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RE REGULATORY RECORD

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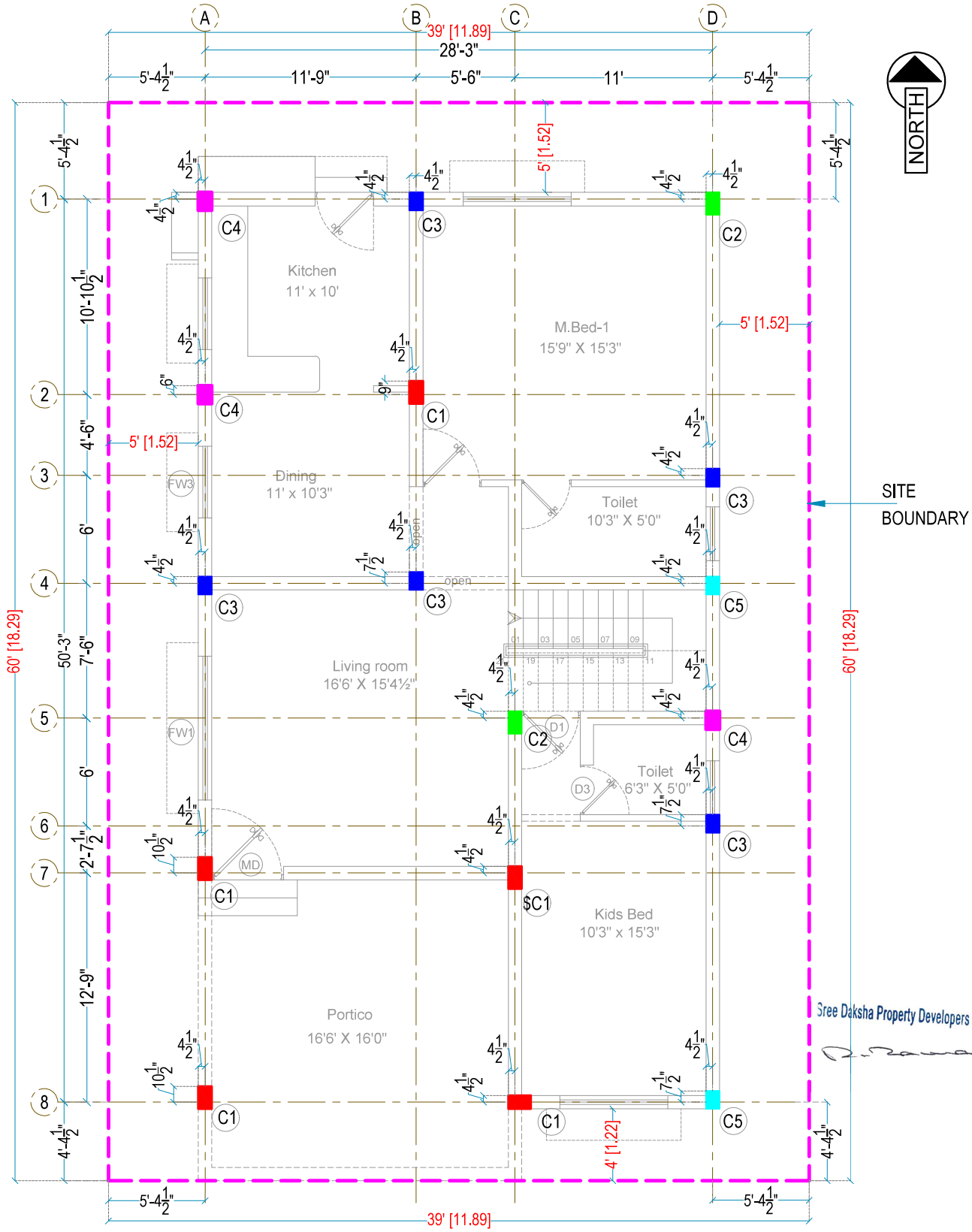
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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



TYPE - 1 -- COLUMN FOOTING

$ - INDICATES COLUMN UPTO GF ROOF BEAM

NOTES:

1. ALL DIMENSIONS ARE IN FEET & INCHES, UNLESS OTHERWISE SPECIFIED.
2. DRAWING SHOULD NOT BE SCALED, FOLLOW FIGURED DIMENSIONS.
3. ANY DISCREPANCY IN DRAWING SHALL BE BRING TO NOTICE OF STRUCTURAL CONSULTANT BEFORE EXECUTION OF WORK.
4. SCOPE OF STRUCTURAL CONSULTANT ENDS, WITH THE ISSUE OF STRUCTURAL DRAWINGS, EXECUTION OF WORK AS PER DRAWING SHOULD BE ENSURED BY PMC / CLIENT.
5. THIS DRAWING SHOULD BE READ ALONG WITH THE RELEVANT ARCHITECTURAL DRAWING.
6. IF THERE IS ANY REVISION IN DRAWING, FURTHER CONSTRUCTION SHALL BE EXECUTED AS PER THE LATEST REVISED DRAWING,ON THE ISSUE OF LATEST REVISION.
7. GRADE OF CONCRETE SHALL BE M20
   GRADE OF STEEL SHALL BE Fe500
8. CLEAR COVER FOR
   FOOTING: SIDE : 75mm
   FOOTING: TOP & BOTTOM : 50mm
   COLUMN : 40mm
   BEAM : 25mm
   SLAB : 20mm
9. LAP LENGTH OF BARS : 50Ø, AT COLUMN LAPPING PROVIDE 4", SPACING OF TIES, NO LAPPING ALLOWED AT BEAM-COLUMN JOINT.
10. IN CASE OF BEAM REINFORCEMENT, NO LAPPING SHALL BE ALLOWED IN FOLLOWING PLACES
    (i) TOP ROD NEAR COLUMN, L/4 ON EITHER SIDES OF COLUMN
    (ii) TOP ROD OF CANTILEVER BEAM ALONG THE LENGTH AND ALSO DEVELOPMENT LENGTH, BEYOND COLUMN
    (c) BOTTOM ROD AT MID SPAN OF BEAM 11.

REMOVAL OF SHUTTERING / FORM WORK

(i) COLUMN : 24 HOURS
(ii) BEAM SIDES : 24 HOURS
(c) BEAM BOTTOM : LESS THAN 6M SPAN : 14 DAYS
: MORE THAN 6M SPAN : 28 DAYS
(d) SLAB : LESS THAN 6M SPAN : 14 DAYS
: MORE THAN 6M SPAN : 28 DAYS

HOWEVER 7 DAYS STRENGTH OF CONCRETE SHOULD BE 65% OF THE TARGET STRENGTH, TO REMOVE FORM WORK.

