Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

| | |
|---|---|
| **PROJECT** | ARTHY SOOCIATES-EMERALD RESIDENTIAL APRTMENT,COIMBATORE |
| | |
| **CONSULTANT** | THE DESIGN ONE |
| | |
| **DESIGN OF SLAB** | 6.2X3m |

**DESIGN DATAS:**

Length of the slab in x-direction, $L_x$ = 3 m = 3000 mm

Length of the slab in x-direction, $L_y$ = 6.2 m = 6200 mm

Thickness of the supporting wall, t = 200 mm = 0.2 m

Live load on the slab = 3 $kN/m^2$

Floor Finish = 1 $kN/m^2$

Grade of concrete, $f_{ck}$ = 20 $N/mm^2$

Grade of steel, $f_y$ = 500 $N/mm^2$

**TYPE OF SLAB:**

$L_y/L_x$ = 2.0666667 >2

Hence the given slab is a one-way slab

**LOAD CALCULATION:**

Assume overall depth, D = 125 mm = 0.125 m

Unit weight of concrete = 25 $kN/m^3$

Self-weight of the slab = 3.125 $kN/m^2$

Live load on the slab = 2 $kN/m^2$

Floor Finish = 1 $kN/m^2$

Total load, W = 6.125 $kN/m^2$

***Factored load, $W_u$ = 9.1875 $kN/m^2$***

**EFFECTIVE SPAN:**

$L_{eff.}$ = $L_x$+d

Effective cover to the slab, c' = 25 mm = 0.025 m

Effective Depth of the slab, d = 100 mm = 0.1 m

$L_{eff.}$ = 3.1 m

(OR)

$L_{eff.}$ = $L_x$+t = 3.2 m

whichever is smaller

***Required $L_{eff.}$ = 3.1 m***

**BENDING MOMENT:**

Bending Moment, M = $(W_u * L_{eff.}^2)/8$

= 11.036484 kNm

= 11036484 Nmm

**CHECK FOR EFFECTIVE DEPTH:**

$M_{u\ lim.}$ = $0.138 * f_{ck} * b * d^2$

Consider 1 m width of the slab

= 1000 mm width of the slab

Effective depth, d = 63.235482 mm

***Slab Depth is correct***

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**AREA OF STEEL REINFORCEMENT:**

$M_u$ = $0.87*f_y*A_{st}*d*(1-((f_y*A_{st})/(b*d*f_{ck})))$

By Quadratic Equation A = $f_y/(b*d*f_{ck})$ = 0.0003

B = -1

C = $M_u/(0.87*f_y*d)$ = 253.71

$A_{st\,1}$ = $(-B+sqrt(B^2-4AC)/2B$ = 3727.8 $mm^2$

$A_{st\,2}$ = $(-B-sqrt(B^2-4AC)/2B$ = 272.24 $mm^2$

Required $A_{st}$ = 272.24109 $mm^2$

Assume 10 mm dia bars

$a_{st}$ = 78.5 $mm^2$

No. of bars = 3.4680393 Nos.

= 4 Nos.

Spacing = 250 mm

(OR)

= 3d = 190 mm

(OR)

= 300 mm

Whichever is smaller

Required Spacing = 150 mm

***Provide 10 mm dia bars @ 150 mm c/c.***

**CRANK DISTANCE:**

$L_{eff}/4$ = 0.775 m

= 775 m

**DISTRIBUTORY REINFORCEMENT:**

$A_{st\,D}$ = 0.12%*c/s area = 150 $mm^2$

Assume 8 mm dia bars

$a_{st}$ = 50.24 $mm^2$

No. of bars = 2.9856688 Nos.

= 3 Nos.

