig.4.

7.6.3 The N-values indicate that the soil is in a medium stiff/ medium dense state down to the investigated depth of 6m below existing ground level with observed N-values ranging between 9 to 31.

7.7 Triaxial Test Results

The cohesion 'c' obtained from consolidated drained triaxial compression test varies between 0.18kg/cm² to 0.22kg/cm² and the angle of shearing resistance 'ϕ' of the soil varies between 22° & 24°.

7.8 Free Swell Index

7.8.1 The free swell index of the soil samples collected at various depths are given below:

BH No.	Free Swell Index (%) at Depth (m)			
	1	1.5	2.5	3
1	45.9	-	42.6	-
2	-	44.8	-	40.5

7.8.2 The above results indicate that the soil strata is medium swelling in nature. Hence, the excavated soil cannot be used for backfilling purposes.

7.9 Compiled Soil Profile

7.9.1 An overview of the results and their analysis has been presented in the form of a compiled soil (fig. 2).

7.9.2 The above figure shows the various strata encountered and their thicknesses in each of the boreholes and also gives the soil composition and the observed N-values at various depths along with the depth at which undisturbed soil samples were collected.

8.0 DESIGN CRITERIA

8.1 Primary Parameters

8.1.1 The parameters required for the design of foundation system for the proposed residential

building are:

a) Type of foundation to be adopted

b) Depth at which the foundations have to be laid

c) Allowable bearing pressure on the soil at the foundation level

8.1.2 On the basis of the analysis of the results of investigations, the required design parameters have been arrived at and are given in the following sections.

8.2 Type of Foundations

8.2.1 The type of foundation depends on the following:

a) Subsoil conditions

b) Type of structure

c) Configuration at loading points

8.2.2 As per information provided by the client, the proposed Residential Building consists of an open stilt floor at ground level and three upper floors.

8.2.3 The soil strata is in a medium stiff/medium dense state from existing ground level down to the termination depth of 6m below existing ground level.

8.2.4 In view of the above, *Shallow Foundation -Isolated/Strip Footings* can be adopted for the proposed residential building.

8.3 Depth of Foundations

8.3.1 The depth at which foundations should be laid will be governed by the following criteria.

a) Top filled up strata/loose soil, if any

b) There should be sufficient thickness of soil above the footing/foundations so that the bearing capacity of the soil can be fully mobilised.

c) Soil below the level of footings/foundations should have the requisite strength

to support the anticipated bearing pressures on the foundations without allowing the settlement of footings/foundations to exceed the acceptable limits.

d) Requirements of the type of structure (Residential Building consisting of an open stilt floor at ground level and three upper floors).

8.3.2 In view of the above factors, foundations of the proposed residential building can be made to rest at a minimum depth of *1.8m below the existing ground level.* The soil available at the founding level will be Brown sandy clayey silt.

8.4 Allowable Bearing Pressure

8.4.1 Allowable bearing pressure has been evaluated by:

a) Shear failure criteria based on the average soil data

b) Settlement criteria based on the SPT values (N-values)

c) Settlement criteria based on deformation modulus

8.4.2 An allowable settlement of 50mm has been considered to evaluate the allowable bearing pressure for Isolated/Strip footings.

8.4.3 A water table correction factor of 0.5 has been considered.

8.4.4 On the basis of the above analysis, *net allowable bearing pressure of 13t/m² can be adopted for widths of foundations ≥1.5m.*

9.0 RECOMMENDATIONS

9.1 Type of Foundations

Shallow Foundation - Isolated/Strip Footings

9.2 Depth of Foundations

Minimum 1.8m depth below the existing ground level

9.3 Allowable Bearing Pressure

Net Allowable Bearing Pressure of 13t/m² for widths of footings ≥1.5m for an allowable settlement for 50mm.

9.4 Construction Advisories

9.4.1 The soil of each strata has been described with name, colour etc. During excavation, any variations observed in the nature and condition of the soil from those given in this Report should be noted and appropriate action should be taken.