12. THIS BUILDING IS DESIGNED FOR ***G+1 FLOORS*** ONLY.

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
Reg No: Coimbatore LPA / SE / GR-I / 050 / 2024
30 - A 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.

R.No	DATE	DESCRIPTION	BY

☑ GOOD FOR CONSTRUCTION ☐ PRELIMINARY

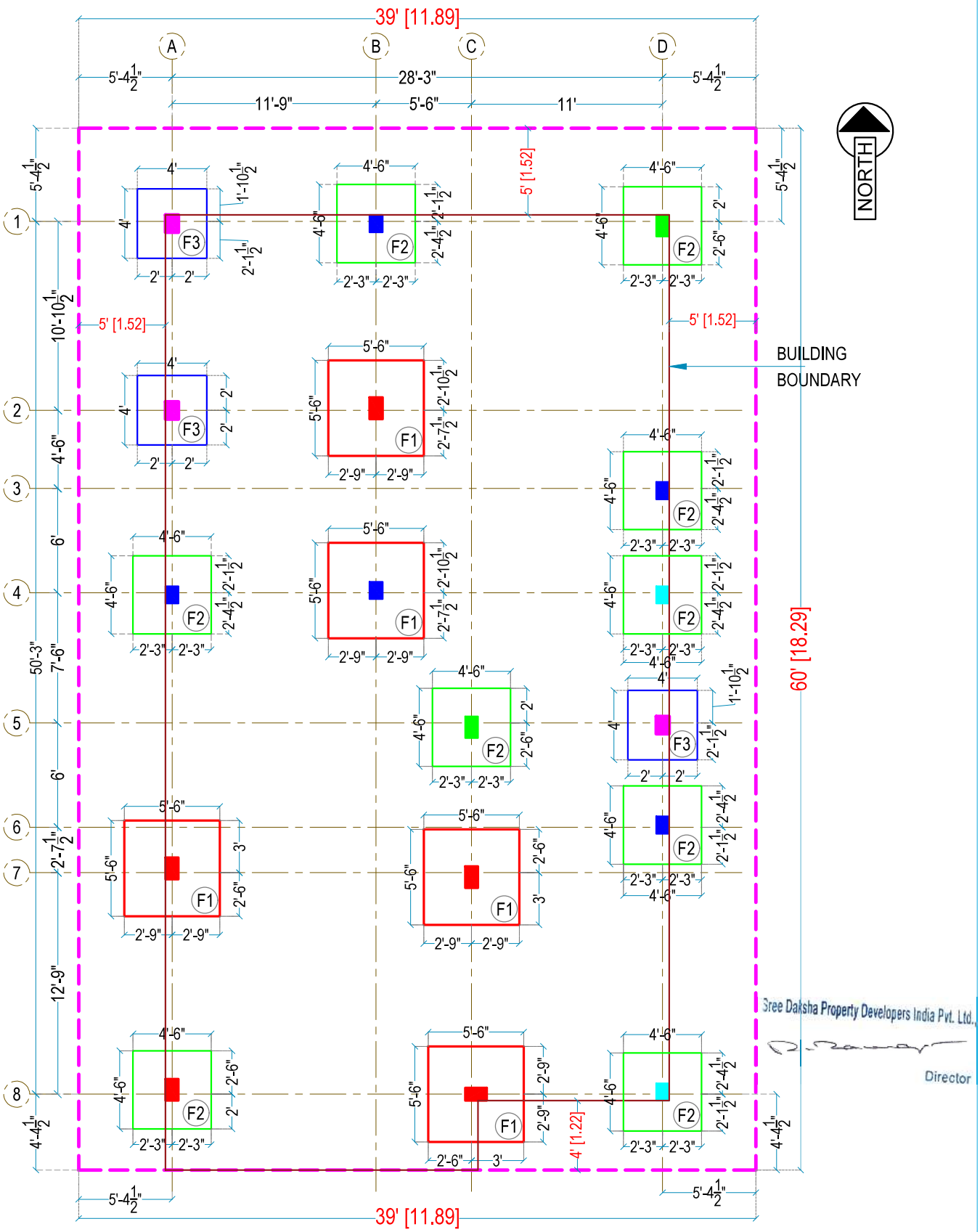
" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROJECT
" LEIA "
BLOCK - A , VILLAS - 1,2,3,4,6

PROMOTERS
Sree Daksha
PROPERTY DEVELOPERS(INDIA) PVT. LTD.

TITLE
CENTERLINE & COLUMN LAYOUT

DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 11.MARCH.2025	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-01



FOOTING LAYOUT

NOTES:

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7. GRADE OF CONCRETE SHALL BE M20
   GRADE OF STEEL SHALL BE Fe500
8. CLEAR COVER FOR
   FOOTING: SIDE : 75mm
   FOOTING: TOP & BOTTOM : 50mm
   COLUMN : 40mm
   BEAM : 25mm
   SLAB : 20mm
9. LAP LENGTH OF BARS : 50Ø, AT COLUMN LAPPING PROVIDE 4", SPACING OF TIES, NO LAPPING ALLOWED AT BEAM-COLUMN JOINT.
10. IN CASE OF BEAM REINFORCEMENT, NO LAPPING SHALL BE ALLOWED IN FOLLOWING PLACES
    (i) TOP ROD NEAR COLUMN, L/4 ON EITHER SIDES OF COLUMN
    (ii) TOP ROD OF CANTILEVER BEAM ALONG THE LENGTH AND ALSO DEVELOPMENT LENGTH, BEYOND COLUMN
    (c) BOTTOM ROD AT MID SPAN OF BEAM 11.

REMOVAL OF SHUTTERING / FORM WORK

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Sree Daksha Property Developers India Pvt. Ltd.,
Director

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
Reg No: Coimbatore LPA / SE / GR1 / 060 / 2024
30 - A 1" Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.

R.No	DATE	DESCRIPTION	BY

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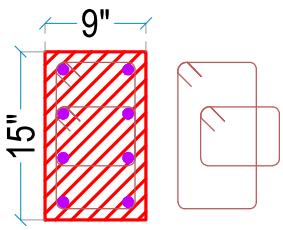
" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROJECT
" LEIA "
BLOCK - A , VILLAS - 1,2,3,4,6

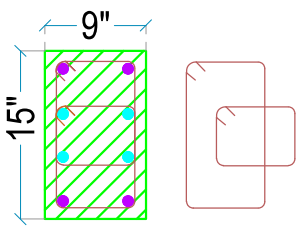
STRUCTURAL CONSULTANT
Sree Daksha
PROPERTY DEVELOPERS(INDIA) PVT. LTD.

