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T. Bharanitharan M.E, AMIE.
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Registered Civil & Structural Engineer
Chartered Engineer

KURAL ASSOCIATES
Perception to Execution

STRUCTURAL STABILITY CERTIFICATE

SITE ADDRESS:- PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5th FLOOR (Part) RESIDENTIAL BUILDING W1ITH 34 DW1ELLING UNITS (W1ITH HEIGHT 18.30M) AVAILING PREMIUM FSI AT MADHA NAGAR 2nd MAIN ROAD, MADHANANDAPURAM, PORUR, CHENNAI-600125 AND COMPRISED IN OLD S.NO. 99/1 (Part), AS PER PATTA NEW1 S.NO. 99/1B, 1C & 1D OF MADHANANDAPURAM VILLAGE, ALANDUR TALUK AND W1ITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

The Residential Building referred to above is a framed structure with **S+5 upper floor**. The structural design and drawing for the building are being prepared by us conforming to the relevant bureau of Indian Standards viz. IS 456:2000 for plain and reinforced concrete, IS 875(part-II)- 1987 for imposed loads and IS 1893:2002(part-1) for seismic force.

We certify that the building when constructed according to our structural designs and drawings will be **structurally safe and sound** taking earthquake effects in account and fit for occupation. No more future vertical expansion will be allowed except staircase & lift headroom.

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PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5th FLOOR (Part) RESIDENTIAL BUILDING W1ITH 34 DW1ELLING UNITS (W1ITH HEIGHT 18.30M) AVAILING PREMIUM FSI AT MADHA NAGAR 2nd MAIN ROAD, MADHANANDAPURAM, PORUR, CHENNAI-600125 AND COMPRISED IN OLD S.NO. 99/1 (Part), AS PER PATTA NEW1 S.NO. 99/1B, 1C & 1D OF MADHANANDAPURAM VILLAGE, ALANDUR TALUK AND W1ITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

Structural design brief

Introduction

The proposed residential building is a framed structure with stilt and five upper floors. The building is analyzed and designed conforming to loading standards IS: 875 (part II) and to seismic force as per IS 1893: 2002, the revised India code for earth quake resistant design of structures.

A. Load considered in the design

Live load on roof	1.5 KN/M^2
Live load on floor	2 KN/M^2
Weathering course on roof	2KN/M^2
Floor finish	1 KN/M^2
Light partition	1 KN/M^2
Unit weight of brickwork	20 KN/M^3
Unit weight of concrete	25 KN/M^3

B. Design details

Design method	LIMIT STATE DESIGN
Codes & special publication used	IS 456: 2000, IS 1893:2002(PART I), SP 16, IS 875(PART II)
Concrete grade	M25
Steel grade	FE 415

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C. Foundation Details

Type of foundation	Pile foundation
Allowable capacity as per soil test report	227tons for 750mm dia piles
Depth of foundation	26 m below NGL
Diameter of main bars in footings	20mm, 20mm, 16mm, 12mm

D. Slab Details

Type of slab	Two way slab
Thickness of the slab provided	125mm
Steel cover to slab	25mm
Diameter of main bars used	10mm, 8mm

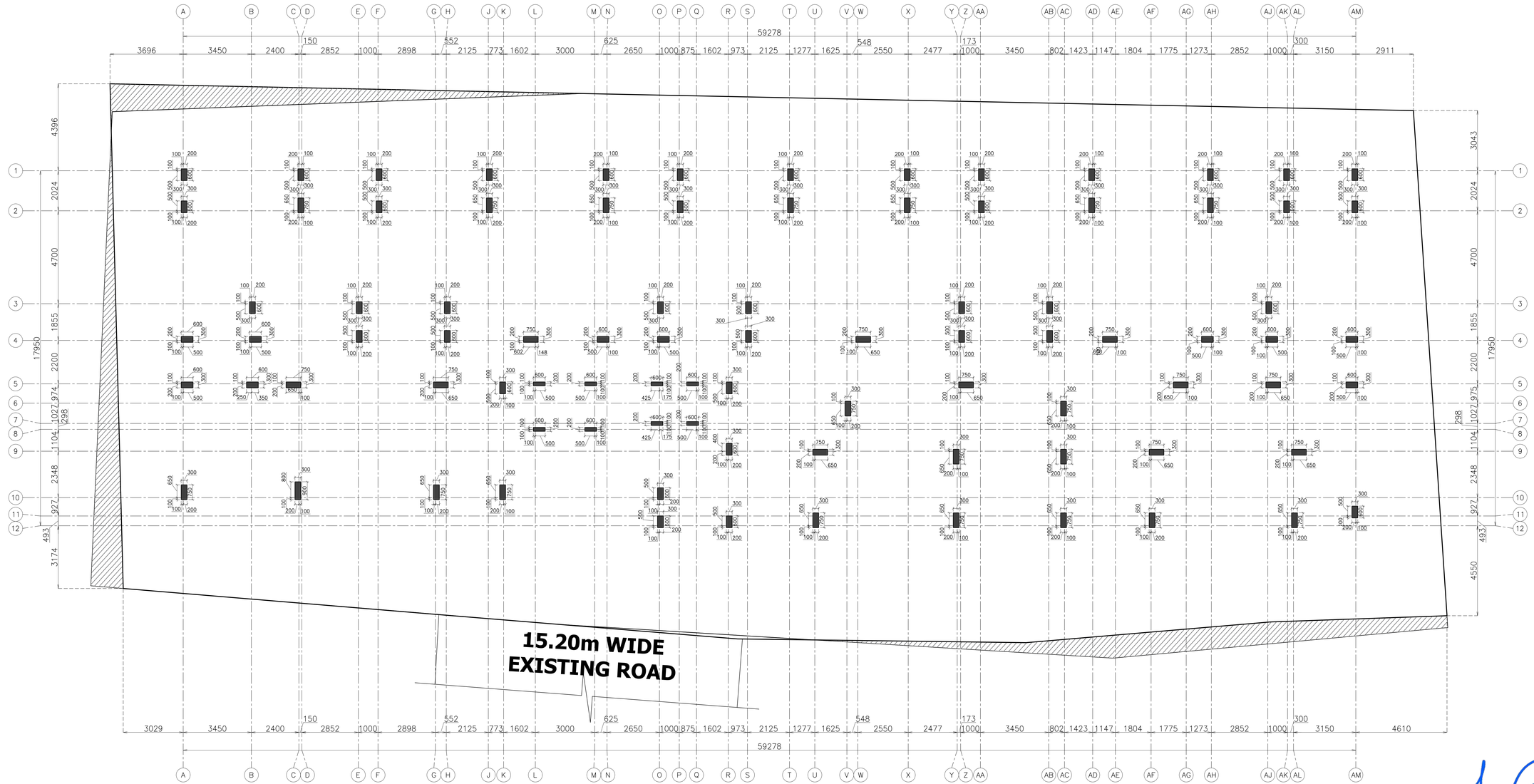
E. Beam Details

Size of the beam provided	230 x 450mm, 230 x 600mm, 230 x 380mm
Bottom steel cover to beam	25mm
Diameter of main bars used	25mm, 20mm, 16mm, 12mm
Stirrups used	2 legged stirrups 8mm dia

F. Column Details

Size of the columns provided	300mmx750mm
Steel cover to column	40mm
Diameter of main bars used	25mm, 20mm, 16mm
Binder diameter	8mm

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LAYOUT OF COLUMN SETTING OUT PLAN

LEGENDS
- COLUMNS
- COLUMN CENTRELINE
- SITE BOUNDRY

JOB NO: KASF0500		All dimensions are in Feets and Inches		Sheet: 1 (A3 SHEET)	
Designed by	Sign	Checked by	Date	Approved by	Sign
TBN		TBN	12-01-2026	TBN	

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

CLIENT: MAHALAKHSMI

LAYOUT OF COLUMN SETTING OUT PLAN

Revision	Sign	Date
R0		12-01-2026

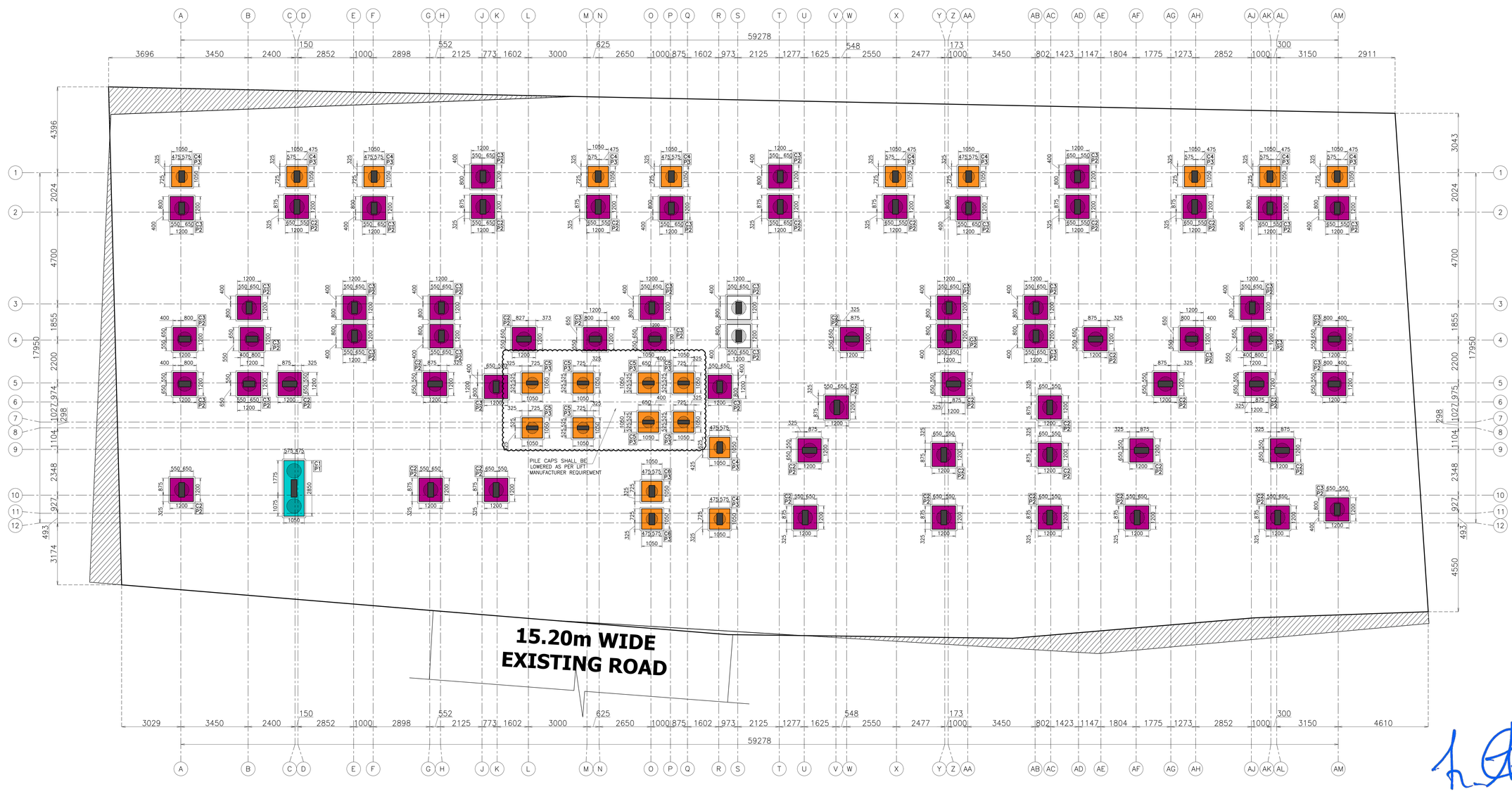
CONSULTANT:

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LAYOUT OF PILES AND PILECAPS

LEGENDS

- COLUMNS
- COLUMN CENTRELINE
- SITE BOUNDRY

JOB NO: KASF0500	All dimensions are in Feets and Inches	Sheet: 1 (A3 SHEET)	
Designed by: TBN	Checked by: TBN	Approved by: TBN	Revision: R0
Sign	Date: 12-01-2026	Date: 12-01-2026	Sign

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

CLIENT: MAHALAKHSMI

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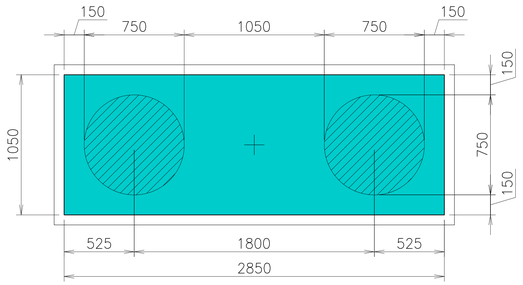
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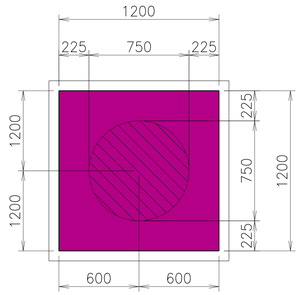
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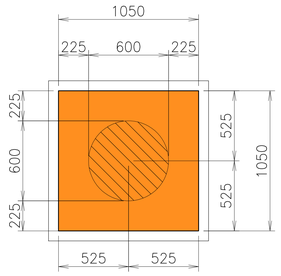
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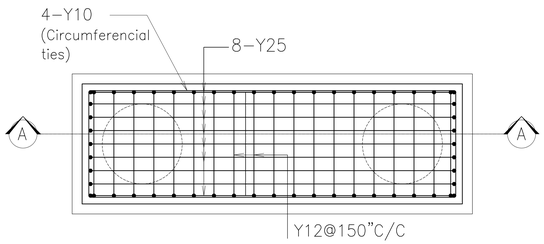
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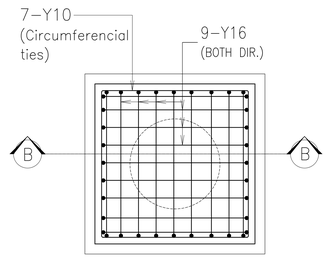
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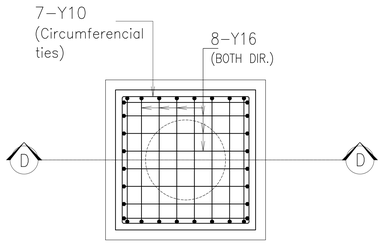
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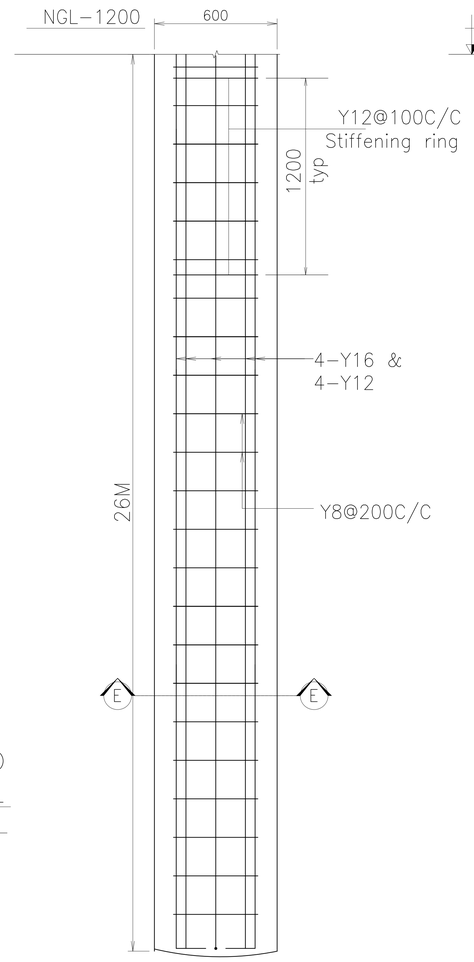
PLAN–REINFORCEMENTS–P1
(TOP REINFORCEMENT NOT SHOWN FOR CLARITY)



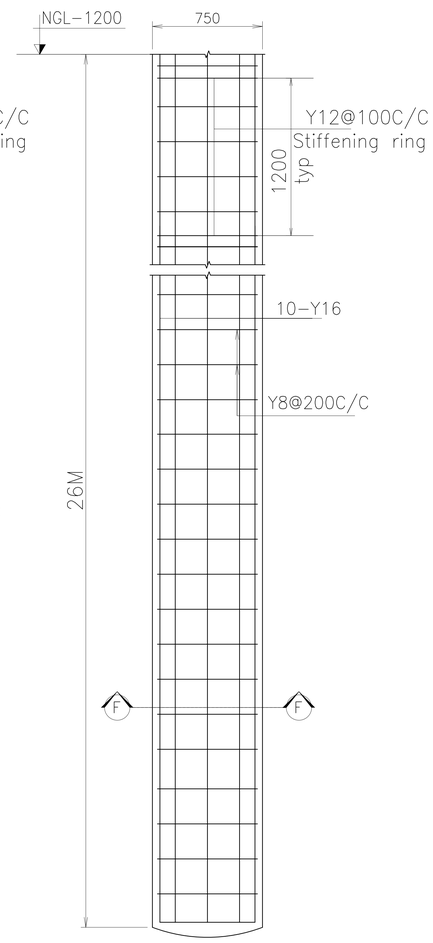
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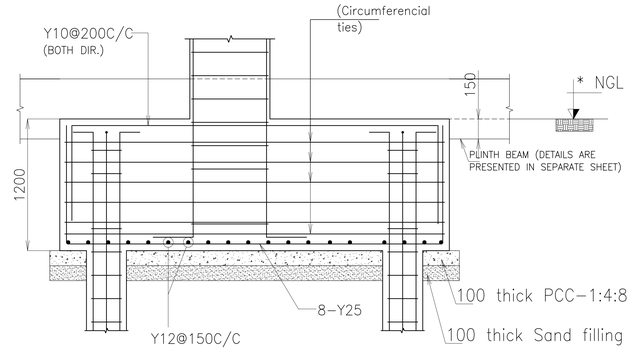
PLAN–REINFORCEMENTS–P3
(TOP REINFORCEMENT NOT SHOWN FOR CLARITY)



L.S OF BORED PILES
(typical)



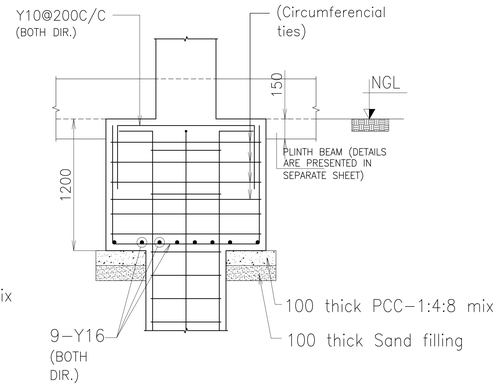
L.S OF BORED PILES
(typical)



SECTION – 'AA'

TYPICAL PILE CAP DETAILS

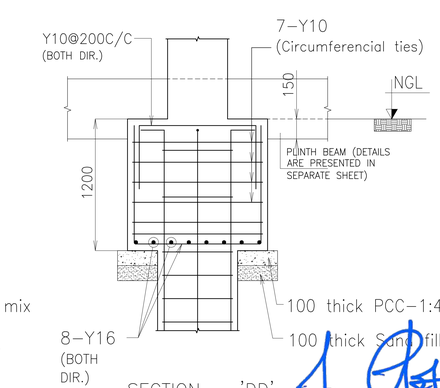
FOR P1–(1 NOS)



SECTION – 'BB'
(COLUMN REINFORCEMENTS NOT SHOWN FOR CLARITY)

TYPICAL PILE CAP DETAILS

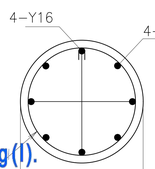
FOR P2–(65 NOS)



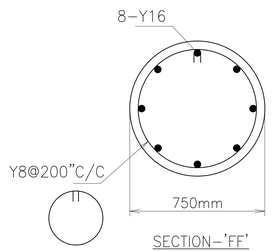
SECTION – 'DD'
(COLUMN REINFORCEMENTS NOT SHOWN FOR CLARITY)

TYPICAL PILE CAP DETAILS

FOR P3–(12 NOS)



SECTION–'EE'
(typical)



SECTION–'FF'
(typical)

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GENERAL NOTES:–

1. All dimenstion are in feet & inches.
2. Structural consultant not responsible for violation of any structural details
3. All laps should be staggered. (50xdia.)
4. 4. Clear cover for:

a. Pile cap = 50mm
b. Column = 40mm

5. 5. Sand filling and PCC can be laid commonly for pile caps which are much closer to each other but structural concrete must be separated by a wooden plank/paper joint.
6. Any descripencies should be produced to the Engineer's immediately notice before execution.
7. Pile capacity as per geotechnical report is taken as for

600mm pile = 147tons

750mm pile = 227tons

PILE CAPS ARE DESIGNED ONLY FOR S+5 FLOORS.