9.4.2 The excavated soil cannot be used for backfilling purposes as the soil is medium swelling type.

9.4.3 After the excavation for the foundations, the top slush should then be removed and the surface compacted heavily. If any loose pockets are observed, the same shall be filled with brickbats/ gravel and compacted well. Foundations can subsequently be placed over such a prepared surface.

9.4.4 Stiff Tie-beams connecting the columns in both directions may be provided which will render additional rigidity to the structure.

9.4.5 There is a well located in the site. In case, the well is not utilised, the well can be closed by backfilling with sand-gravel mix. The backfilling should be done in layers and well compacted. Incase, the well is to be utilised, the sides should be properly lined. Additionally the distance of the nearest footing to the well should not be less than the width of the footing.

9.5 Appendices

9.5.1 The calculations for the allowable bearing pressure have been provided in Appendix-A of this report.

9.5.2 The List of IS codes referred for providing the recommendations and that which might be required to implement the same have been given in Appendix-B of this report.

9.6 Notes

9.6.1 The recommendations given in this report have been arrived at on the basis of design

parameters which have been judiciously adopted by giving due consideration to the results of field and laboratory investigations as well as NAGADI's experience of over four decades in working in various types of soil and rock conditions all over India.

9.6.2 The entire report should be studied before adopting the recommendations given in the report.

10.0 LIMITATIONS

This Geotechnical investigation has been carried out at locations in the site chosen by the client as representing the entire site. The recommendations provided in this Report are hence valid only for those test locations. However, if there is any change in the subsoil conditions and properties at places between or beyond the chosen test locations, Nagadi may be contacted for further actions. Fresh investigations will have to be carried out at such locations.



Dr. N. Santosh Rao
Technical Director
*For **NAGADI CONSULTANTS PVT. LTD.***

ANALYSIS FOR ALLOWABLE BEARING PRESSURE

Data

(i) Soil Properties :

c (kg/cm^2) = 0.20 $\phi = 22^\circ$ γ (g/cm^3) = 1.9

(ii) Depth of Foundation, D (m) = 1.8

(iii) Allowable Settlement, s (mm) = 50

Shear Failure Criterion (Ref. IS : 6403)

$N_c = 14.92$ $N_q = 6.53$ $N_\gamma = 5.64$ $R_w = 0.50$ $R_w' = 0.50$

$$q_s = \frac{1}{3}\left(c \cdot N_c + \gamma D \cdot N_q \cdot R_w + 0.5 \cdot \gamma \cdot B \cdot N_\gamma \cdot R'_w\right) - \gamma D.R_w$$

B (m)	1.5	≥3.0
q_s (t/m^2)	13.3	14.7

Settlement Criterion (Ref. IS : 8009)

(i) From N Values

B (m)	1.5	≥3.0
H (m)	3	6
N_{av}	15	17
q_a (t/m^2)	15.0	14.7

(ii) From Triaxial Compression Tests : $q_a = \dfrac{s \cdot E}{0.7 \cdot H}$

B (m)	1.5	≥3.0
H (m)	3	6
E (kg/cm^2)	90	110
q_a (t/m^2)	21.4	13.1

ADOPT	B (m)	1.5	≥3
	q (t/m^2)	13	13

Note : q_s and q_a are NET VALUES, Weight of backfill etc. need not be added to the loading except in case of filling above original G.L.

LIST OF IS CODES

Field Investigation

1. IS : 1498 - 1970 : Classification and identification of soils for general engineering purposes (First Revision) (Amendment 2)
2. IS : 1892 - 1979 : Code of practice for sub surface investigations for foundations (First revision)
3. IS : 2131 - 1981 : Method of Standard Penetration Tests for soils (First revision)
4. IS : 2132 - 1986 : Code of practice for thin walled tube sampling of soils (Second revision)

Laboratory Tests

1. IS : 2720 - 1983 (Part 1) : Methods of test for soils: Preparation of dry soil samples for various tests (Second revision)
2. IS : 2720 - 1980 (Part 2) : Method of test for soils: Determination of water content (Second revision) Amendment 1
3. IS : 2720 - 1980 (Part 3/Sec 1) : Method of test for soils : Determination of Specific Gravity : Fine grained soils. (First revision)
4. IS : 2720 - 1980 (Part 3/Sec 2) : Method of test for soils : Determination of Specific Gravity : Fine, Medium & Coarse grained soils. (First revision).
5. IS : 2720 - 1985 (Part 4) : Method of test for soils : Grain size analysis (Second revision)
6. IS : 2720 - 1985 (Part 5) : Method of test for soils : Determination of liquid and plastic limit (Second revision)
7. IS : 2720 - 1977 (Part 40) : Methods of tests for soils: Determination of free swell index of soils.