TITLE
FOOTING LAYOUT

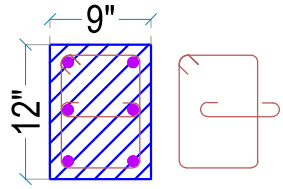
DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 11.MARCH.2025	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-02



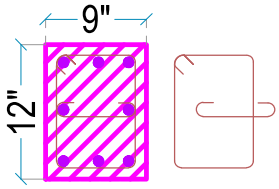
C1 - DETAIL - A



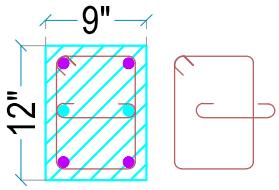
C2 - DETAIL - B



C3 - DETAIL - C



C4 - DETAIL - D



C5 - DETAIL - E

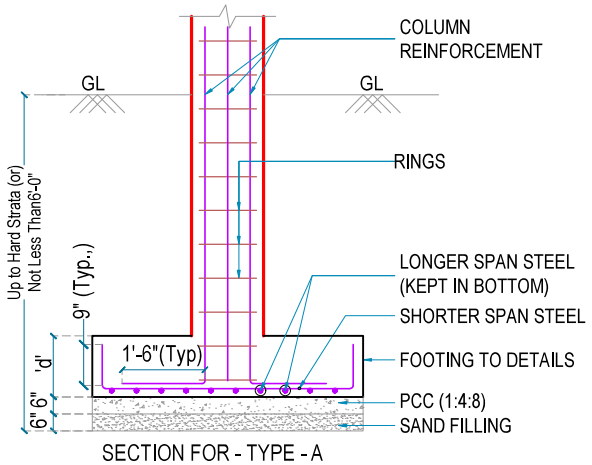
COLUMN AND CENTERLINE DETAILS

SCHEDULE OF COLUMNS

COLUMN TYPE	FOUNDATION TO TERRACE FLOOR LVL				REMARK
	SIZE	REINFORCEMENT	DETAILS	RINGS	
C1	9" x 15"	8-16#	A	Ø8@6"	-
C2	9" x 15"	4-16# + 4-12#	B	Ø8@6"	-
C3	9" x 12"	6-16#	C	Ø8@6"	-
C4	9" x 12"	8-12#	D	Ø8@6"	-
C5	9" x 12"	4-16# + 2-12#	E	Ø8@6"	-

SCHEDULE OF FOOTINGS

FOOTING TYPE	FOOTING SIZE	DEPTH (D)	BOTTOM STEEL		TOP STEEL		REMARKS
			SHORTER	LONGER	SHORTER	LONGER	
F1	5'6" X 5'6"	18"	10#@6"C/C	10#@6"C/C	-	-	TYPE - A
F2	4'6" X 4'6"	15"	10#@6"C/C	10#@6"C/C	-	-	TYPE - A
F3	4'0" X 4'0"	12"	10#@6"C/C	10#@6"C/C	-	-	TYPE - A



SECTION FOR - TYPE - A

Sree Daksha Property Developers India Pvt. Ltd.,

Director

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7. GRADE OF CONCRETE SHALL BE M20
   GRADE OF STEEL SHALL BE Fe500
8. CLEAR COVER FOR
   FOOTING: SIDE : 75mm
   FOOTING: TOP & BOTTOM : 50mm
   COLUMN : 40mm
   BEAM : 25mm
   SLAB : 20mm
9. LAP LENGTH OF BARS : 50Ø, AT COLUMN LAPPING PROVIDE 4", SPACING OF TIES, NO LAPPING ALLOWED AT BEAM-COLUMN JOINT.
10. IN CASE OF BEAM REINFORCEMENT, NO LAPPING SHALL BE ALLOWED IN FOLLOWING PLACES
    (i) TOP ROD NEAR COLUMN, L/4 ON EITHER SIDES OF COLUMN
    (ii) TOP ROD OF CANTILEVER BEAM ALONG THE LENGTH AND ALSO DEVELOPMENT LENGTH, BEYOND COLUMN
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REMOVAL OF SHUTTERING / FORM WORK
    (i) COLUMN : 24 HOURS
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Reg No: Coimbatore LPA / SE / GR-I / 050 / 2024
30 - A 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.