*NOTES:–

If it is inconvinient to provide plinth beam monolithic with pile cap top level it can be raised so that will be placed exactly over pile caps respectively

MATERIAL STRENGTH

I. Grade of concrete – M30
II. Grade of steel – fe 500

LEGEND

℄ : CENTRE LINE
NGL : NATURAL GROUND LEVEL
FFL : FINISHED FLOOR LEVEL
TYP. : TYPICAL
■ : COLUMN

JOB NO: KASF0500		All dimensions are in Feets and Inches					Sheet: 3 (A3 SHEET)	
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TBN		TBN	12/01/2026		TBN	12/01/2026		R0

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

LAYOUT OF DIMENSIONAL AND REINFORCEMENT DETAILS OF PILE CAPS

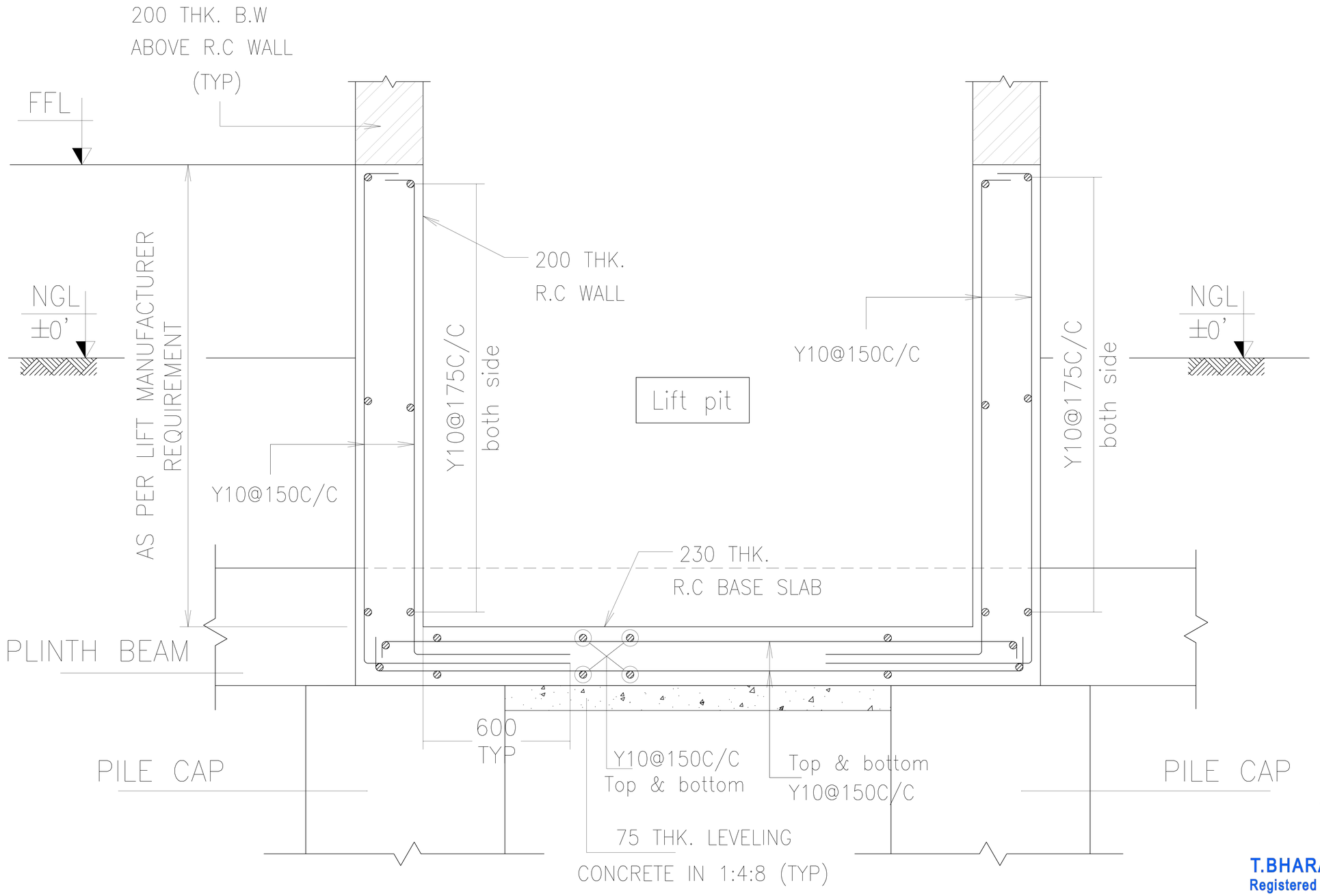
CLIENT:

MAHALAKHSMI

CONSULTANT:

KURAL ASSOCIATES
Perception to Execution

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LIFT PIT–SECTIONAL ELEVATION FOR LIFT

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TBN		TBN	12/01/2026		TBN	12/01/2026		R1

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

LAYOUT OF DIMENSIONAL AND REINFORCEMENT DETAILS OF LIFT PIT

CLIENT: MAHALAKHSMI

CONSULTANT:

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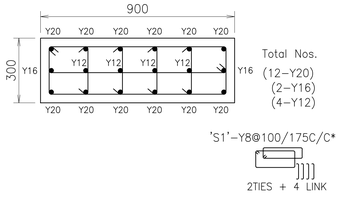
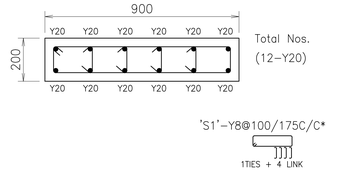
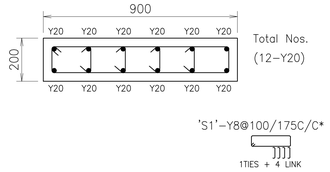
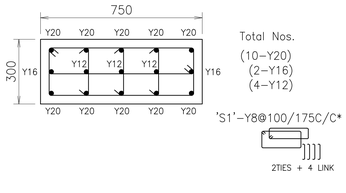
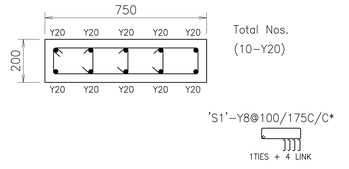
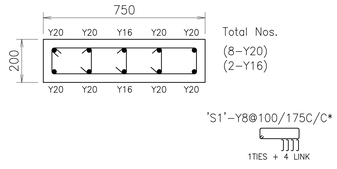
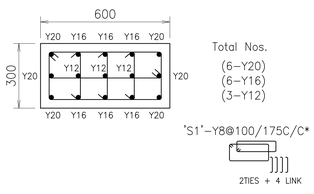
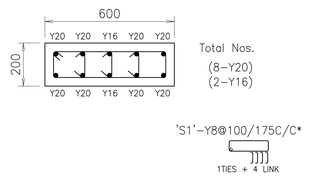
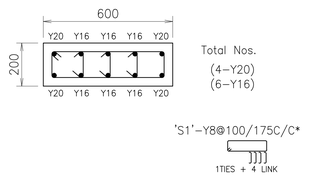
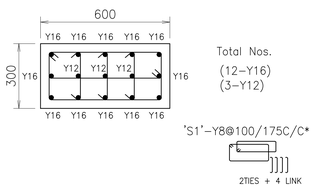
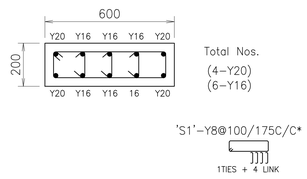
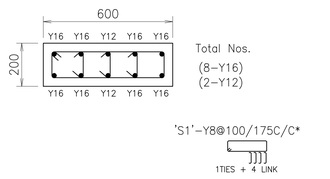
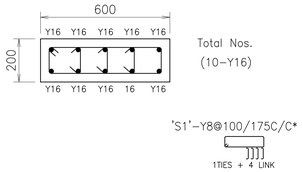
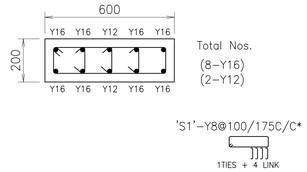
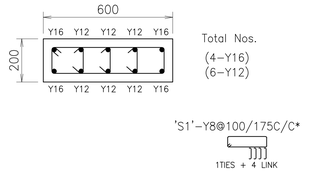
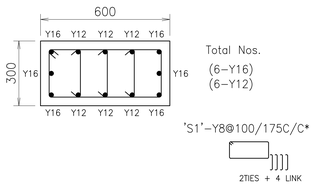
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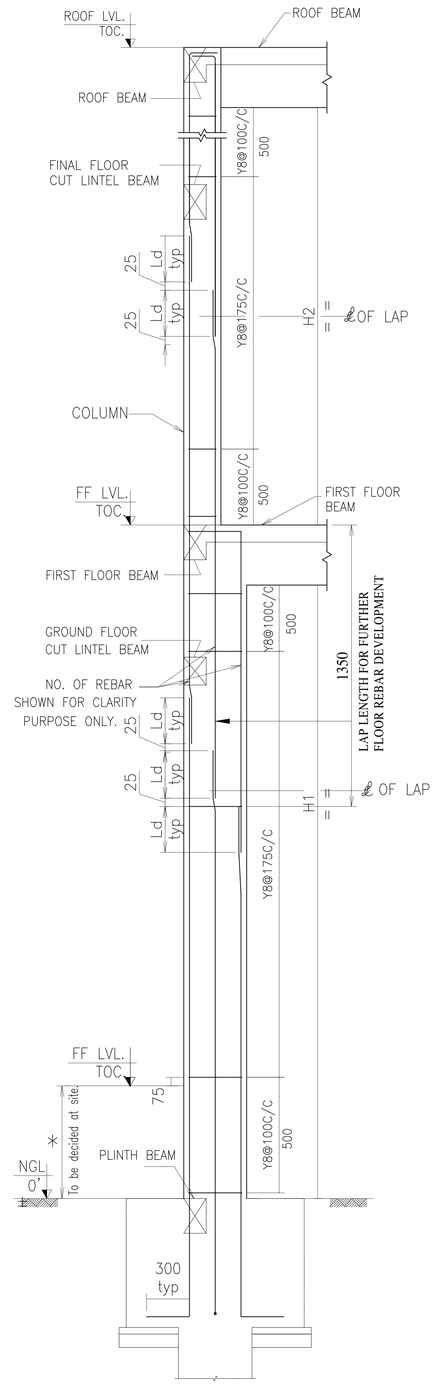
MATERIAL STRENGTH

I. Grade of concrete - M30

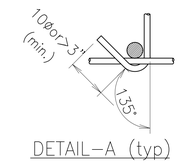
II. Grade of steel - fe 500

R1	GOOD FOR CONSTRUCTION	12/01/2026		TBN

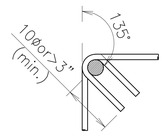
COLUMN NO.	NOS.	FROM FOUNDING LEVEL TO GROUND FLOOR ROOF LEVEL	FROM GROUND FLOOR ROOF LEVEL TO THIRD FLOOR ROOF LEVEL	FROM THIRD FLOOR ROOF LEVEL TO TERRACE FLOOR LEVEL	REMARKS
C1	1				COLUMNS SHALL BE TERMINATED TERRACE LEVEL
C2	30				COLUMNS SHALL BE TERMINATED TERRACE LEVEL
C3	35				COLUMNS SHALL BE TERMINATED TERRACE LEVEL
C4	12				COLUMNS SHALL BE TERMINATED TERRACE LEVEL
C5	8				COLUMNS SHALL BE TERMINATED TERRACE LEVEL
C6	2				COLUMNS SHALL BE TERMINATED AT GROUND FLOOR ROOF LEVEL



Typical column details.



DETAIL–A (typ)



DETAIL–B (typ)

NOTES:
1.REFER TYPICAL COLUMN DETAIL FOR CLARIFICATIONS ABOUT TIES AND LINKS SPACING.
2.REFERENCE DRAWINGS: SHEET–1, SHEET–2, SHEET–3, SHEET–5 AND LATEST ARCHITECTURAL DRAWINGS

FOOTINGS ARE DESIGNED ONLY FOR S+5 FLOORS.