Spacing = 333.33333 mm

= 334 mm

(OR)

= 5d

= 500 mm

(OR)

= 300 mm

Whichever is smaller

Required Spacing = 300 mm

***Provide 8 mm dia bars @ 300 mm c/c.***

**CHECK FOR SHEAR STRESS:**

Nominal shear stress, $\tau_v$ = $V_u/b*d$

$V_u$ = $(W_u*L_{eff.})/2$

= 14.240625 kN

$\tau_v$ = 0.1424063 $N/mm^2$

$A_{st\ provided}$ = 314 $mm^2$

$(100*A_{st\ provided})/(b*d)$ = 0.314 %

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**Interpolation from I.S. 456-2000**

| $\tau_c$ (for $f_{ck}$=25 N/mm$^2$) | (100*$A_{st\ provided}$)/(b*d) |
|---|---|
| 0.36 | 0.25 |
| 0.39328 | 0.314 |
| 0.49 | 0.5 |

Permissible Shear stress, $\tau_c$ = 0.39328 N/mm$^2$

***Hence safe agaist shear***

**CHECK FOR DEFLECTION:**

**From I.S. 456-2000, pg.no.: 38, fig. 4:**

Steel Stress of service, $f_s$ = $0.58*f_y*(A_{st\ required}/A_{st\ provided})$

= 251.43285 N/mm$^2$

$p_t$ = 0.314 %

Modification factor, M = 1.4

Allowable deflection, $\delta_{all.}$ = $k_f*k_c*k_t*M$

kf = 1

kc = 1

kt = $L_{eff.}/d$ = 31

$\delta_{all.}$ = 43.4 mm

But actual deflection, $\delta_{act.}$ = $L_x/D$ = 24 mm

***Hene safe against deflection***

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| | |
|---|---|
| PROJECT | ARTHY ASSOCIATES- EMERALD RESIDENTIAL APARTMENT, COIMBATORE |
| | |
| CONSULTANT | THE DESIGN ONE |
| | |
| DESIGN OF FOOTING | COLUMN-C3 |

**DESIGN DATAS:**

| | | | | |
|---|---|---|---|---|
| Column transfer load, P = | 1100 kN | | | |
| = | 1100000 N | | | |
| Breadth of the column on footing, b = | 230 mm | = | 0.23 m | |
| Depth of the column on footing, D = | 530 mm | = | 0.53 m | |
| Grade of concrete, $f_{ck}$ = | 25 $N/mm^2$ | | | |
| Grade of steel, $f_y$ = | 500 $N/mm^2$ | | | |
| Safe Bearing Capacity of Soil, SBC = | 230 $kN/m^2$ | | | |

**SIZE OF FOOTING:**

| | | | |
|---|---|---|---|
| Factored Load, $P_u$ = | 1650 kN | | |
| = | 1650000 N | | |
| Self-weight of footing = | 110 kN | | |
| Total load on footing = | 1210 kN | | |
| = | 1210000 N | | |
| Area of footing = | Total load on footing/SBC | | |
| = | 5.26086957 $m^2$ | | |
| Size of footing = | 2.29365855 m | | |
| | 2.3 m | | |
| Length of the footing = | 2.3 m | = | 2300 mm |
| Breadth of the footing = | 2.3 m | = | 2300 mm |
| Provided area of footing = | 5.29 $m^2$ | | |
| Ultimate soil pressure, $W_u$ = | 311.909263 $kN/m^2$ | | |

***Hence, size of footing is correct.***

**BENDING MOMENT:**

| | | | |
|---|---|---|---|
| Cantilever portion, l' = | 0.885 m | | |
| Bending Moment = | $W_u l'^2/2$ | | |
| = | 122.147566 kNm | | |
| = | 122147566 Nmm | | |

**DEPTH OF FOOTING:**

Assuming the given section as balanced section,

| | | | |
|---|---|---|---|
| $M_{u\,lim}$ = | $0.138*f_{ck}*b*d^2$ | | |
| Keep length of the footing = | 1000 mm | | |
| Effective depth, d = | 188.162408 mm | | |
| Hence provide,d= | 600 mm depth of footing | | |
| | 0.6 m depth of the footing | | |
| Keep minimum cover, c' = | 50 mm | | |
| Overall depth, D = | 650 mm | | |