R.No	DATE	DESCRIPTION	BY

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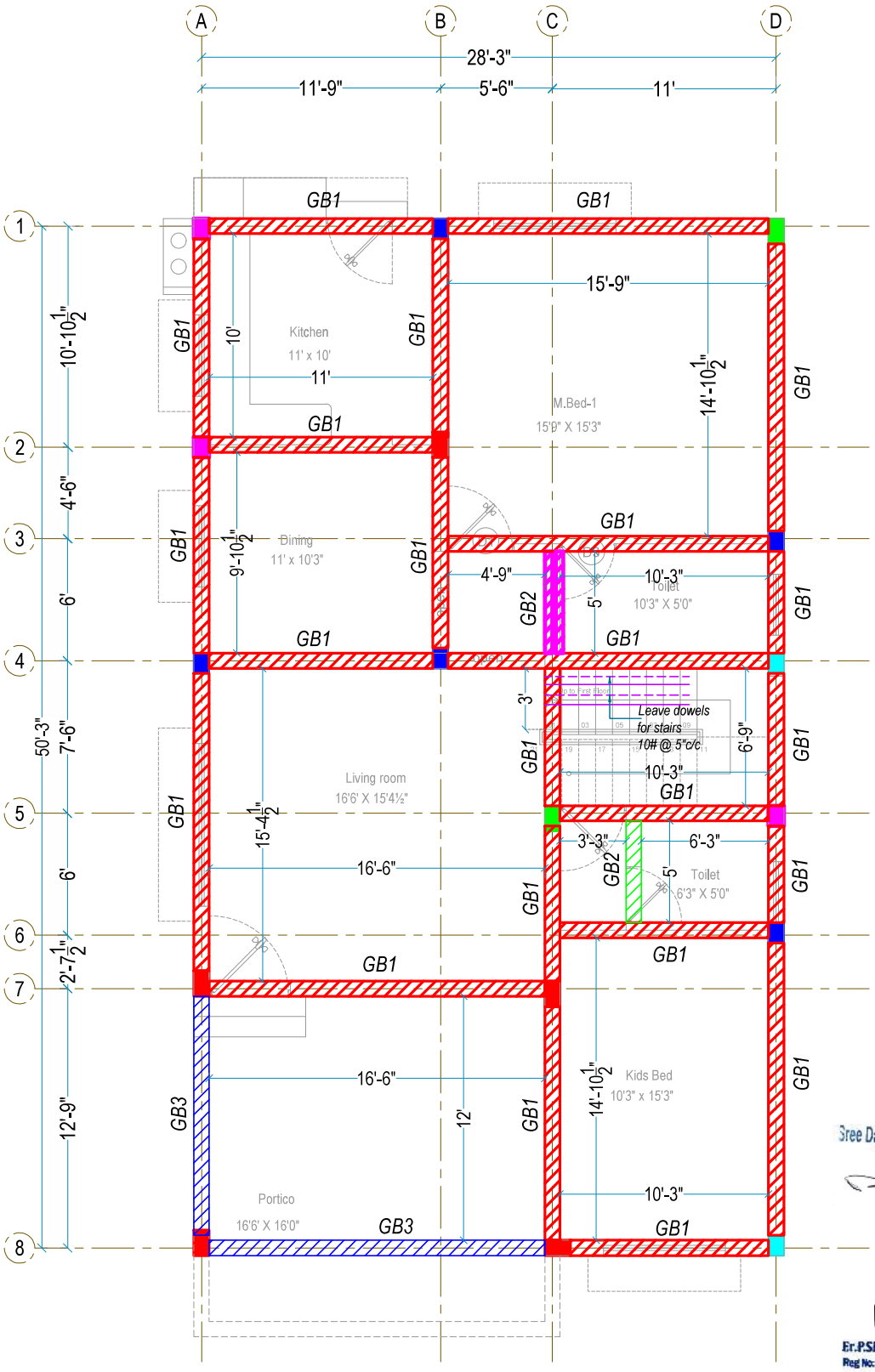
LEIA - BLOCK A
VILLAS -
01,02,03,04,06

PROJECT
" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROMOTERS
Sree Daksha
PROPERTY DEVELOPERS(INDIA) PVT. LTD.

TITLE
COLUMN AND FOOTING SECTION DETAILS

DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 11.MARCH.2025	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-03



GRADE BEAM LAYOUT

Sree Daksha Property Developers India Pvt. Ltd.,

Director

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
Reg No: Coimbatore LPA / SE / GR-I / 060 / 2024
30 - A 1st Floor, Kalidas Street,
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   GRADE OF STEEL SHALL BE Fe500
8. CLEAR COVER FOR
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   TOP & BOTTOM : 50mm
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   BEAM : 25mm
   SLAB : 20mm
9. LAP LENGTH OF BARS : 50Ø, AT COLUMN LAPPING PROVIDE 4", SPACING OF TIES, NO LAPPING ALLOWED AT BEAM-COLUMN JOINT.
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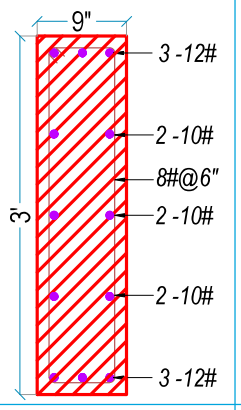
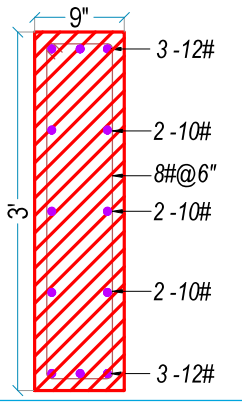
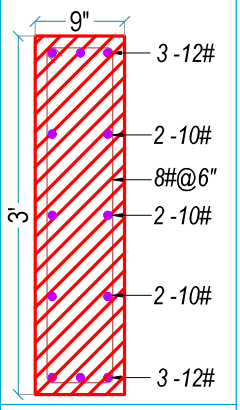
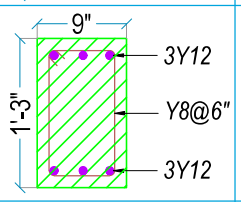
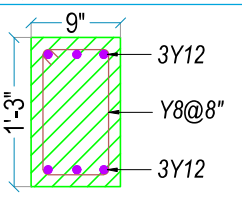
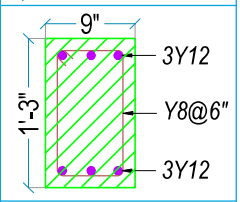
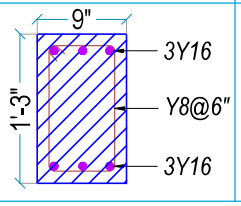
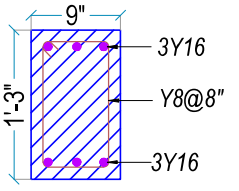
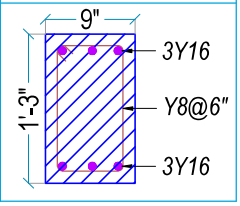
LEIA - BLOCK A
VILLAS -
01,02,03,04,06

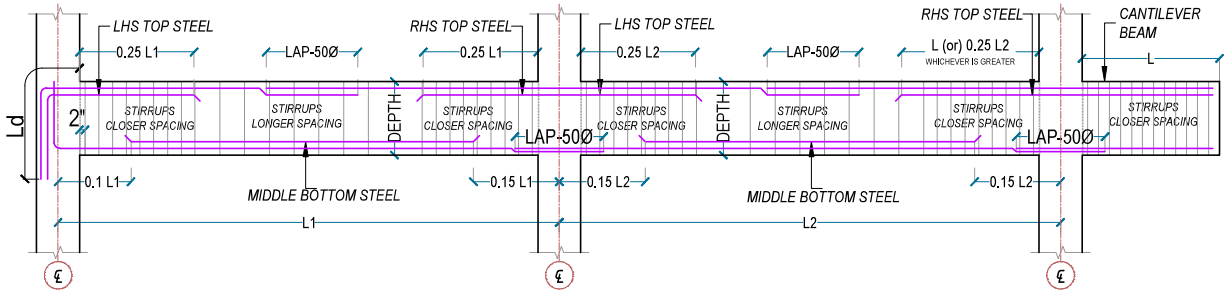
PROJECT
" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROMOTERS
Sree Daksha
PROPERTY DEVELOPERS(INDIA) PVT. LTD.