As shown in Architectural drawing

GENERAL NOTES:–
1. All dimenstion are in feet & inches.
2. Structural consultant not responsible for violation of any structural details
3. All laps should be staggered. (50xdia.)
4. Clear cover for:
a. Column = 40mm
5. Any descripencies should be immediately produced to the Engineer's notice before execution.

MATERIAL STRENGTH
I. Grade of concrete - M40
II. Grade of steel - fe 500

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No. 3/1517, Mugalivakkam Main Road,
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Mob: 9791776685 / Tel No: 044-79670563

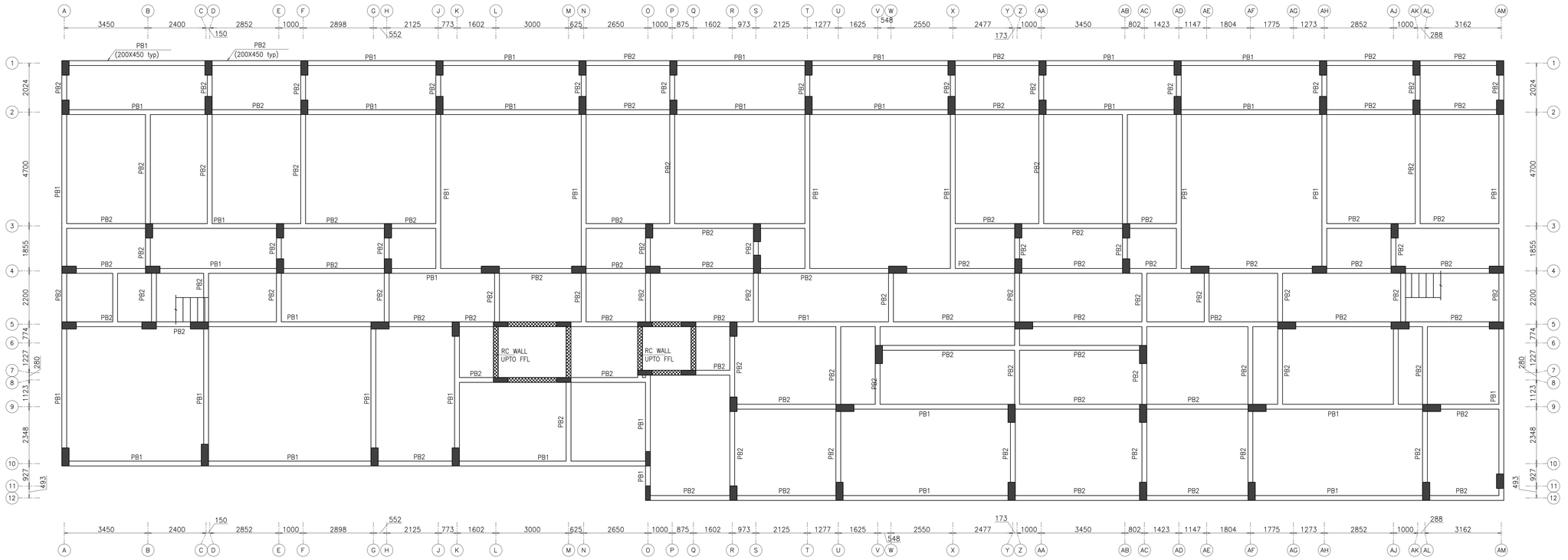
JOB NO: KASF0500	All dimensions are in Feets and Inches						Sheet: 4 (A2 SHEET)	
Designed by	Sign	Checked by	Date	Sign	Approved by	Date	Sign	Revision
TBN		TBN	12/01/2026		TBN	12/01/2026		R1

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

LAYOUT OF DIMENSIONAL AND REINFORCEMENT DETAILS OF COLUMNS

CLIENT:
MAHALAKHSMI

CONSULTANT:
KURAL ASSOCIATES
Perception to Execution
NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram, Porur, Chennai-125. PH:044-42866312, MOB:9791776685. Email:kuralassociates.engineers@gmail.com



LAYOUT OF PLINTH BEAMS AT NGL

MATERIAL STRENGTH

I. Grade of concrete - M30

II. Grade of steel - fe 500

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Mob: 9791776685 / Tel No: 044-79670563

LEGEND

CL : CENTRE LINE
NGL : NATURAL GROUND LEVEL
FFL : FINISHED FLOOR LEVEL
TYP. : TYPICAL
: COLUMN
: COLUMN CENTERLINE
: SITE BOUNDARY

NOTE:
1. Clear cover = 30mm
2. All laps shall be 50ø
3. Top reinforcement shall be lapped at midspan and bottom reinforcement at support.
4. 3" thick sand and pcc layers shall be laid below all beams.

JOB NO: KASF0500	All dimensions are in Feets and Inches			Sheet:5 (A1 SHEET)	
Designed by: TBN	Checked by: TBN	Approved by: TBN		Revision: R1	
Sign	Sign	Sign		Sign	
Date	Date: 12-01-2026	Date: 12-01-2026		Date	

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

LAYOUT OF REINFORCEMENT DETAILS OF PLINTH BEAMS

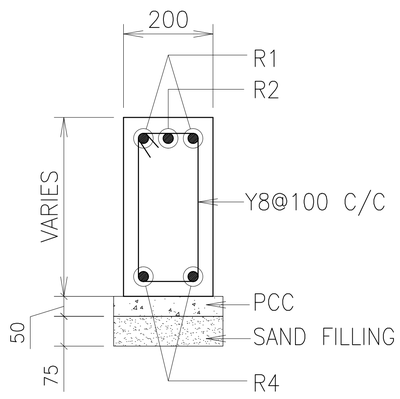
CLIENT: MAHALAKHSMI

CONSULTANT:

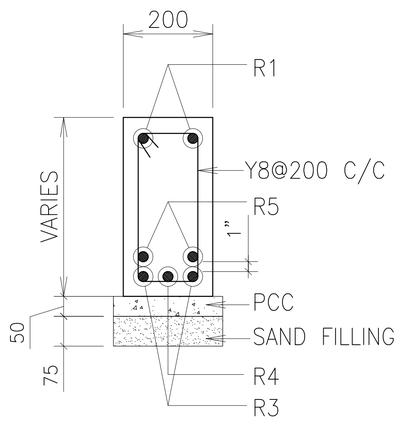
KURAL ASSOCIATES
Perception to Execution
NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram, Porur, Chennai-125. PH:044-42866312, MOB:9791776685.
Email:kuralassociates.engineers@gmail.com

