Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Annexure – XIV

[See rule 51 (3)]

Form 1

Structural Design Basis Report

(1) This report to accompany the application for Building Developments

Part1	General Data		
S.No.	**Description**	**Information**	**Notes**
1.	Site Address	PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT BUILDING (RESIDENTIAL)(STILT + 5 FLOOR) FOR FSI AREA OF 6389.55 SQ.M (70 DWELLING UNIT)IN OLD RS.NO:25/7,25/8B, NEWS.NO.25/7,MANGALAKUDIVILLAGE,MADURAI EAST TALUK,MADURAICORPORATION,MADURAI.	
2	Name of Owner	JAYAKUMAR.P	
3	Name of Registered Developer along with the Registration Number	JAYABHARATH HOMES PVT LTD GST NO : 33AACCJ5751C1ZY CIN : U70100TN2011PTC080121	
4	Name of Registered Architect/Engineer along with the Registration Number	ER.PRASANNA.K REG NO : RE 05/2022(Gr.I)	
5	Name of Registered Structural engineer along with the Registration Number	ER.KARTHIK. REG NO : SE 008/2019(Gr II)	
6	Use of the building	RESIDENTIAL PURPOSE	
7	Number of stories above ground level (including storeys to be added later, if any)	5	
8	Number of basements below ground level	-	

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

9	Type of structure Load bearing walls R.C.C. frame R.C.C. frame and Shear Walls Steel frame	RCC Framed structure	
10	Soil data Type of soil Design safe bearing capacity	Soft Disintegrated Rock 29 t/sqm	Is; 1893 Cl.6.3.5.2 Is; 1904 Is; 1892 Is; 2131 Is; 2720
11	Dead loads (unit weight adopted) • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials	1.8 t/cum 1.0 t/cum 0.8 t/cum 2.4 t/cum 2.4 t/cum 2 t/cum	Is; 875 part 1
12	Imposed (live) loads Floor Loads Roof Loads	200 kg/sqm 150 kg/sqm	Is; 875 part 2
13	Cyclone/Wind • Speed • Design pressure intensity	50 m/sec 150 kg/sqm	Is; 875 part 3

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

14	Seismic zone	II	Is;1893 (2002)
15	Importance factor	1.2	Is;1893 (2002) Table 6
16	Seismic zone factor (Z)	0.10	Is;1893 Table 2
17	Response reduction factor	5	Is;1893 Table 7
18	Fundamental natural period – approx.	0.50 sec	Is;1893 C1.7.6
19	Design horizontal acceleration spectrum value (A_h)	0.05	Is;1893 C1.6.4.2
20	♥ Expansion/Separation Joints	No	
21	Building is regular/irregular	Regular	Is;1893

♥ Enclose detailed drawings drawn to scale for each floor

♦ In case terrace garden is provided, indicate additional fill load and live load along with the detailed drawings drawn to scale

Part 2	Load bearing masonry buildings- NOT Applicable		
Sl.No.	**Description**	**Information**	**Notes**
1	Building category	nil	IS: 4326 C1.7 Read with IS:1893 Zone: II III IV V Bldg. Ordinary: B C D E Important: C D E E
2	Basement Provided		
3	Number of floors including Ground Floor (all floors including stepped floors in hill slopes)		
4	Type of wall masonry		
5	Type and mix of Mortar		IS;4326 C1.8.1.2
6	Re: size and position of openings (See note No.[i]) • Minimum distance (b_5) • Ratio $(b_1+b_2+b_3)/l_1$ or $(b_6+b_7)/l_2$ • Minimum pier width between consequent opening (b_4) • Vertical distance (h_3) • Ratio of wall height to thickness 4 Ratio of wall length between cross wall to thickness		IS;4326 Table 4, Fig.7
7	Horizontal seismic band • at plinth level • at window sill level • at lintel level • at ceiling level	P IP NA › › › › › › › › › › › ›	(see note No.2) IS:4326 C1 8.4.6 IS: 4326 C1 8.3 IS: 4326 C1 8.4.2 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.3

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

	• at eave level of sloping roof • at top of gable walls • at top of ridge walls	}	}	}	IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.4
8	Vertical reinforcing bar at corners and T junction of walls at jambs of doors and window openings	}	}	}	IS: 4326 C1 8.4.8. IS: 4326 C1 8.4.9
9	Integration of prefab roofing/flooring elements through reinforced concrete screed.	}	}	}	IS:4326 C1 9.1.4
10	Horizontal bracings in pitched truss in horizontal plane at the level of ties in the slopes of pitched roofs	}	}	}	

Notes: (i) Information in Item 6 should be given on separate A4 sheets for all walls with large number of openings