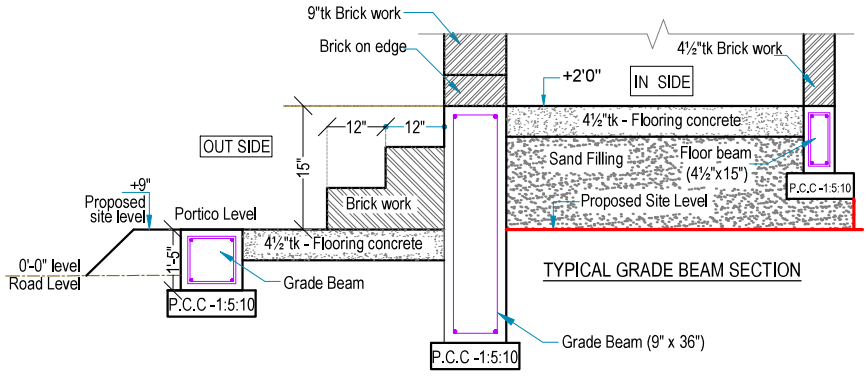
TITLE
GRADE BEAM LAYOUT DETAILS

DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 11.MARCH.2025	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-04

GRADE BEAM	C/S @ LHS	C/S @ MID SPAN	C/S @RHS
GB1 9"X36 "			
GB2 9"X15"			
GB3 9"X15"			



TYPICAL LAPPING & CURTAILMENT DETAILS OF BEAM



TYPICAL GRADE BEAM SECTION

Sree Daksha Property Developers India Pvt. Ltd.,

Director

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
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8. CLEAR COVER FOR
   FOOTING:SIDE : 75mm FOOTING:
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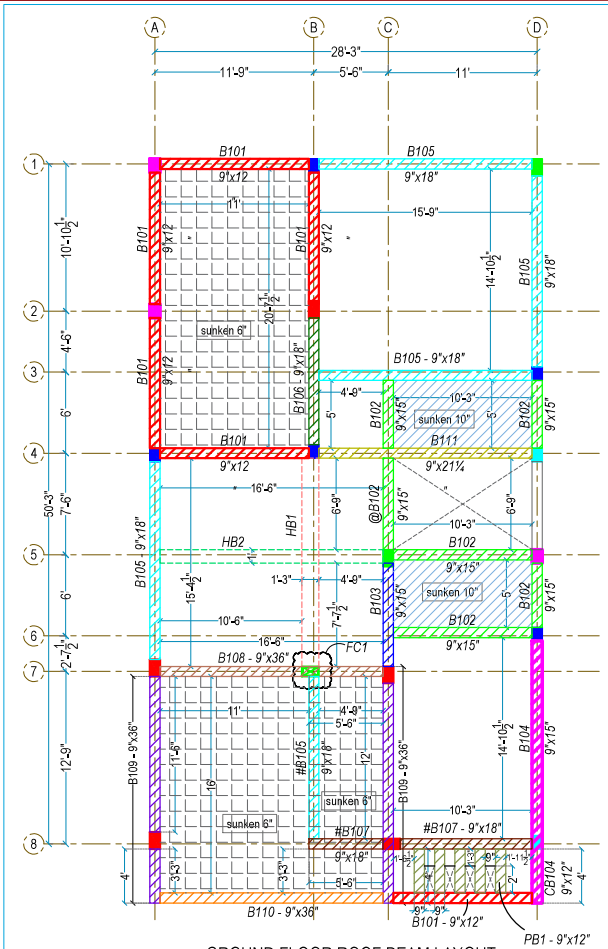
LEIA - BLOCK A
VILLAS -
01,02,03,04,06

PROJECT
" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROMOTERS
Sree Daksha
PROPERTY DEVELOPERS(INDIA) PVT. LTD.

TITLE
GRADE BEAM SECTION DETAILS

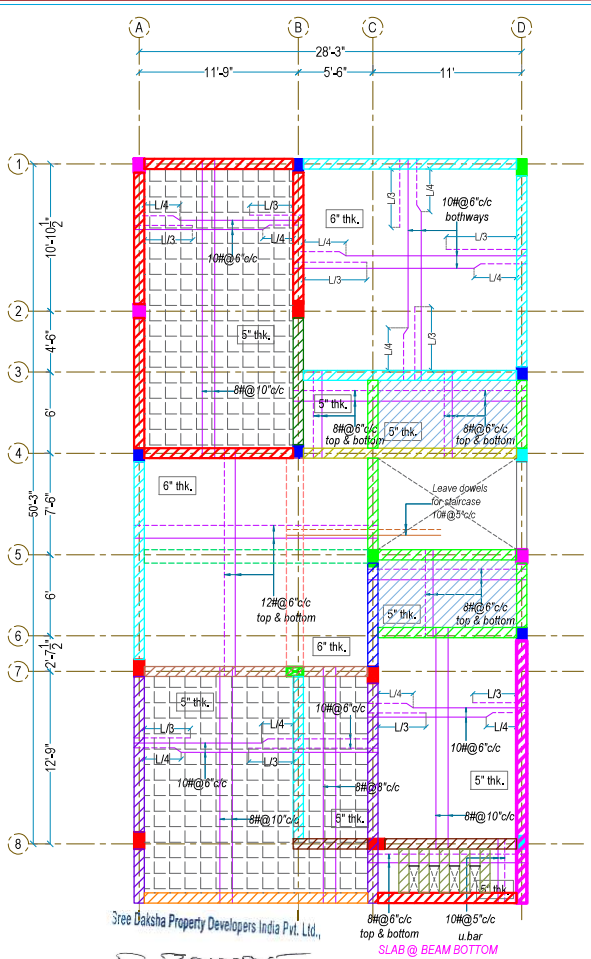
DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 11.MARCH.2025	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-05



GROUND FLOOR ROOF BEAM LAYOUT

- INDICATES BEAM RAISED 6"
HB - HIDDEN BEAM
CB - CANTILEVER BEAM

- INDICATES SLAB TOP ROD
- INDICATES SLAB BOTTOM ROD



Sree Daksha Property Developers India Pvt. Ltd.,

SLAB @ BEAM BOTTOM

GROUND FLOOR ROOF SLAB LAYOUT

Director

- SUNKEN 6"
- SUNKEN 10"

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
Reg No: Coimbatore LPA / SE / GR1 / 050 / 2024
30 - A 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.