R1 | GOOD FOR CONSTRUCTION | 12/01/2026 | TBN

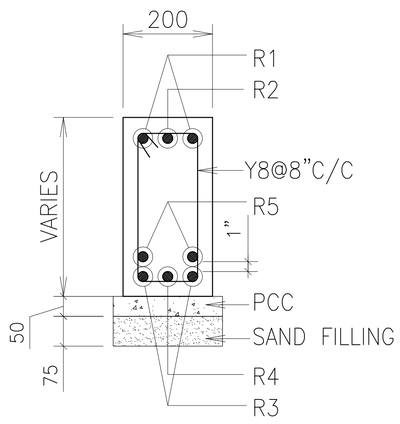
R0	GOOD FOR CONSTRUCTION	12-01-2026	TBN



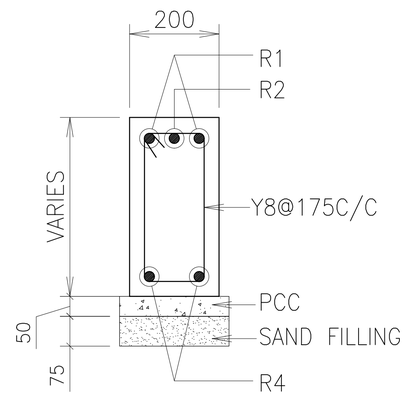
SECTION 1-1



SECTION 2-2

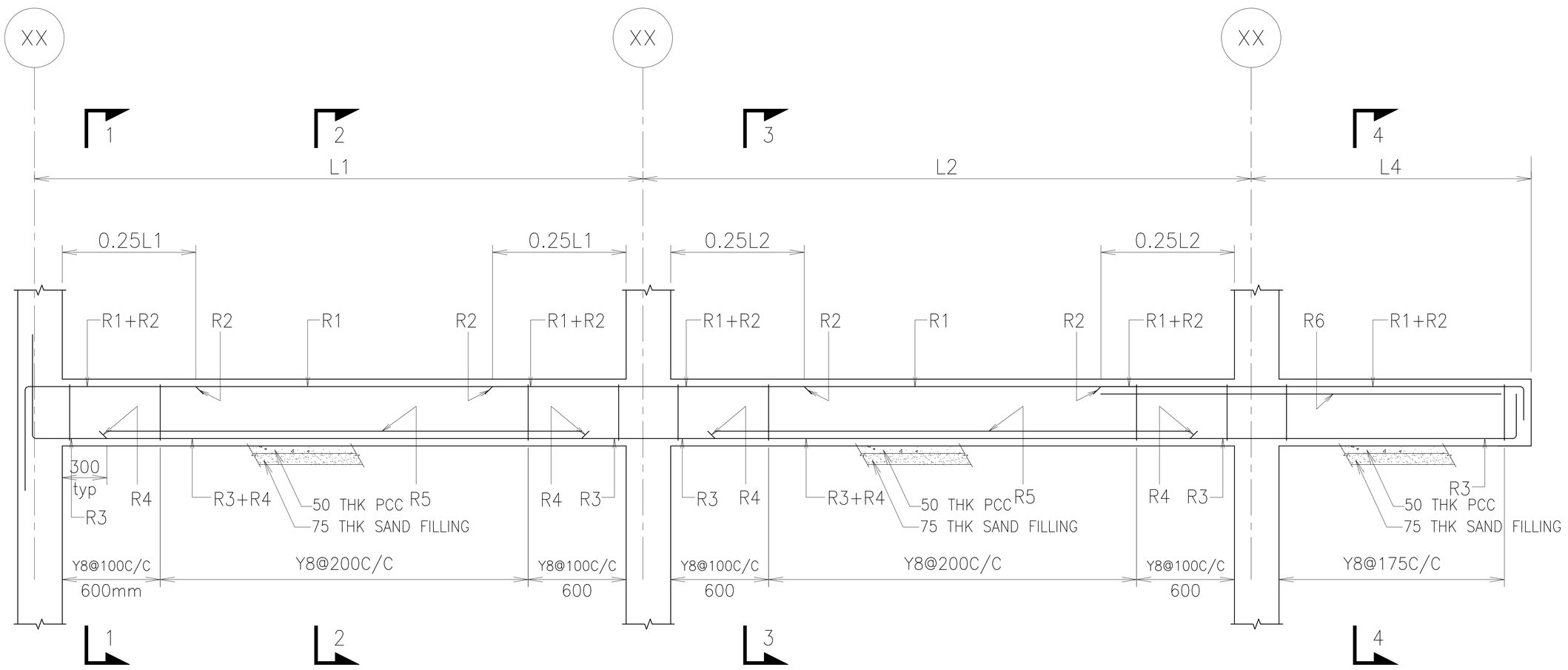


SECTION 3-3

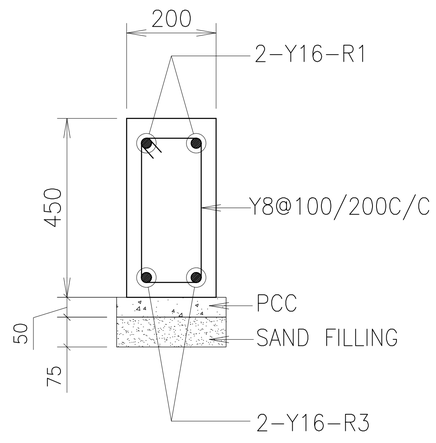


SECTION 4-4

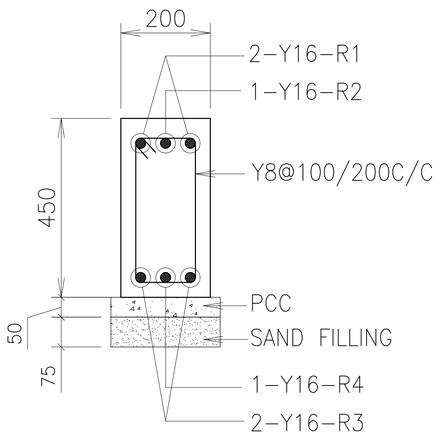
NOTE:
SECTION 1-1,2-2,3-3&4-4 ARE ONLY FOR EXPLANATORY PURPOSE.



TYPICAL PLINTH BEAM DETAILS



C.S OF PB1
[200X450]



C.S OF PB2
[200X450]

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Mob: 9791776685 / Tel No: 044-79670563

LEGEND

℄	:	CENTRE LINE
NGL	:	NATURAL GROUND LEVEL
FFL	:	FINISHED FLOOR LEVEL
TYP.	:	TYPICAL
■	:	COLUMN
—	:	COLUMN CENTERLINE
—	:	SITE BOUNDARY

NOTE:
1. Clear cover = 30mm
2. All laps shall be 50ø
3. Top reinforcement shall be lapped at midspan and bottom reinforcement at support.
4. 75mm thick sand and pcc layers shall be laid below all beams.

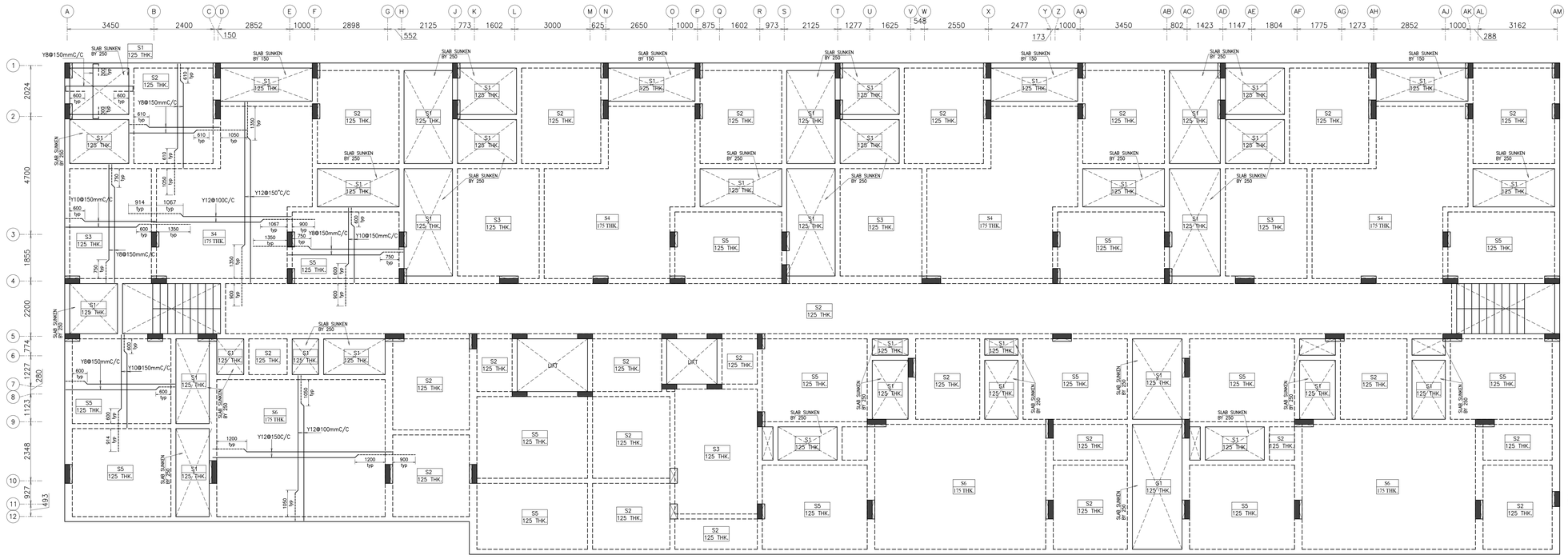
JOB NO: KASF0500		All dimensions are in Feets and Inches					Sheet: 6 (A3 SHEET)	
Designed by	Sign	Checked by	Date	Sign	Approved by	Date	Sign	Revision
TBN		TBN	12-01-2026		TBN	12-01-2026		R0

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

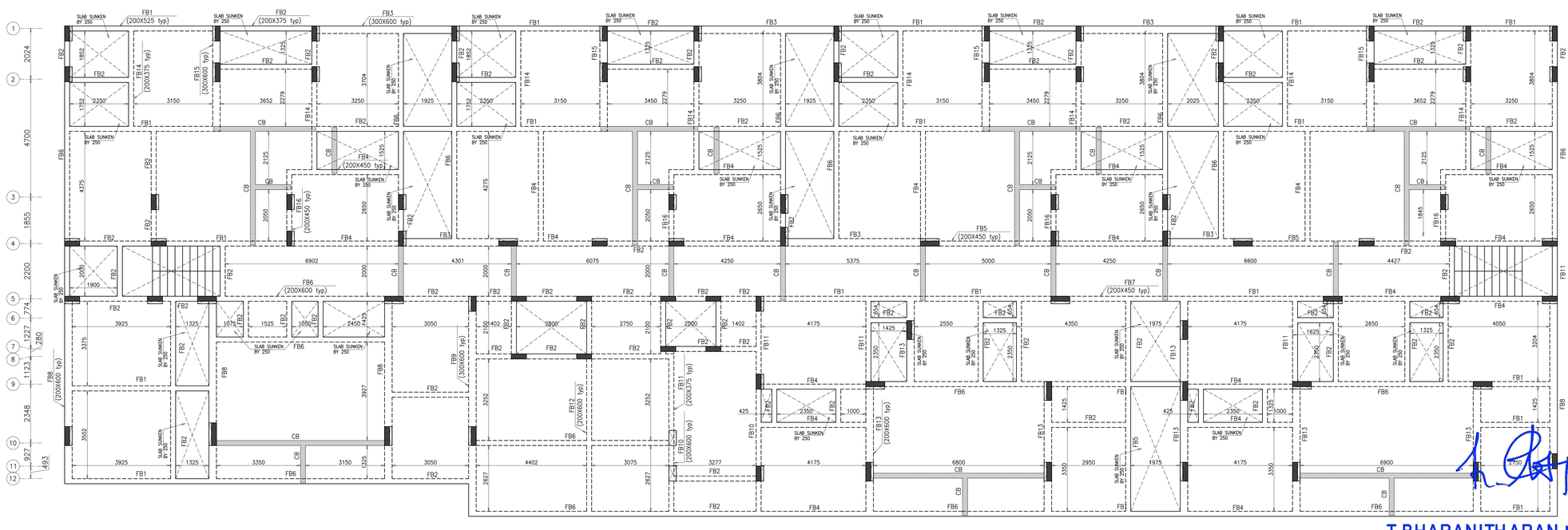
REINFORCEMENT DETAILS OF STRIP FOOTING

CLIENT: MAHALAKHSMI

CONSULTANT:
KURAL ASSOCIATES
Perception to Execution
NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram, Porur, Chennai-125. PH:044-42866312, MOB:9791776685.
Email:kuralassociates.engineers@gmail.com



LAYOUT OF GROUND FLOOR ROOF SLAB



LAYOUT OF GROUND FLOOR ROOF BEAM

NOTE:
1. Crank length for slabs with typical reinforcements shall be made as per the miscellaneous details presented in sheet-26.
2. Clear cover = 15mm.
3. —— Denotes top reinforcement of slab
4. — — Denotes bottom reinforcement of slab
5. Lap length=50ø and all laps must be staggered

LEGEND
C.L : CENTRE LINE
F.B : GROUND FLOOR
S1 : SLAB-1
TYP. : TYPICAL
: COLUMN TERMINATED
: SUNKEN SLAB
THK. : THICKNESS OF SLAB

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JOB NO: KASF0500	All dimensions are in Feets and Inches	Sheet: 7 (A3 SHEET)		Revision	R0
Designed by	Checked by	Date	Sign	Date	12-01-2026
TBN	TBN	12-01-2026		Approved by	TBN
				Sign	

CLIENT: MAHALAKHSMI

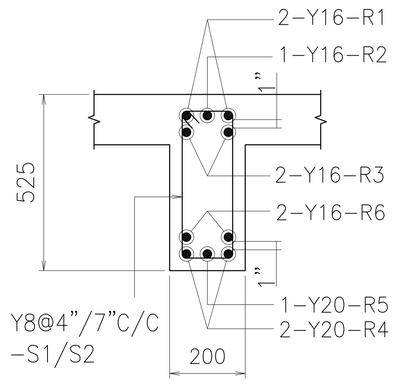
PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

LAYOUT OF DIMENSIONAL AND REINFORCEMENT DETAILS OF GROUND FLOOR ROOF SLAB & BEAM

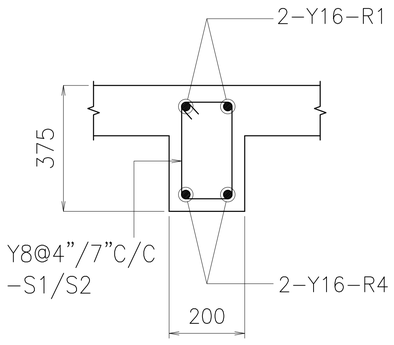
KURAL ASSOCIATES
Perception to Execution
CONSULTANT:
NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram,
Porur, Chennai-125. PH:044-42866312, MOB:9791776685.
Email:kuralassociates.engineers@gmail.com