(ii) IP indicated "Information Provided"

IP indicates "Information to be provided"

NA indicates "Not Applicable"

Tick mark one box

Part 3	Reinforced concrete framed buildings		
Sl. No.	Descri ption	Information	Notes
1	Type of building • Regular frames • Regular frames with Shear Walls • Irregular frames • Irregular frames with Shear Walls • Soft storey	Regular frames	IS: 1893 C1 7.1
2	Number of basements	-	
3	Number of floors including ground floor	6 slabs	
4	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams & Slabs	
5	Soil data • Type of soil • Recommended type of foundation -Independent footings - Raft -Piles • Recommended bearing capacity of soil	 Isolated Footing 29 t/sqm	IS: 1498

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

	• Recommended type, length, diameter and load capacity of piles • Depth of water table • Chemical analysis of ground water • Chemical analysis of soil	More than 1.2 m Within BIS Limit	
6	Foundations Depth below ground level Type Independent Interconnected Raft Piles	Isolated	
7	System of interconnecting foundations Plinth beams Foundation beams	Foundation beams	IS: 1893 C1 7.12.1
8	Grades if concrete used in different parts of building	M35, M30, M25	
9	Method of analysis used	Dynamic Analysis – 3D	
10	Computer software used	ETAB	
11	Torsion included	Yes	IS: 1893 C1 7.9
12	Base shear a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b		IS: 1893 Cl. 7.5.3
13	Distribution of seismic height of forces along the building.	As per 3D analysis	IS:1893 Cl.7.7 (Provide sketch)
14	The Column of soft ground storey specially designed.	No soft storey (Forces with in limit)	IS: 1893 Cl.7.10
15	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Walls	50 mm 40 mm 30 mm 25 mm 30 mm	IS: 456 Cl. 26.4
16	Ductile detailing of RC frame • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement of beams at any cross section • Maximum percentage of reinforcement at any section of beam • Spacing of transverse reinforcement in 2-d length of beams near the ends • Ratio of capacity of beams in shear to capacity of beams in flexure • Maximum percentage of reinforcement in column	Fe 500 200 mm 200 – 600 mm 0.24 1.8 100 Within limit 3.6	IS: 456 Cl. 5.6 IS: 13920 Cl.6.1 IS: 13920 Cl.7.1.2 IS: 456 Cl.26.5.1(a) IS: 13920 Cl.6.2.1 IS: 45 Cl.26.5.1.1(b) IS: 13920 Cl.6.2.2 IS: 13920 Cl.6.3.5 IS: 456 Cl.26.5.3.1 IS: 13920 Cl. 7.4

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

	• Confining stirrups near ends of columns and in beam-column joints Diameter Spacing • Ratio of shear capacity of columns to maximum seismic shear in the storey.	100 8mm dia 1	
17	Does the features require clearance by SDRP Example: High rise building Prefab building Building in hazard prone areas	Non High Rise Building	

Foundation

i. In case raft foundation has been adopted, indicate K value used for analysis of the raft.

ii. Incase pile foundations have been used, give full particulars of the piles, type, dia, length, capacity

iii. In case of high water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

Idealization for Earthquake analysis

i. In case of composite system of shear walls and rigid frames, give distribution of base shear in the two systems on the basis of analysis, and that used for design of each system

ii. Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

iii. Submit framing plans of each floor

iv. In case of basements, indicate the system used to contain earth pressures.

Part 4	**Buildings in structural steel**		
1	Adopted method of design		IS:800 Cl 3.4.4 IS:800 Cl.3.4.5 IS:800 Cl.3.5.6
2	Design based on		IS: 800 Section-9 SP;6 (6)
3	Floor construction		
4	Roof construction		
5	Horizontal force resisting system adopted		Note: Seismic force As per IS:1893 Would depend on system
6	Slenderness ratios maintained		IS 800; Cl.3.7
7	Member deflection		IS:800 Cl.3.13

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

	limited to		
8	Structural members		IS: 800 Section-10
9	Proposed material		IS: 2062 IS: 8500 IS: 801, 811 IS: 806
10.	Minimum metal thickness Specified for corrosion protection		IS: 800, Cl.3.8 Cl.3.8.1 to Cl.3.8.4 Cl.3.8.5
11	Structural connections		IS: 800, Section-8 IS: 1929, 2155, 1149 IS 6639, 1367 IS 3757, 4000 IS: 1363, 1367 IS: 816, 814,1395, 7280, 3613, 6419, 6560, 813, 9595
12	Minimum Fire rating with proposed, method		IS: 1641, 1642, 1643

Part-5

Any special weakness in the building making it vulnerable for stability related failure and the precaution to be taken during execution/completion and finishing to be indicated.