Foundation Construction

1. IS : 1080 - 1986 : Code of practice for design and construction of shallow foundations on soils (other than raft, ring and shell) (Second revision)
2. IS : 1904 - 1986 : Code of practice for design and construction of foundation in soils: General requirements (Third revision)
3. IS 6403 - 1981 : Code of practice for determination of bearing capacity of shallow foundations : First revision (Amendment 1)
4. IS 8009 - 1976 (Part 1) : Code of practice for calculation of settlements of foundations : Shallow foundations subject to symmetrical static vertical loads (Amendment 2)

TABLES



SOIL PROFILE

Project: Residential Building at Babu Rajendra Prasad Street, West Mambalam, Chennai - 600033.

B. H. Location: | Water Table: 2.7m | Term. Depth : 6.0m | B.H. No. : 1

N - Value#	Depth (m)	Soil Description	Grain Size Analysis				Atterberg Limits		In-situ properties		Triaxial Test		
			Gravel (%)	Sand (%)	Silt (%)	Clay (%)	Liquid (%)	Plastic (%)	Density * (g/cm^3)	Water Cont (%)	Type	c (kg/cm^2)	ϕ (°)
	0.0	Ground level											
9	1.0	Brown sandy clayey silt	0	25	38	37	47	20					
	1.5	Brown sandy clayey silt							1.90	19.4	CD	0.20	22
11	2.5	Brown sandy clayey silt	0	26	37	37	48	20					
	3.0	Brown sandy clayey silt							1.94	20.2	CD	0.19	23
16	4.0	Brown sandy clayey silt	0	17	45	38	51	21					
	5.0	Brown sandy clayey silt							2.02	20.9	CD	0.18	24
21	6.0	Brown sandy clayey silt	0	23	44	33	44	18					

*-Natural Bulk Density # -N Values (Observed)

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Sheet No. : 1

SOIL PROFILE

Project: Residential Building at Babu Rajendra Prasad Street, West Mambalam, Chennai - 600033.

B. H. Location: | Water Table: 2.9m | Term. Depth : 6.0m | B.H. No. : 2

N - Value#	Depth (m)	Soil Description	Grain Size Analysis				Atterberg Limits		In-situ properties		Triaxial Test		
			Gravel (%)	Sand (%)	Silt (%)	Clay (%)	Liquid (%)	Plastic (%)	Density* (g/cm^3)	Water Cont (%)	Type	c (kg/cm^2)	ϕ (°)
	0.0	Ground level											
		Cement Concrete											
	0.15	Change of strata											
		Filled up (Soil with brickbats)											
	0.70	Change of strata											
10	1.5	Brown sandy clayey silt	0	19	48	33	47	20					
	2.0	Brown sandy clayey silt							1.93	20.1	CD	0.19	23
13	3.0	Brown sandy clayey silt	0	26	47	27	42	18					
	4.0	Brown sandy clayey silt							1.96	19.2	CD	0.18	24
20	4.5	Brown sandy clayey silt	0	23	47	30	45	19					
	5.5	Brown sandy clayey silt							2.01	19.9	CD	0.22	23
31	6.0	Brown sandy clayey silt	0	21	50	29	46	19					

*-Natural Bulk Density # -N Values (Observed)