R0	GOOD FOR CONSTRUCTION					12/01/2026	TBN

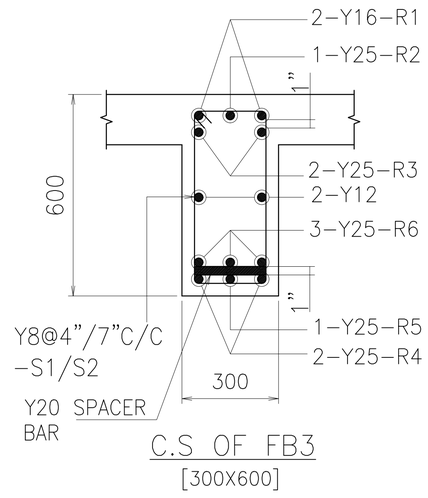
R0	GOOD FOR CONSTRUCTION	12/01/2026	TBN



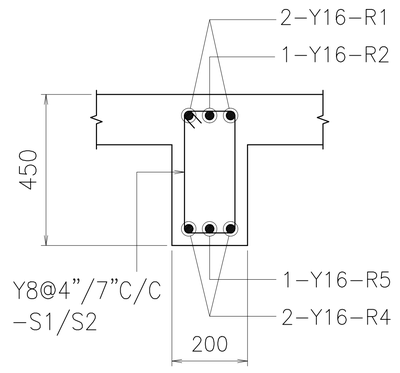
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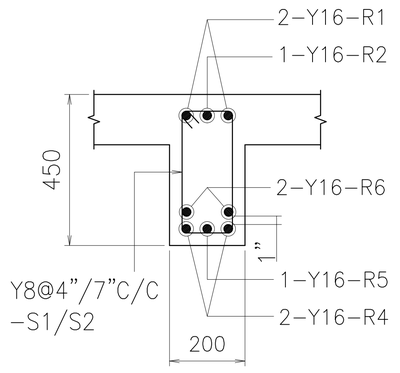
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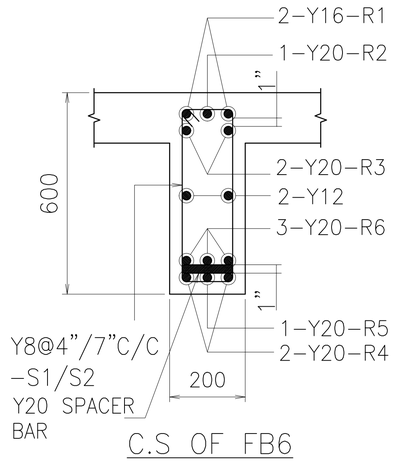
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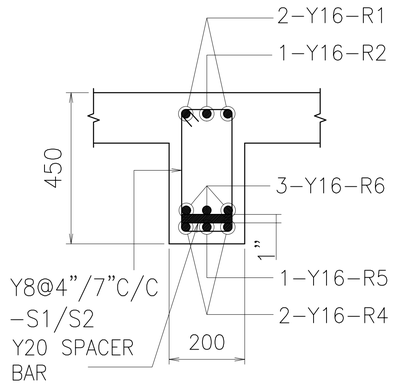
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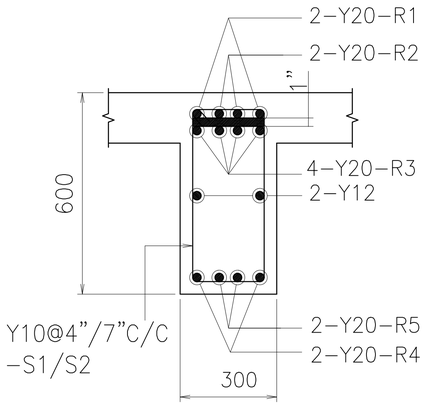
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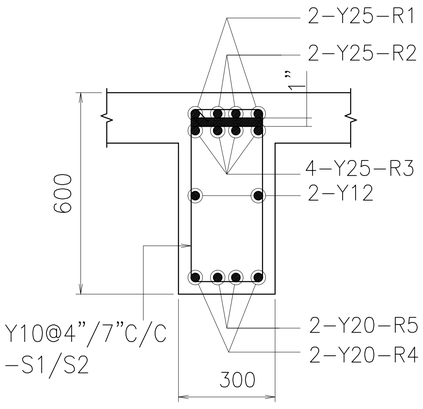
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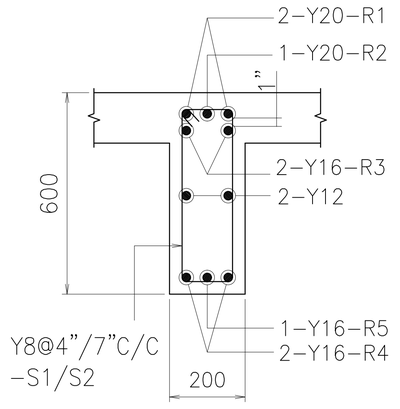
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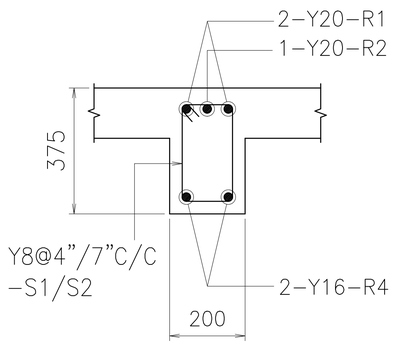
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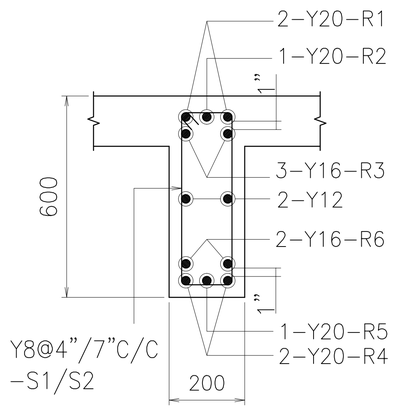
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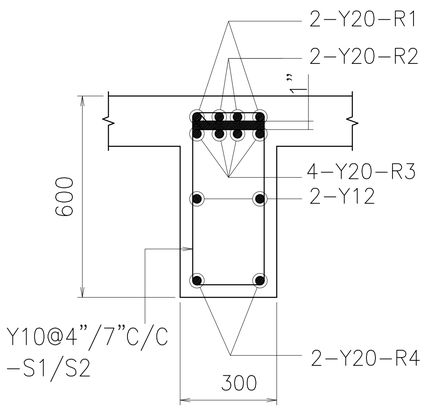
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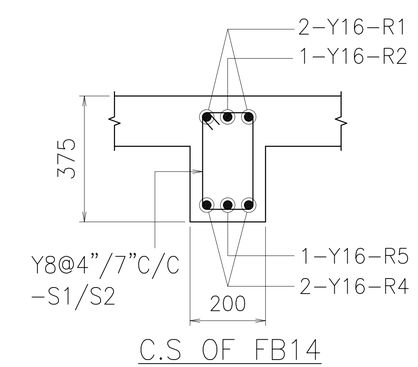
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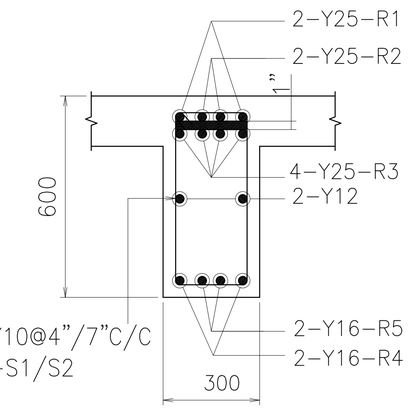
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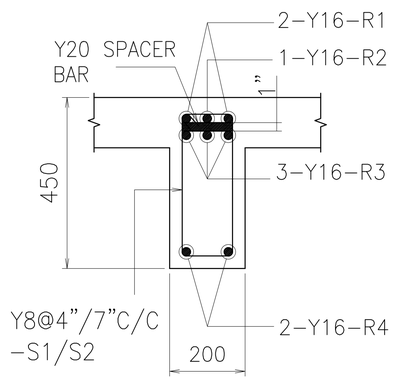
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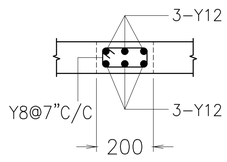
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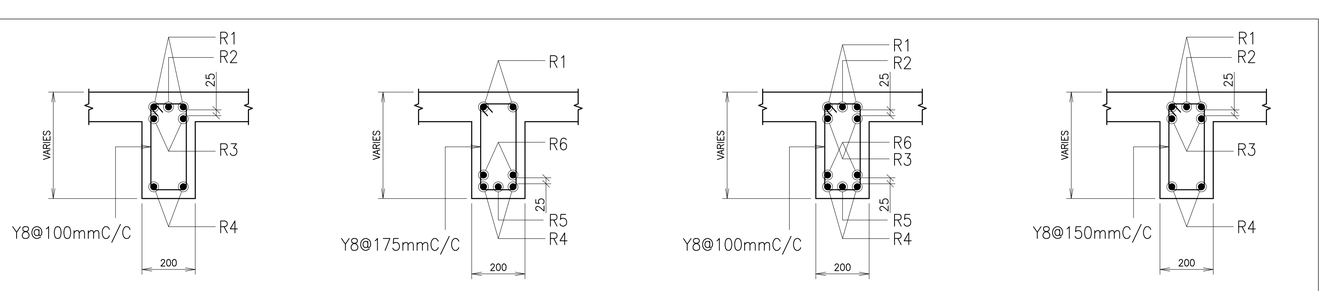
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C.S OF FB16
[200X450]



C.S OF CB
(CONCEALED BEAM)



TYPICAL FLOOR BEAM DETAILS

NOTE:
SECTION 1-1,2-2,3-3&4-4 ARE ONLY FOR EXPLANATORY PURPOSE.