**AREA OF TENSILE REINFORCEMENT:**

| | | | |
|---|---|---|---|
| $M_u$ = | $0.87*f_y*A_{st}*d*(1-((f_y*A_{st})/(b*d*f_{ck})))$ | | |
| By Quadratic Equation A = | $f_y/(b*d*f_{ck})$ | = | 3E-05 |
| B = | -1 | | |
| C = | $M_u/(0.87*f_y*d)$ | = | 468 |
| $A_{st\,1}$ = | $(-B+\sqrt{B^2-4AC})/2B$ | = | 29524 $mm^2$ |
| $A_{st\,2}$ = | $(-B-\sqrt{B^2-4AC})/2B$ | = | 475.5 $mm^2$ |
| Required $A_{st}$ = | 475.536159 $mm^2$ | | |
| Minimum $A_{st}$ = | 0.12%*gross area of footing | | |
| = | 720 $mm^2$ | | |
| Hence, adopt $A_{st}$ = | 720 $mm^2$ | | |
| Assume | 10 mm dia bars | | |

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$a_{st}$ = 78.5 $mm^2$

No. of bars = 6.05778547 Nos.

= 7 Nos.

Spacing = 142.857143 mm

***Provide 10 mm dia bars @ 143 mm c/c.***

$A_{st\ provided}$ = 549.5 $mm^2$

% of tensile reinforcement, $p_t$ = $(100*A_{st\ provided})/(b*d)$

= 0.09158333 %

**CHECK FOR ONE-WAY SHEAR:**

Nominal shear stress, $\tau_v$ = $V_u/bd$

$V_u$ = $W_u*((L/2)-(b/2)-d)$

= 88.8941399 kN

= 88894.1399 N

Nominal shear stress, $\tau_v$ = 0.1481569 $N/mm^2$

Permissible shear stress, $\tau_c'$ = $k*\tau_c$

k = 1

(From I.S. 456-2000, pg.no.: 72, clause 40.2.1)

**Interpolation from I.S. 456-2000**

| $\tau_c$ (for $f_{ck}$=25 $N/mm^2$) | $(100*A_{st\ provided})/(b*d)$ |
|---|---|
| 0.28 | 0.15 |
| 0.233266667 | 0.092 |
| 0.36 | 0.25 |

$\tau_c$ = 0.23326667

Permissible Shear stress, $\tau_c'$ = 0.23326667 $N/mm^2$

***Hence safe agaist one-way shear***

**CHECK FOR TWO-WAY SHEAR:**

Nominal shear stress, $\tau_v$ = $V_{uB}/b_o d$

VuB = $W_u*(L_xL_y-(b+d)(D+d))$

= 1357.4603 kN

= 1357460.3 N

$b_o$ = 2(b+d)+2(D+d)

= 3920 mm

Nominal shear stress, $\tau_v$ = 0.57715149 $N/mm^2$

Permissible Shear stress, $\tau_c'$ = $k_s*\tau_c$

$\tau_c$ = $0.25*sqrt(f_{ck})$

= 1.25 $N/mm^2$

$k_s$ = $0.5+\beta_s$

$\beta_s$ = (Shortdimension/Long dimension) of column

= 0.43396226

$k_s$ = 0.93396226 <1

= 1

Permissible Shear stress, $\tau_c'$ = 1.25 $N/mm^2$

***Hence safe against two-way shear***

**CHECK FOR DEVELOPMENT LENGTH:**

**From I.S. 456-2000, Clause 26.2.1 :**

Development Length, $L_d$ = $(\Phi\sigma_s)/(4\tau_{bd})$

= 566.40625 mm

Assume 60 mm side cover

Available Length = 1005 mm

***Hence O.K.***

**CHECK FOR BEARING OR TRANSFER OF LOAD ON FOOTING:**

Allowable stress, $f_{br\ all.}$ = $0.45*f_{ck}*sqrt(A_1/A_2)$

where $A_1$ = Area of footing

$A_2$ = Area of column on footing

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| | | |
|---|---|---|
| $A_1$ = | 5290000 | $m^2$ |
| $A_2$ = | 121900 | $m^2$ |
| sqrt($A_1/A_2$) = | 6.58758123 | >2 |
| Therefore, keep sqrt($A_1/A_2$) = | 2 | |
| Allowable stress, $f_{br\ all.}$ = | 22.5 | $N/mm^2$ |
| But actual stress, fbr act. = | 13.535685 | $N/mm^2$ |