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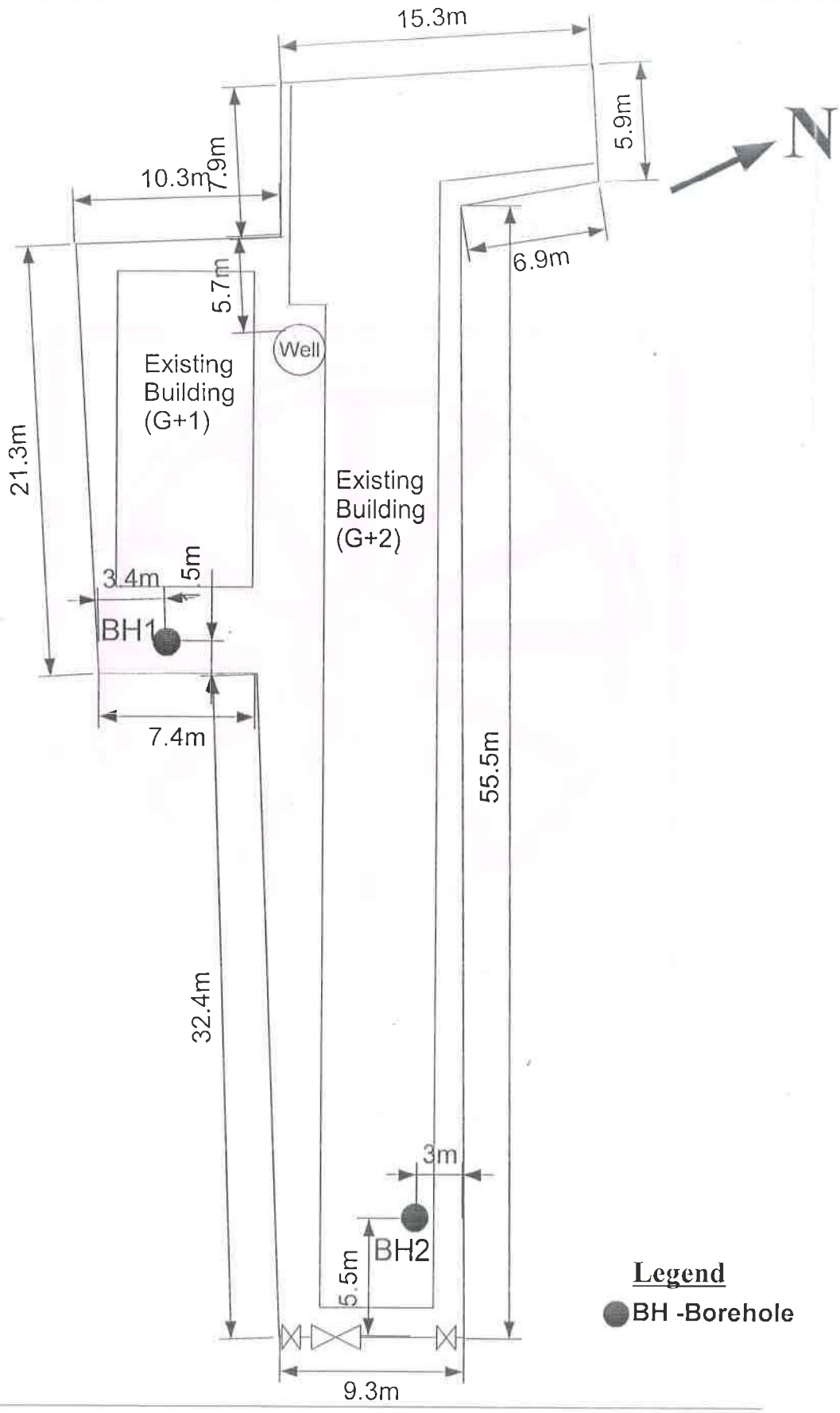
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Sheet No. : 2