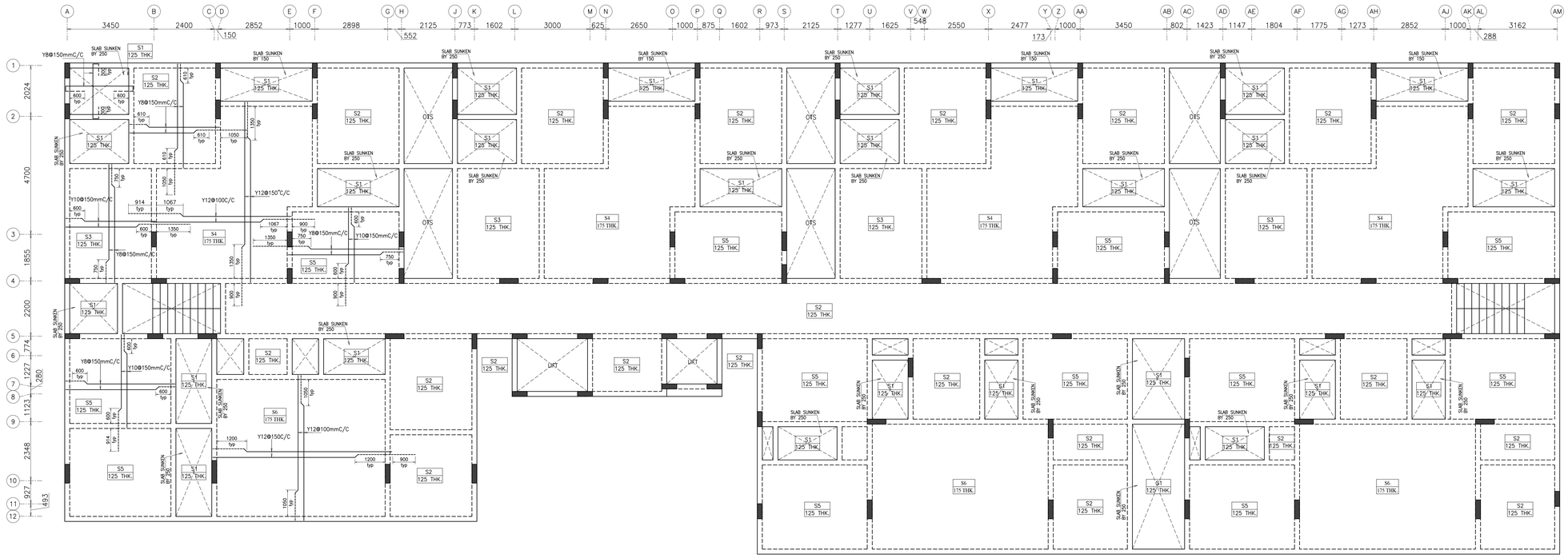
T.BHARANITHARAN,M.E.,C.Eng(I).
Registered Civil & Structural Engineer., CMDA
REGD NO: (RE/GR-I/19/05/166) & (SE/GR-II/19/04/036)
KURAL ASSOCIATES
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Madhanandapuram, Porur, Chennai-600125.
Mob: 9791776685 / Tel No: 044-79670563

NOTE:
AT INTERIOR BEAM COLUMN JUNCTIONS THE TOP REINFORCEMENT PROVIEDED MUST BE MAXIMUM OF THE TWO BEAMS MEETING AT THAT JUNCTION.

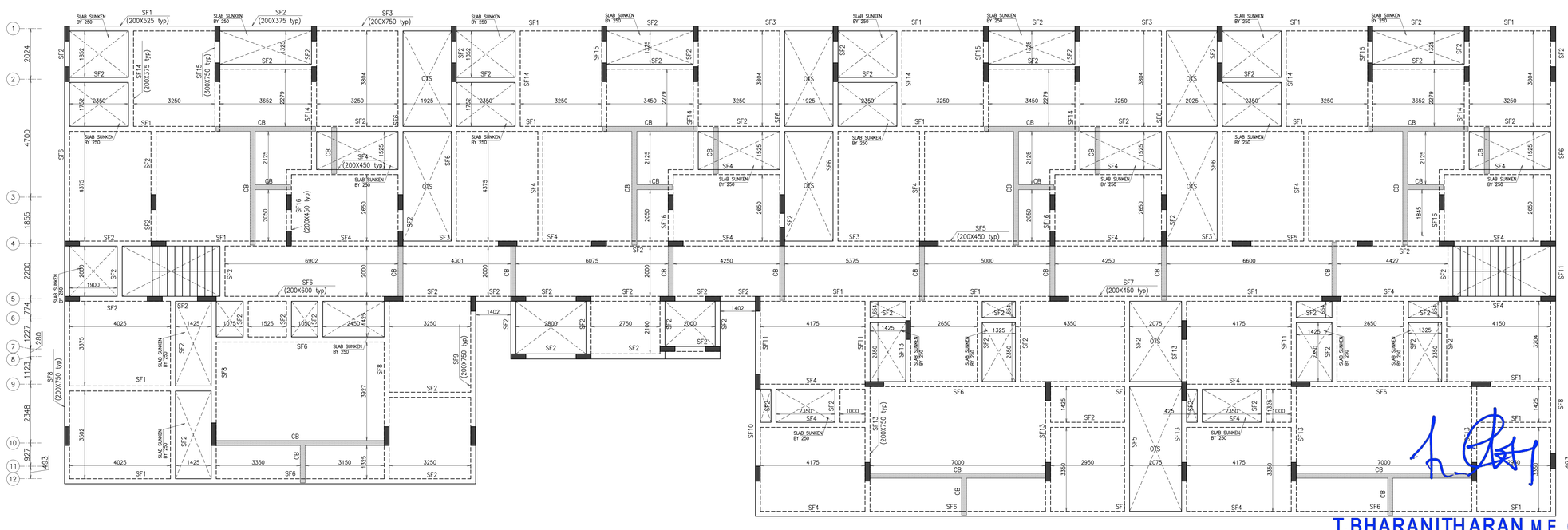
NOTE:
1. Beam column junction and main beam – secondary beam junctions must be reinforced as per miscellaneous details presented in sheet-16.
2. Clear cover = 25mm.
3. Top reinforcement shall be lapped at midspan and bottom reinforcement at support.
4. Lap length=50ø and all laps must be staggered

JOB NO: KASF0500		All dimensions are in Feets and Inches					Sheet: 8 (A3 SHEET)	
Designed by	Sign	Checked by	Date	Sign	Approved by	Date	Sign	Revision
TBN		TBN	12-01-2026		TBN	12-01-2026		R0

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM	CLIENT: MAHALAKHSMI	CONSULTANT: KURAL ASSOCIATES Perception to Execution
LAYOUT OF REINFORCEMENT DETAILS OF GROUND FLOOR ROOF BEAMS		NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram, Porur, Chennai-125. PH:044-42866312, MOB:9791776685. Email:kuralassociates.engineers@gmail.com



LAYOUT OF TYPICAL FLOOR ROOF SLAB



LAYOUT OF TYPICAL FLOOR ROOF BEAM

NOTE:
1. Crank length for slabs with typical reinforcements shall be made as per the miscellaneous details presented in sheet-26.
2. Clear cover = 15mm.
3. —— Denotes top reinforcement of slab
4. — — Denotes bottom reinforcement of slab
5. Lap length=50ø and all laps must be staggered

LEGEND
C/L : CENTRE LINE
F.B : GROUND FLOOR
S1 : SLAB-1
TYP. : TYPICAL
: COLUMN TERMINATED
: SUNKEN SLAB
THK. : THICKNESS OF SLAB

T.BHARANITHARAN, M.E., C.Eng (I).
Registered Civil & Structural Engineer , CMDA
REGD NO: (RE/GR-I/19/05/166) & (SE/GR-II/19/04/036)
KURAL ASSOCIATES
No. 3/1517, Mugalivakkam Main Road,
Madhanandapuram, Porur, Chennai-600125.
Mob: 9791776685 / Tel No: 044-79670563

8	TBN	12/01/2026					
7							
6							
5	RO	GOOD FOR CONSTRUCTION					
4							
3							
2							
1							

JOB NO: KASF0500 | All dimensions are in Feets and Inches | Sheet: 9 (A3 SHEET)

	Sign	Date	Checked by	Sign	Date	Approved by	Sign	Date	Revision
Designed by: TBN			TBN		12-01-2026	TBN		12-01-2026	RO

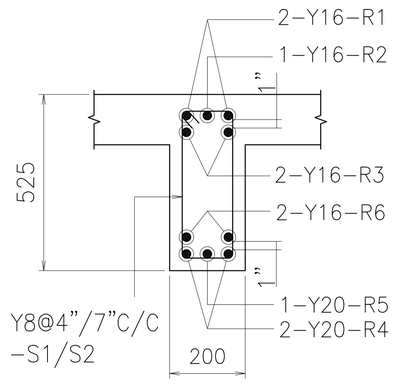
PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

CLIENT: MAHALAKHSMI

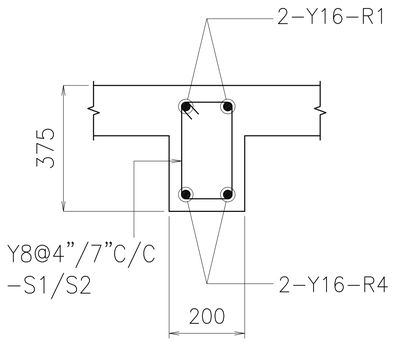
LAYOUT OF DIMENSIONAL AND REINFORCEMENT DETAILS OF TYPICAL FLOOR ROOF SLAB & BEAM

KURAL ASSOCIATES
Perception to Execution
CONSULTANT:
NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram,
Porur, Chennai-125. PH:044-42863312, MOB:9791776685.
Email:kuralassociates.engineers@gmail.com