***Hence safe against bearing***

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| | |
|---|---|
| PROJECT | ARTHY ASSOCIATES- EMERALD RESIDENTIAL APARTMENT ,COIMBATORE |
| | |
| CONSULTANT | THE DESIGN ONE |
| | |
| DESIGN OF COLUMN | C3 |

**DESIGN DATA:**

| | | |
|---|---|---|
| Axial Load, P = | 1250 | kN |
| Breadth of the column, b = | 200 | mm |
| = | 0.2 | m |
| Depth of the column, D = | 530 | mm |
| = | 0.53 | m |
| Unsupported length of the column in x-x axis, $L_x$ = | 3 | m |
| Unsupported length of the column in y-y axis, $L_y$ = | 3 | m |
| Bending Moment about x-x axis, $M_x$ = | 14.85 | kNm |
| Bending Moment about y-y axis, $M_y$ = | 20.83 | kNm |
| Effective length factor = | 0.85 | |
| Grade of concrete, $f_{ck}$ = | 25 | $N/mm^2$ |
| Grade of steel, $f_y$ = | 500 | $N/mm^2$ |

**EFFECTIVE LENGTH:**

| | | |
|---|---|---|
| Effective length of the column in x-x axis, $L_{ex}$ = | 2.55 | m |
| = | 2550 | mm |
| Effective length of the column in y-y axis, $L_{ey}$ = | 2.55 | m |
| = | 2550 | mm |

**CHECK FOR SLENDERNESS RATIO:**

| | | |
|---|---|---|
| $L_{ex}/D$ = | 4.8113208 | |
| | <12 | |

**Hence, short column**

| | | |
|---|---|---|
| $L_{ey}/b$ = | 12.75 | |
| | >12 | |

**Hence, long column**

**CHECK FOR MINIMUM ECCENTRIES:**

| | | |
|---|---|---|
| $e_{ex, min.}$ = | $(L_{ex}/500)+(D/30)$ | |
| = | 22.766667 | mm |
| OR | 20 | mm |
| $e_{ey, min.}$ = | $(L_{ey}/500)+(b/30)$ | |
| = | 11.766667 | mm |
| OR | 20 | mm |
| Factored Bending moment in x-x axis, $M_{ux}$ = | 22.275 | kNm |
| Factored Bending moment in y-y axis, $M_{uy}$ = | 31.245 | kNm |
| Factored Load, $P_u$ = | 1875 | kN |
| = | 1875000 | N |
| $M_{ux}/P_u$ = | 11.88 | mm |
| | <20 | mm |
| $M_{uy}/P_u$ = | 16.664 | mm |
| | <20 | mm |

Hence, design for uniaxial moment

**LONGITUDINAL REINFORCEMENT:**

| | | |
|---|---|---|
| Hence, Factored Bending Moment, $M_u$ = | 31.245 | kNm |
| = | 31245000 | Nmm |