NOTES:

1. ALL DIMENSIONS ARE IN FEET & INCHES, UNLESS OTHERWISE SPECIFIED.
2. DRAWING SHOULD NOT BE SCALED, FOLLOW FIGURED DIMENSIONS.
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4. SCOPE OF STRUCTURAL CONSULTANT ENDS, WITH THE ISSUE OF STRUCTURAL DRAWINGS, EXECUTION OF WORK AS PER DRAWING SHOULD BE ENSURED BY PMC / CLIENT.
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6. IF THERE IS ANY REVISION IN DRAWING, FURTHER CONSTRUCTION SHALL BE EXECUTED AS PER THE LATEST REVISED DRAWING,ON THE ISSUE OF LATEST REVISION.
7. GRADE OF CONCRETE SHALL BE M20
   GRADE OF STEEL SHALL BE Fe500
8. CLEAR COVER FOR
   FOOTING; SIDE : 75mm
   FOOTING: TOP & BOTTOM : 50mm
   COLUMN : 40mm
   BEAM : 25mm
   SLAB : 20mm
9. LAP LENGTH OF BARS : 50Ø, AT COLUMN LAPPING PROVIDE 4" SPACING OF TIES, NO LAPPING ALLOWED AT BEAM-COLUMN JOINT.
10. IN CASE OF BEAM REINFORCEMENT, NO LAPPING SHALL BE ALLOWED IN FOLLOWING PLACES
   (i) TOP ROD NEAR COLUMN, L/4 ON EITHER SIDES OF COLUMN
   (ii) TOP ROD OF CANTILEVER BEAM ALONG THE LENGTH AND ALSO DEVELOPMENT LENGTH, BEYOND COLUMN
   (c) BOTTOM ROD AT MID SPAN OF BEAM 11. REMOVAL OF SHUTTERING / FORM WORK
   (i) COLUMN : 24 HOURS
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   HOWEVER 7 DAYS STRENGTH OF CONCRETE SHOULD BE 65% OF THE TARGET STRENGTH, TO REMOVE FORM WORK.
12. THIS BUILDING IS DESIGNED FOR **G+1 FLOORS** ONLY.
13. LHS = LEFT HAND SIDE
    RHS = RIGHT HAND SIDE

R.No	DATE	DESCRIPTION	BY

☑ GOOD FOR CONSTRUCTION ☐ PRELIMINARY

LEIA - BLOCK A
VILLAS -
01,02,03,04,06

PROJECT

" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROMOTERS

Sree Daksha
PROPERTY DEVELOPERS (INDIA) PVT. LTD.

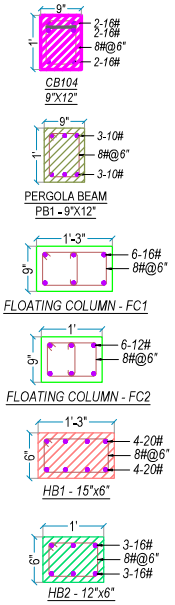
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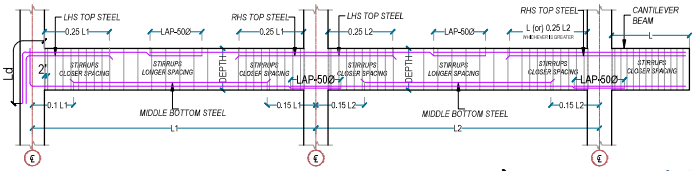
GROUND FLOOR ROOF
BEAM & SLAB LAYOUT

DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 14.FEB.25	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-06

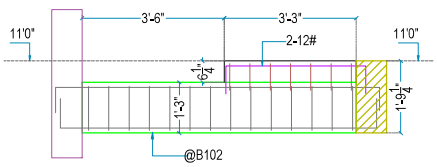
GF ROOF BEAM	C/S @ LHS	C/S @ MID SPAN	C/S @RHS
B101 9"X12"	3-12# / 8#@6" / 3-12#	3-12# / 8#@8" / 3-12#	3-12# / 8#@6" / 3-12#
B102 9"X15"	3-12# / 8#@6" / 3-12#	3-12# / 8#@8" / 3-12#	3-12# / 8#@6" / 3-12#
B103 9"X15"	3-16# / 8#@6" / 3-16#	3-16# / 8#@8" / 3-16#	3-16# / 8#@6" / 3-16#
B104 9"X15"	2-16# 2-16# / 8#@6" / 2-16#	2-16# / 8#@8" / 2-16# 2-16#	2-16# 2-16# / 8#@6" / 2-16#
B105 9"X18"	3-16# 2-16# / 8#@6" / 3-16#	3-16# / 8#@8" / 2-16# 3-16#	3-16# 2-16# / 8#@6" / 3-16#
B106 9"X18"	3-16# / 8#@6" / 3-16#	3-16# / 8#@8" / 3-16#	3-16# / 8#@6" / 3-16#
B107 9"X18"	3-16# 3-16# / 8#@6" / 3-16#	3-16# / 8#@8" / 3-16# 3-16#	3-16# 3-16# / 8#@6" / 3-16#

GF ROOF BEAM	C/S @ LHS	C/S @ MID SPAN	C/S @RHS
B108 9"X36"	3-20# 2-20# / 2-10# / 2-10# 8#@4" 2-10# / 3-20#	3-20# / 2-10# / 2-10# 8#@4" 2-10# / 2-20# 3-20#	3-20# 2-20# / 2-10# / 2-10# 8#@4" 2-10# / 3-20#
B109 9"X36"	3-16# 2-16# / 2-10# / 2-10# 8#@6" 2-10# / 3-16#	3-16# / 2-10# / 2-10# 8#@6" 2-10# / 2-16# 3-16#	3-16# 2-16# / 2-10# / 2-10# 8#@6" 2-10# / 3-16#
B110 9"X36"	3-16# / 2-10# / 2-10# 8#@6" 2-10# / 3-16#	3-16# / 2-10# / 2-10# 8#@6" 2-10# / 3-16#	3-16# / 2-10# / 2-10# 8#@6" 2-10# / 3-16#
B111 9"X21¼"	3-16# 2-16# / 8#@6" / 3-16#	3-16# 2-16# / 8#@6" / 2-16# 3-16#	3-16# 2-16# / 8#@6" / 3-16#





TYPICAL LAPPING & CURTAILMENT DETAILS OF BEAM



TYPICAL SECTION FOR @B102

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
Reg No: Coimbatore LPA / SE / GR I / 050 / 2024
30 - A 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.