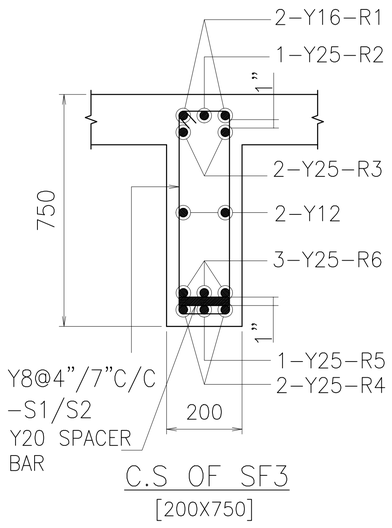
R0	GOOD FOR CONSTRUCTION	12/01/2026	TBN



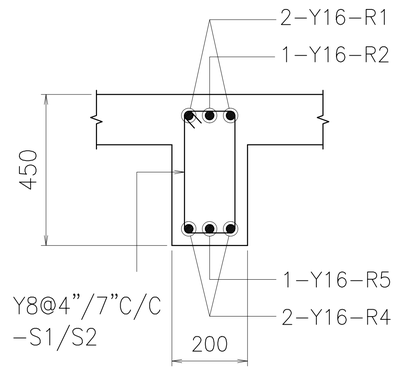
C.S OF SF1
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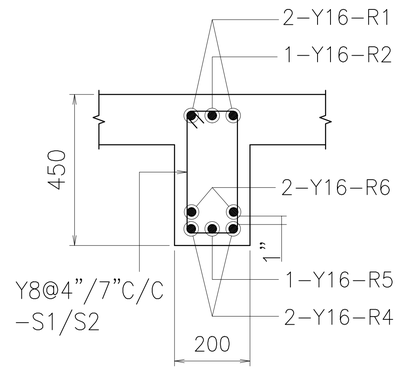
C.S OF SF2
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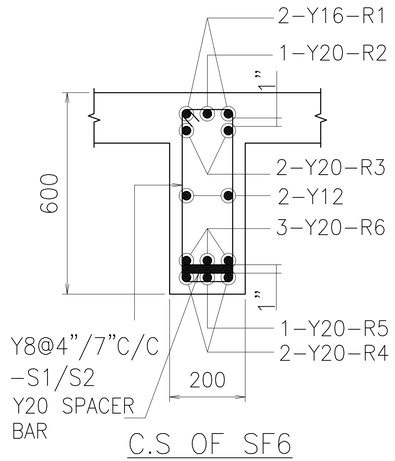
C.S OF SF3
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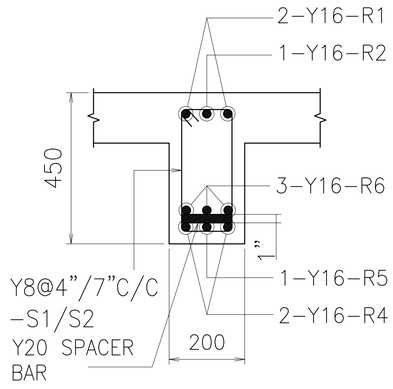
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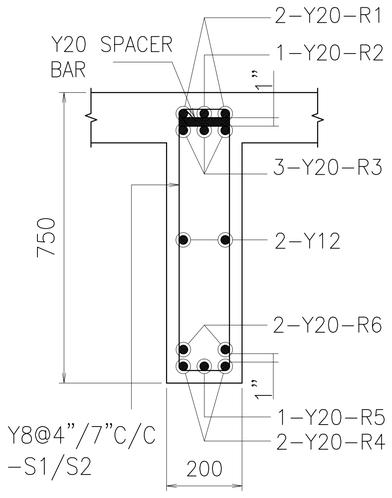
C.S OF SF5
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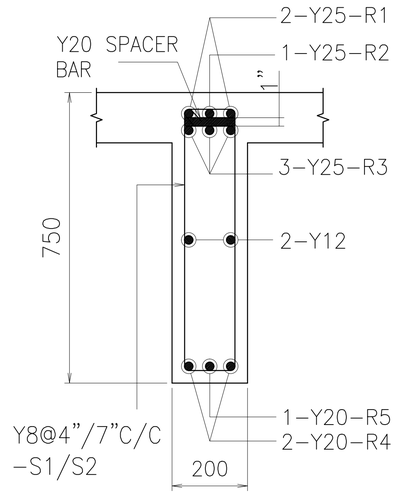
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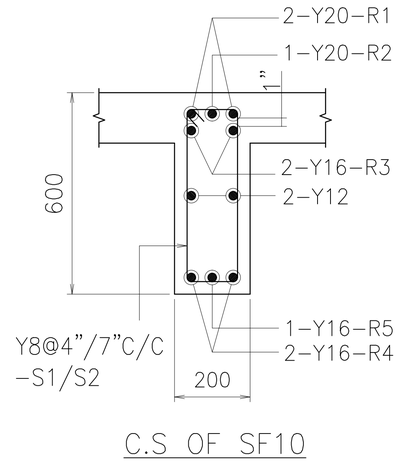
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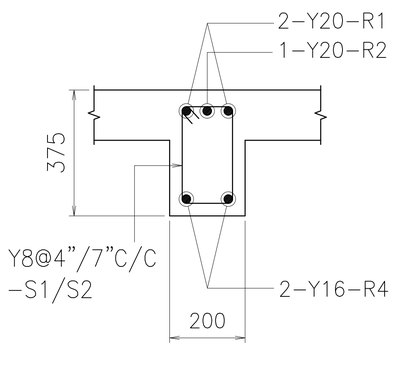
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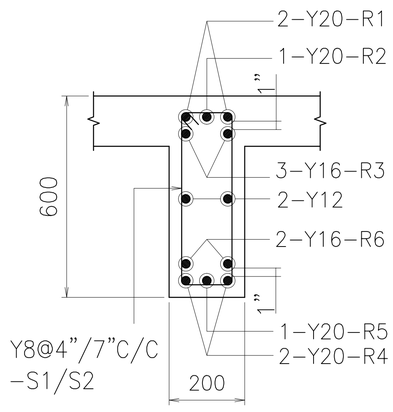
C.S OF SF9
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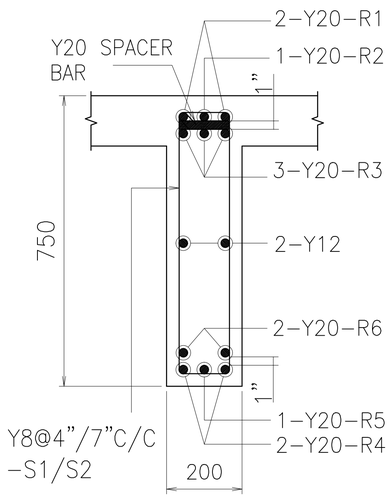
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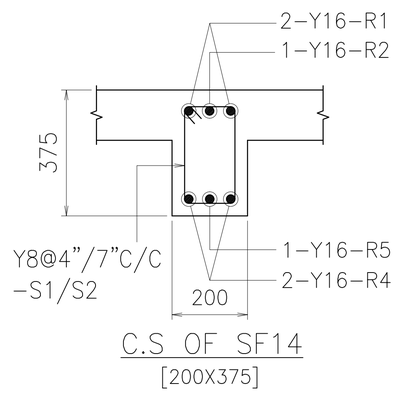
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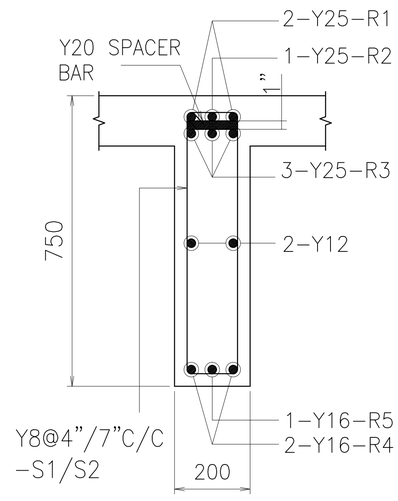
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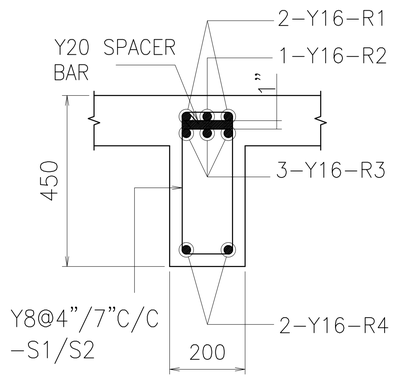
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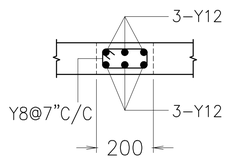
C.S OF SF14
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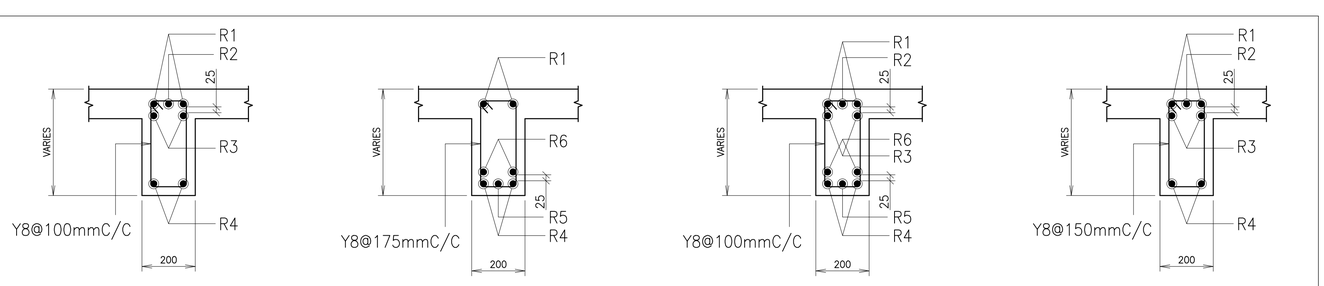
C.S OF SF9
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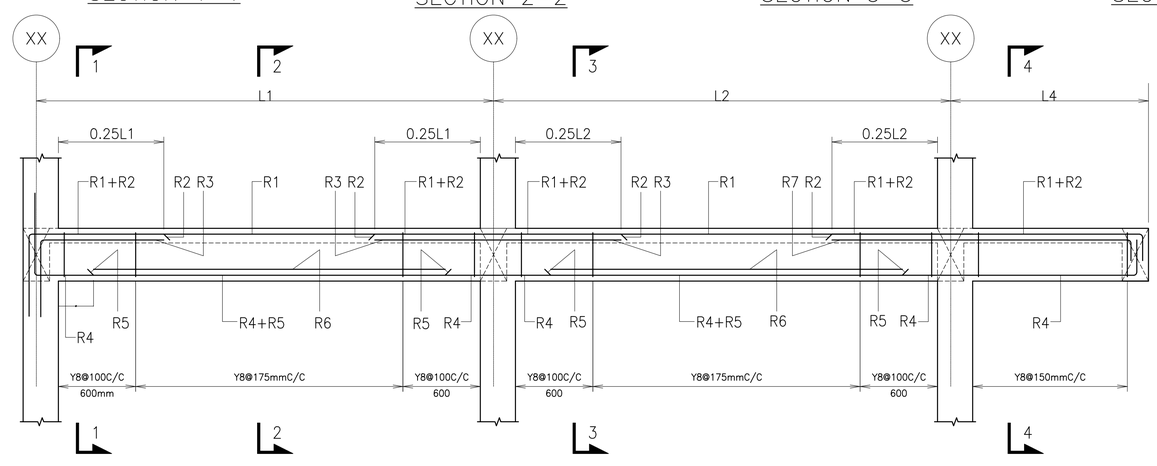
C.S OF SF16
[200X450]



C.S OF CB
(CONCEALED BEAM)



SECTION 1-1 SECTION 2-2 SECTION 3-3 SECTION 4-4



NOTE:
SECTION 1-1,2-2,3-3&4-4 ARE ONLY FOR EXPLANATORY PURPOSE.

TYPICAL FLOOR BEAM DETAILS

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Registered Civil & Structural Engineer, CMDA
REGD NO: (RE/GR-I/19/05/166) & (SE/GR-II/19/04/036)
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Mob: 9791776685 / Tel No: 044-79670563

NOTE:
AT INTERIOR BEAM COLUMN JUNCTIONS THE TOP REINFORCEMENT PROVIEDED MUST BE MAXIMUM OF THE TWO BEAMS MEETING AT THAT JUNCTION.

NOTE:
1. Beam column junction and main beam – secondary beam junctions must be reinforced as per miscellaneous details presented in sheet-16.
2. Clear cover = 25mm.
3. Top reinforcement shall be lapped at midspan and bottom reinforcement at support.
4. Lap length=50ø and all laps must be staggered

JOB NO: KASF0500		All dimensions are in Feets and Inches					Sheet: 10 (A3 SHEET)	
Designed by	Sign	Checked by	Date	Sign	Approved by	Date	Sign	Revision
TBN		TBN	12-01-2026		TBN	12-01-2026		R0

PROPOSED RESIDENTIAL BUILDING AT MADHANANDAPURAM

LAYOUT OF REINFORCEMENT DETAILS OF TYPICAL FLOOR ROOF BEAMS

CLIENT: MAHALAKHSMI

CONSULTANT:
KURAL ASSOCIATES
Perception to Execution
NO.3/1517, Mugalivakkam Main Road,Madhanandhapuram, Porur, Chennai-125. PH:044-42866312, MOB:9791776685. Email:kuralassociates.engineers@gmail.com

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.