Governing Axis for Bending is y-y axis

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| | | | |
|---|---|---|---|
| $M_u/f_{ck}bD^2$ | = | 0.0589528 | |
| | = | 0.059 | |
| $P_u/f_{ck}bD$ | = | 0.7075472 | |
| | = | 0.71 | |
| Effective cover, d' | = | 50 | mm |
| Therefore, d'/D | = | 0.25 | |
| | = | 0.2 | |
| From Interaction chart of SP 16 | | | |
| $p/f_{ck}$ | = | 0.1 | |
| p | = | 2.5 | % |
| 0.8%<p<4% | | | |
| Hence O.K. | | | |
| $A_s$ | = | 2650 | $mm^2$ |
| Assume | | 20 mm dia bars | |
| No. of bars, N | = | 8.4394904 | |
| | = | 10 | Nos. |
| $A_{s\ provided}$ | = | 3140 | $mm^2$ |
| Actual p | = | 2.9622642 | % |
| 0.8%<p<4% | | | |
| Hence O.K. | | | |
| ***Hence, provide*** | ***10 #*** | ***20 mm dia*** | |
| ***bars uniformly distributed on four sides*** | | | |

**LATERAL REINFORCEMENT:**

**Diameter of Lateral Ties:**

| | | | |
|---|---|---|---|
| Dia of Lateral Ties | = | 5 mm | (OR) |
| Dia of Longitudinal rft./4 | = | 5 mm | |
| Whichever is lesser | | | |
| Therefore Dia of lateral ties | = | 5 mm | |
| | = | 8 mm | |

**Spacing:**

| | | | |
|---|---|---|---|
| Least lateral dimension of the column | = | 200 | mm |
| 16*Dia of the longitudinal bar | = | 320 | mm |
| | = | 300 | mm |
| Whichever is lesser | | | |
| Required Spacing | = | 200 | mm |
| ***Therefore, adopt*** | ***8 mm dia lateral ties @ 200 mm c/c*** | | |

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| | |
|---|---|
| PROJECT | ARTHY ASSOCIATES-EMERALD APRTMENT, COIMBATORE |
| | |
| CONSULTANT | THE DESIGN ONE |
| | |
| DESIGN OF BEAM | Beam -B105 |

**DESIGN DATA:**

| | | | | | |
|---|---|---|---|---|---|
| Breadth of the beam, b | = | 230 | mm | = | 0.23 m |
| Effective depth of the beam, d | = | 480 | mm | = | 0.48 m |
| Width of the supports | = | 200 | mm | = | 0.2 m |
| Grade of concrete, $f_{ck}$ | = | 20 | $N/mm^2$ | | |
| Grade of steel, $f_y$ | = | 500 | $N/mm^2$ | | |
| Moment of Resistance, M | = | 97 | kNm | | |
| Uniformly Distributed Load, W | = | 58.1 | kN/m | | |
| Length of the beam,L | = | 5.1 | m | = | 5100 mm |

**PRELIMINARY DIMENSIONS OF THE BEAM:**

| | | | | | |
|---|---|---|---|---|---|
| Assume effective cover of the beam,c' | = | 30 | mm | = | 0.03 m |
| Therefore,overall depth of the beam, D | = | 510 | mm | = | 0.51 m |
| a)Effective Span, $L_{eff.}$ | = | L+d | = | 5.58 m | |
| b)Effective Span, $L_{eff.}$ | = | L+W | = | 5.3 m | |
| ***Therefore, adopt Effective Span, $L_{eff.}$*** | = | ***5.3 m (minimum)*** | | | |

**ULTIMATE MOMENTS:**

| | | | | |
|---|---|---|---|---|
| $x_{u\,lim.}/d$ | = | 0.48 | | |
| Therefore, $x_{u\,lim.}$ | = | 230.4 | mm | |
| $M_u'$ | = | $0.36*f_{ck}*b*x_u*(d-0.42x_u)$ | | |
| | = | 146219257 | Nmm | |
| | = | 146.219257 | kNm | |
| Ultimate moment, $M_u$ | = | 1.5*M | = | 145.5 kNm |
| $M_u''$ | = | $M_u-M_u'$ | | |
| | = | -0.71925704 | kNm | |
| | = | -719257.037 | Nmm | |

**TENSILE REINFORCEMENT:**

| | | | | |
|---|---|---|---|---|
| From I.S. 456:2000, pg.no. 96, Annex-G,section G-1.1 a) | | | | |
| $x_{u\,lim.}/d$ | = | $(0.87*f_y*A_{st})/(0.36*f_{ck}*b*d)$ | | |
| Therefore, $A_{st\,1}$ | = | 877.108966 | $mm^2$ | |
| $M_u''$ | = | $f_{sc}*A_{st\,2}*(d-d')$ | | |
| where d' | = | distance from top fibre to the centre of compression reinforcement. | | |
| | = | 50 | mm | |



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Therefore, $A_{st\,2}$ = -3.84526617 $mm^2$

Total $A_{st}$ = 873.263699 $mm^2$

Assume 16 mm dia bars.