Sree Daksha Property Developers India Pvt. Ltd.,

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R.No	DATE	DESCRIPTION	BY

GOOD FOR CONSTRUCTION ☐ PRELIMINARY

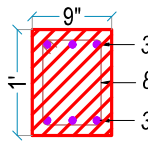
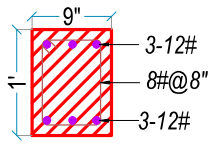
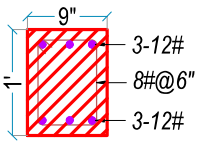
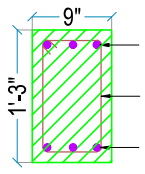
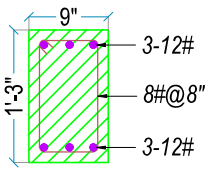
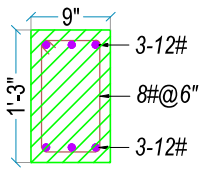
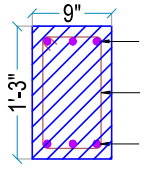
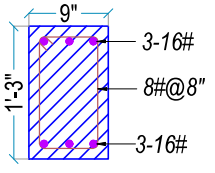
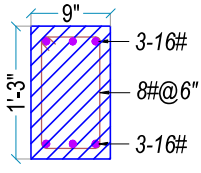
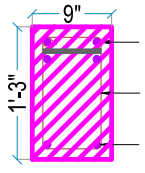
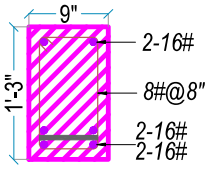
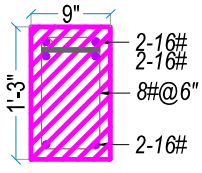
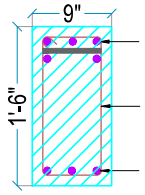
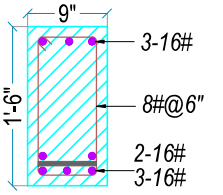
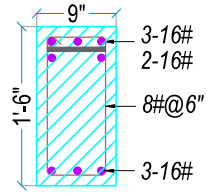
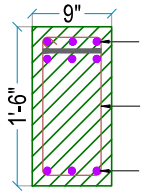
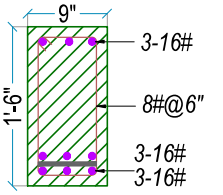
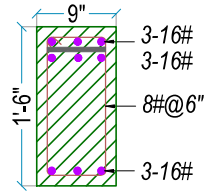
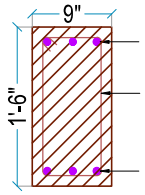
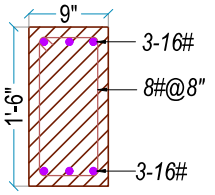
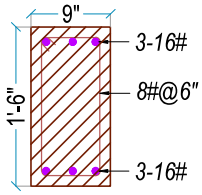
LEIA - BLOCK A
VILLAS -
01,02,03,04,06

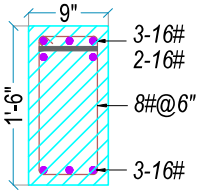
PROJECT
" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROMOTERS
Sree Daksha
PROPERTY DEVELOPERS (INDIA) PVT. LTD.

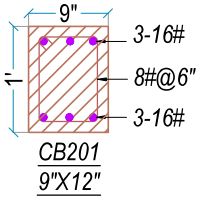
TITLE
GROUND FLOOR ROOF BEAM SECTION DETAILS

DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 14.FEB.25	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-07

FF ROOF BEAM	C/S @ LHS	C/S @ MID SPAN	C/S @RHS
B201 9"X12"			
B202 9"X15"			
B203 9"X15"			
B204 9"X15"			
B205 9"X18"			
B206 9"X18"			
B207 9"X18"			

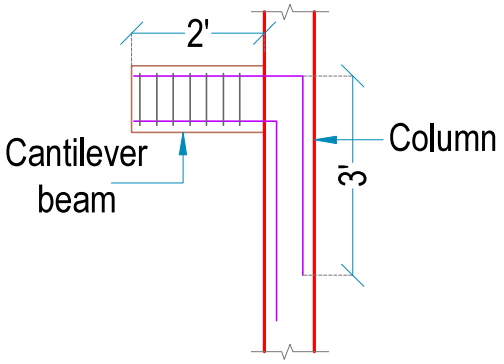


CB205
9"X18"



CB201
9"X12"

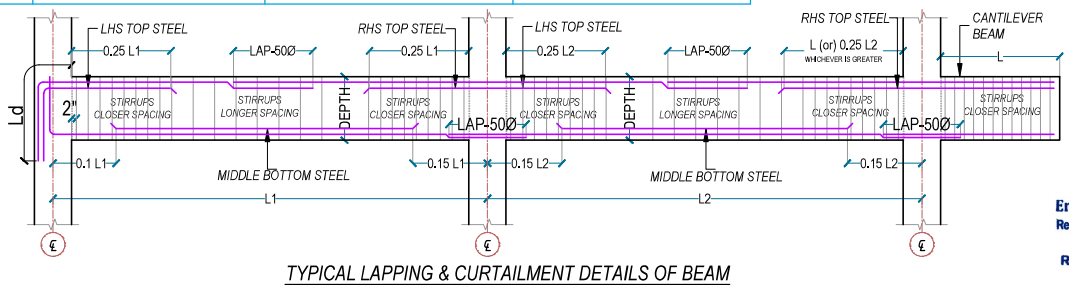
SECTION - AA



Typical section for cantilever beam from column

Sree Daksha Property Developers India Pvt. Ltd.,

Director



TYPICAL LAPPING & CURTAILMENT DETAILS OF BEAM

P.Senthilkumar

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
Reg No: Coimbatore LPA / SE / GR-I / 050 / 2024
30 - A 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.