FIGURES





Babu Rajendra Prasad Road

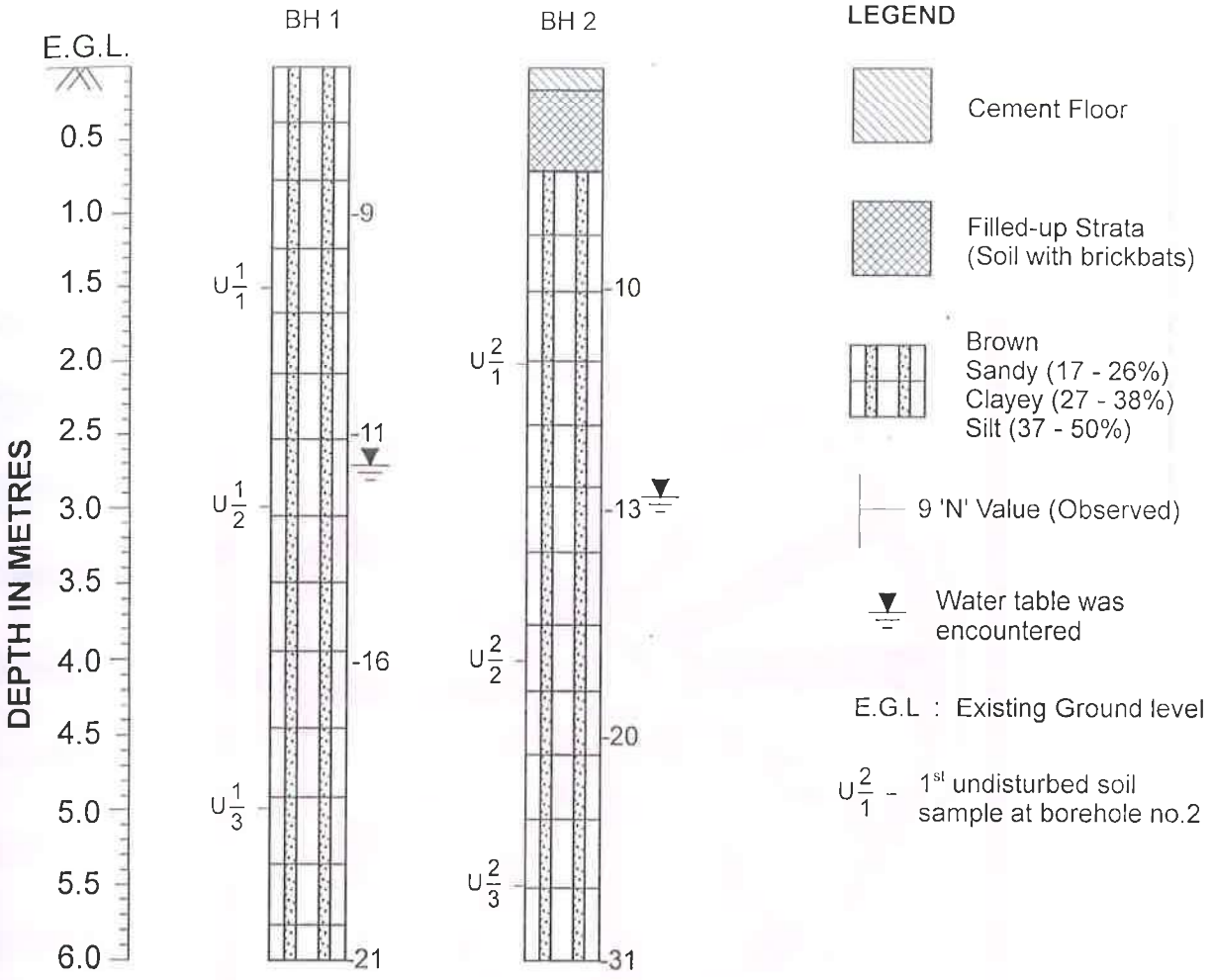
SCHEMATIC SITE PLAN
(Not to scale)

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Geotechnical Consultants

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Chennai:	044 (T) 24487870	(F) 24488957	chennai@nagadi.co.in
Secunderabad:	040 (T) 27754446	(F) 27751194	secunderabad@nagadi.co.in

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Sheet No. : 1



COMPILED SOIL PROFILE

PROJECT : RESIDENTIAL BUILDING AT BABU RAJENDRA PRASAD STREET, WEST MAMBALAM, CHENNAI - 600033.