$a_{st}$ = 200.96 $mm^2$

Number of bars, n = 4.34546029 = 5 Nos.

Spacing = 46 mm

**Therefore adopt 5 nos. of. 16 mm dia bars @ 40 mm c/c. in tension zone.**

$A_{st\ provided}$ = 1607.68 $mm^2$

**COMPRESSION REINFORCEMENT:**

$A_{st\,2}$ = $(A_{sc}*f_{sc})/(0.87*f_y)$ (In pg.no. 56 in R.C.C. book)

$\varepsilon_{sc}$ = $0.0035*((x_u-d')/x)$ By interpolating:

$f_{sc}$ = 353.725 $N/mm^2$

$A_{sc}$ = -4.7287887 $mm^2$

| $\varepsilon_{sc}$ | $f_{sc}$ |
|---|---|
| 0.00276 | 351.8 |
| 0.00298 | 353.725 |
| 0.0038 | 360.9 |

Assume 16 mm dia bars.

$a_{st}$ = 200.96 $mm^2$

Number of bars, n = -0.02353099 = 1 Nos.

Spacing = 100 = 100 mm

**Therefore adopt 2 nos. of 16 mm dia bars @ 100 mm c/c. in compression zone.**

$A_{sc\ provided}$ = 401.92 $mm^2$

**CHECK FOR SHEAR:**

From I.S. 456:2000, pg.no. 73, Annex-B-5.1)

Nominal shear stress, $\tau_v$ = $v_u/bd$

where shear force ,$v_u$ = 222.2325 kN

= 222232.5 N

$\tau_v$ = 2.01297554 $N/mm^2$

% of tensile reinforcement, $p_t$ = 1.45623188

FROM IS 456:2000 pg.no.:73 table 19:

| $p_t$ | $\tau_c$ |
|---|---|
| 1.5 | 0.75 |
| 1.456231884 | 0.74649855 |
| 2 | 0.79 |

Design shear stress, $\tau_c$ = 0.74649855 $N/mm^2$

$\tau_v > \tau_c$ **Hence not safe**

Hence provide shear reinforcement

$v_{us}$ = $v_u-\tau_c bd$

= 139819.06 N

= 139.81906 kN

Use 2 legged 8 mm dia bars

$A_{sv}$ = 100.48 $mm^2$

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| | | | |
|---|---|---|---|
| $s_v$ | = | $(0.87*f_y*Asv*d)/v_{us}$ | |
| | = | 150.052675 | mm |
| | = | 150 | mm |
| $s_v$ | > | 0.75d | |
| | = | 360 | mm |
| **Adopt** | | **2 legged** | **8 mm dia bars** |
| | **@** | **150 mm c/c** | **near the support &** |
| | | **350 mm c/c** | **at mid-span.** |

**CHECK FOR DEFLECTION:**

| | | | |
|---|---|---|---|
| $(l/d)_{act}$ | = | 10.625 | |
| $(l/d)_{max}$ | = | $(l/d)_{basic}*k_t*k_c*k_f$ | |
| $p_t$ | = | 1.45623188 | |
| $p_c$ | = | 0.36405797 | |
| Refering the diagram, | | | |
| $k_t$ | = | 0.93 | |
| $k_c$ | = | 1.1 | |
| $k_f$ | = | 1 | |
| Therefore, $(l/d)_{max}$ | = | 20.46 | |
| | | ***Hence safe against deflection*** | |

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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**

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.