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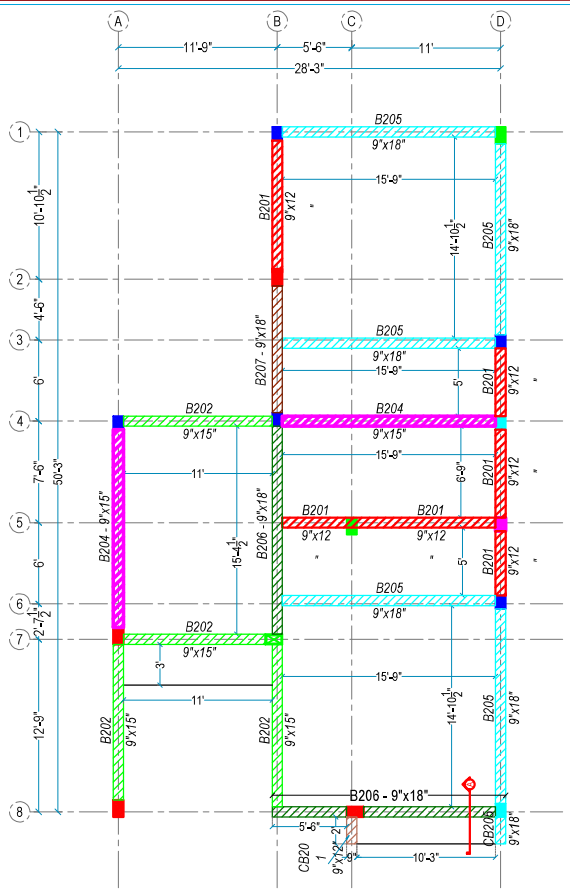
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PROJECT
" LEIA "
PROPOSED VILLAS @ VADAVALLI

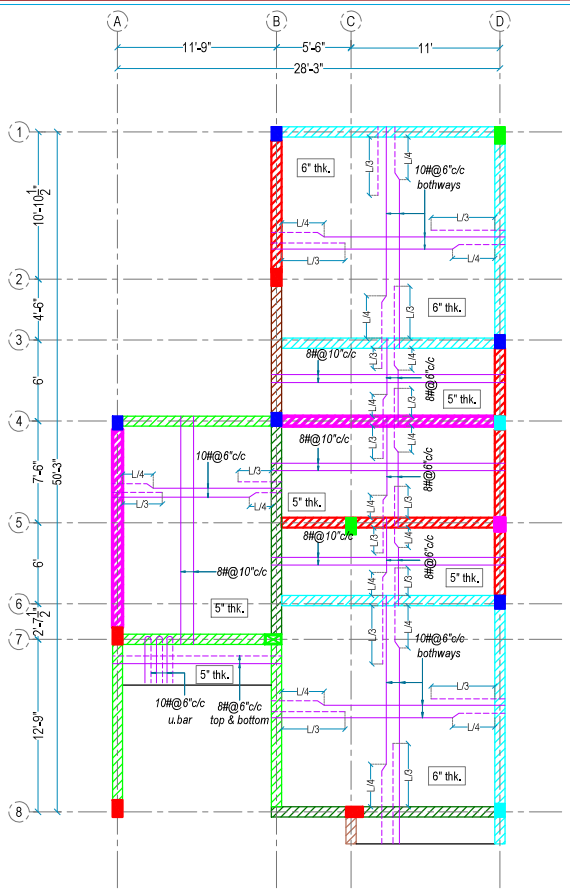
PROMOTERS
Sree Daksha
PROPERTY DEVELOPERS(INDIA) PVT. LTD.

TITLE
FIRST FLOOR ROOF BEAM
SECTION DETAILS

DRAWN BY : IJ	DESIGNED BY : MK.
DATE : 11.MARCH.2025	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-09



FIRST FLOOR ROOF BEAM LAYOUT



FIRST FLOOR ROOF SLAB LAYOUT

P.Senthil

Er.P.SENTHIL KUMAR, M.E (STRUCT), AIV
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4. SCOPE OF STRUCTURAL CONSULTANT ENDS, WITH THE ISSUE OF STRUCTURAL DRAWINGS. EXECUTION OF WORK AS PER DRAWING SHOULD BE ENSURED BY PMC / CLIENT.
5. THIS DRAWING SHOULD BE READ ALONG WITH THE RELEVANT ARCHITECTURAL DRAWING.
6. IF THERE IS ANY REVISION IN DRAWING, FURTHER CONSTRUCTION SHALL BE EXECUTED AS PER THE LATEST REVISED DRAWING,ON THE ISSUE OF LATEST REVISION.
7. GRADE OF CONCRETE SHALL BE M20
   GRADE OF STEEL SHALL BE Fe500
8. CLEAR COVER FOR
   FOOTING: SIDE : 75mm
   FOOTING: TOP & BOTTOM : 50mm
   COLUMN : 40mm
   BEAM : 25mm
   SLAB : 20mm
9. LAP LENGTH OF BARS : 50Ø, AT COLUMN LAPPING PROVIDE 4" SPACING OF TIES, NO LAPPING ALLOWED AT BEAM-COLUMN JOINT.
10. IN CASE OF BEAM REINFORCEMENT, NO LAPPING SHALL BE ALLOWED IN FOLLOWING PLACES
   (i) TOP ROD NEAR COLUMN, L/4 ON EITHER SIDES OF COLUMN
   (ii) TOP ROD OF CANTILEVER BEAM ALONG THE LENGTH AND
   ALSO DEVELOPMENT LENGTH, BEYOND COLUMN
   (c) BOTTOM ROD AT MID SPAN OF BEAM
11. REMOVAL OF SHUTTERING / FORM WORK
   (i) COLUMN : 24 HOURS
   (ii) BEAM SIDES : 24 HOURS
   (c) BEAM BOTTOM : LESS THAN 6M SPAN : 14 DAYS
   : MORE THAN 6M SPAN : 28 DAYS
   (d) SLAB : LESS THAN 6M SPAN : 14 DAYS
   : MORE THAN 6M SPAN : 28 DAYS
   HOWEVER 7 DAYS STRENGTH OF CONCRETE SHOULD BE 65% OF THE TARGET STRENGTH, TO REMOVE FORM WORK.
12. THIS BUILDING IS DESIGNED FOR **G+1 FLOORS** ONLY.

R.No	DATE	DESCRIPTION	BY

☑ GOOD FOR CONSTRUCTION ☐ PRELIMINARY

LEIA - BLOCK A
VILLAS -
~~01,02,03,04,06~~

PROJECT

" LEIA "
PROPOSED VILLAS @ VADAVALLI

PROMOTERS

Sree Daksha
PROPERTY DEVELOPERS INDIA PVT. LTD.

TITLE

FIRST FLOOR ROOF BEAM & SLAB LAYOUT

DRAWN BY : SAN	DESIGNED BY : IJ
DATE : 14.FEB.25	SCALE : 1:150 / A3
PROJECT NO : LEIA - TYPE 1	DRAWING NO : ST-03

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.