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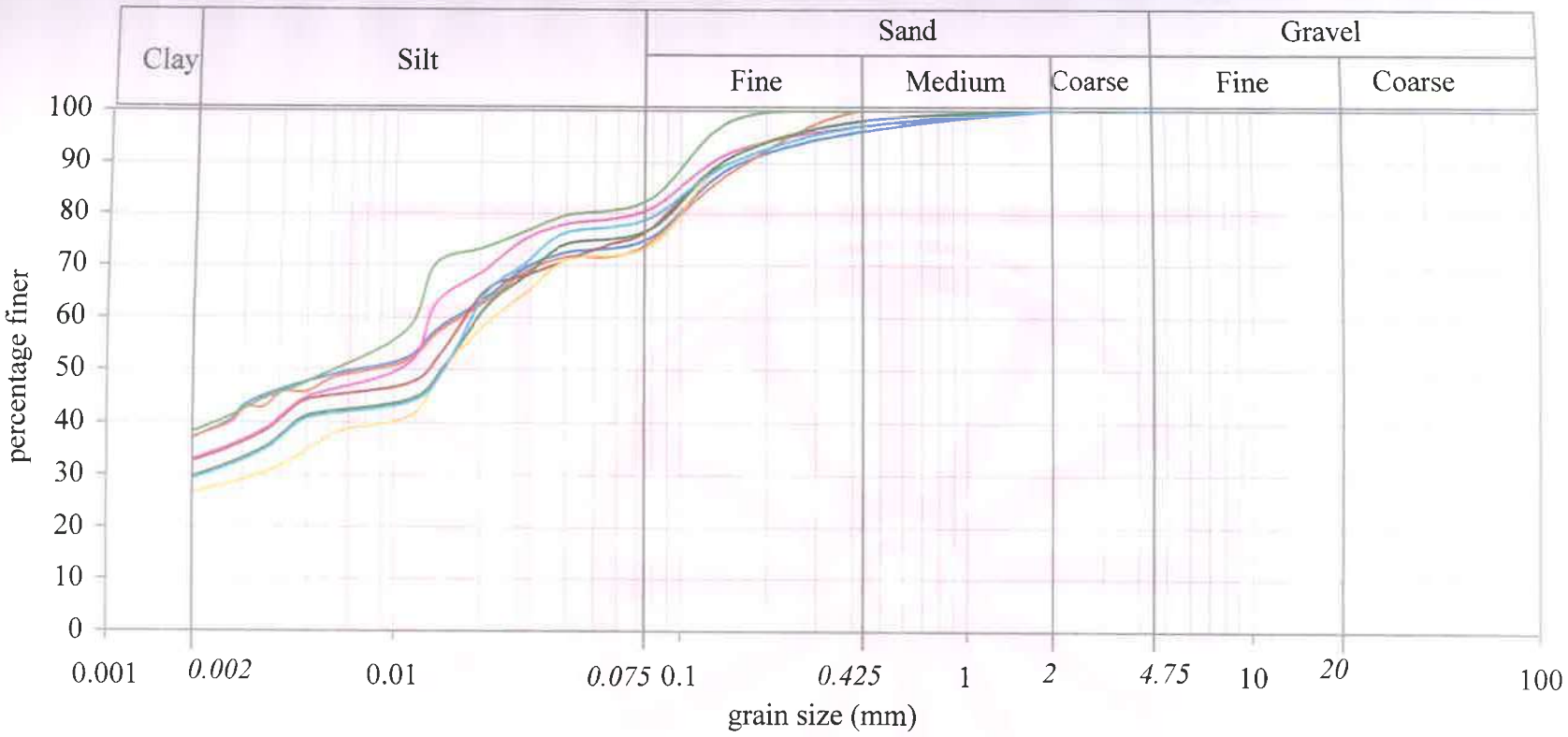
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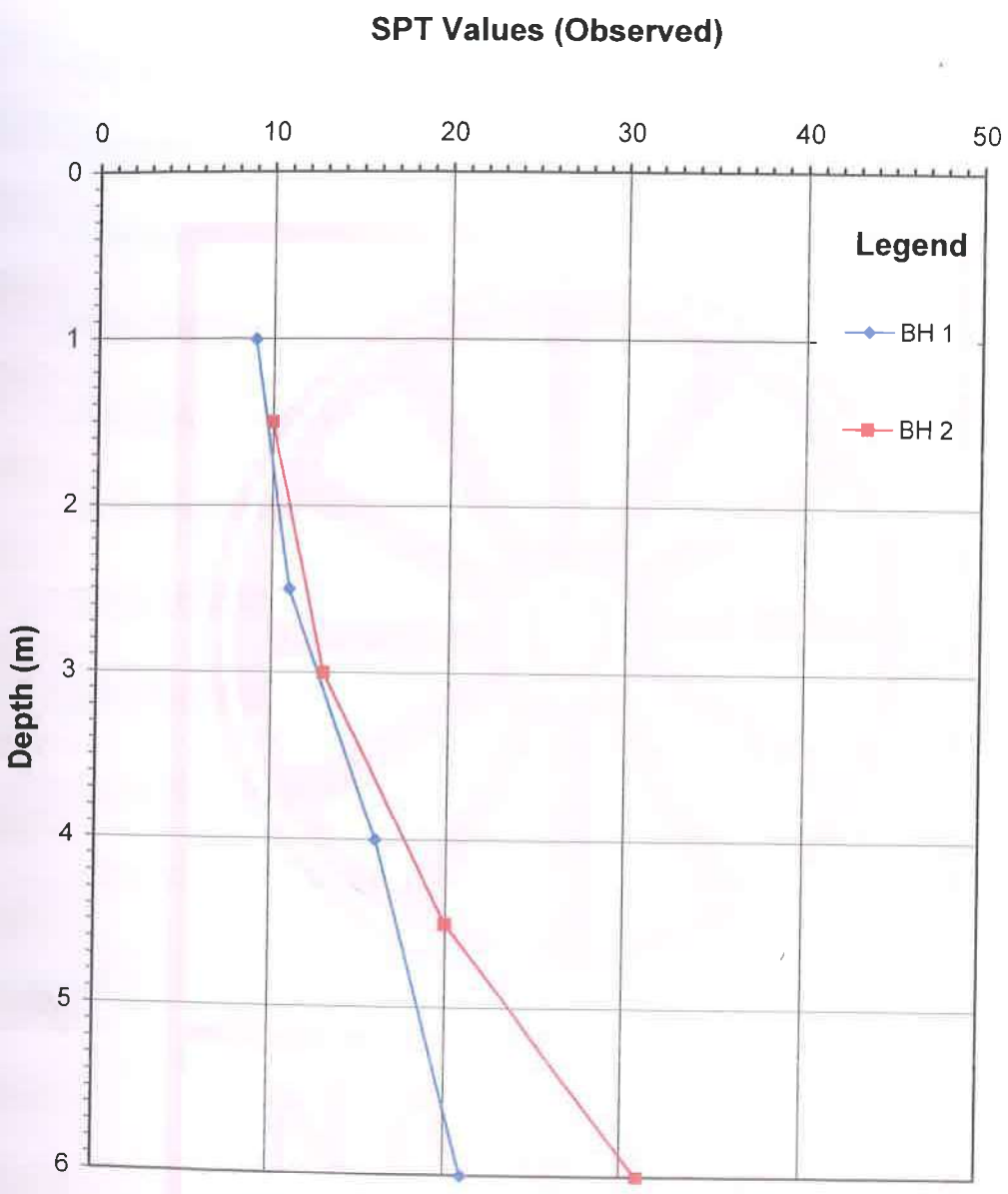
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Job No. : G(C)9834

Sheet No. : 3



Line Style	Bore hole	Depth (m)	Description	Gravel (%)	Sand (%)	Silt (%)	Clay (%)	d_{60}	d_{10}	U
	1	1.0	Sandy clayey silt	0	25	38	37	0.016	-	-
	1	2.5	Sandy clayey silt	0	26	37	37	0.017	-	-
	1	4.0	Sandy clayey silt	0	17	45	38	0.013	-	-
	1	5.5	Sandy clayey silt	0	23	44	33	0.017	-	-
	2	1.5	Sandy clayey silt	0	19	48	33	0.014	-	-
	2	3.0	Sandy clayey silt	0	26	47	27	0.023	-	-
	2	4.5	Sandy clayey silt	0	23	47	30	0.016	-	-
	2	6.0	Sandy clayey silt	0	21	50	29	0.018	-	-



SPT Values (Observed) Vs Depth Curves



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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