Part-6

Recommendations of structural engineer with respect to special requirements needed with respect to structural safety and stability to be taken note of by competent authority feature like incorporation of swimming pool, heavy load on roof, prefabricated structure or any other hazardous should be included.

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220



FOOTING SCHEDULE

TYPE	PIT SIZE (L x B)	FOOTING SIZE (L x B)	THICKNESS 'H'	REBARS BOTH WAYS BOTTOM	REBARS BOTH WAYS TOP
F1	3220 X 3120	3100 X 2900	700	12 @ 110 C/C	10 @ 120 C/C
F2	2900 X 2900	2700 X 2700	700	12 @ 110 C/C	-
F3	2600 X 2600	2500 X 2500	650	12 @ 125 C/C	-
F4	2400 X 2400	2300 X 2300	650	12 @ 125 C/C	-
F5	2250 X 2250	2100 X 2100	550	12 @ 125 C/C	-
F5A	2250 X 2250	2100 X 2100	600	12 @ 110 C/C	10 @ 150 C/C
F6	2050 X 2050	2000 X 2000	550	10 @ 110 C/C	-
F7	2000 X 2000	1850 X 1850	500	10 @ 130 C/C	-
F7A	1500 X 2250	1750 X 2450	600	10 @ 110 C/C	-
F8	1800 X 1800	1650 X 1650	450	10 @ 130 C/C	-
F9	1650 X 1650	1500 X 1500	400	10 @ 130 C/C	-
F9A	1650 X 1650	1500 X 1500	500	10 @ 130 C/C	10 @ 175 C/C
F10	1800 X 2450	1650 X 2300	650	10 @ 110 C/C	10 @ 175 C/C
F11	2800 X 3150	2700 X 2900	650	12 @ 110 C/C	-

COMBINED FOUNDATION SCHEDULE

TYPE	PIT SIZE (L X B)	FOOTING SIZE (L X B)	RAFT SLAB THK 'H'	BOTTOM MAIN BARS	RAFT SLAB DISTRIBUTION BOTTOM	RAFT SLAB TOP BARS	RAFT BEAM SIZE (B X D)	RAFT BEAM BOTTOM BARS	RAFT BEAM TOP BARS	RAFT BEAM STIRRUPS
CF1	3450 X 3850	3300 X 3700	500	10 @ 100 C/C	10 @ 175 C/C	-	900 X 900	9-16	8-16	4L - 10 @ 110 C/C
CF2	3400 X 4340	3300 X 4090	500	10 @ 100 C/C	10 @ 175 C/C	-	900 X 900	8-16	8-16	4L - 10 @ 110 C/C
CF3	3000 X 4880	2900 X 4730	600	12 @ 110 C/C	10 @ 175 C/C	-	900 X 900	10-20	10-16	4L - 12 @ 125 C/C
CF4	REFER PLAN	REFER PLAN	500	10 @ 100 C/C	10 @ 175 C/C	-	900 X 900	10-20	6-20+6-16	4L - 12 @ 125 C/C
CF5	3000 X 4880	2900 X 4660	600	10 @ 100 C/C	10 @ 175 C/C	-	900 X 900	8-16	6-16+6-20	4L - 12 @ 125 C/C

ISSUE
SUBMISSION DRAWING

NOTES:

1. ALL DIMENSIONS ARE IN METERS & MILLIMETERS.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWING
3. ANY DISCREPANCY/DOUBT WHILE EXECUTING SHOULD BE BROUGHT TO NOTICE OF THE STRUCTURAL CONSULTANT
4. DO NOT SCALE THE DRAWING, FOLLOW SPECIFIED DIMENSIONS
5. CONCRETE MIX FOR FOR M25 SHOULD BE IN IN (1:1:2) MIX WITH MINIMUM CEMENT CONTENT 340 kg/cu.m
6. REINFORCEMENT SHOULD BE OF GRADE Fe500
7. LAP LENGTH FOR REINFORCEMENT IS 50d
8. CONDUIT PIPES SHOULD NOT GO THROUGH COLUMNS BOTH IN TRANSVERSE OR LONGITUDINAL DIRECTIONS
9. FOOTING CENTRE AND COLUMN CENTRE ARE SAME UNLESS OTHERWISE SPECIFIED

MEMBER	CONCRETE GRADE	COVER
FOOTING	M-25 WITH 340Kg/cu.m CEMENT	50
COLUMN	M-25 WITH 340Kg/cu.m CEMENT	40
BEAM	M-25 WITH 340Kg/cu.m CEMENT	30
SLAB	M-25 WITH 340Kg/cu.m CEMENT	25

A. FOUNDATION DESIGNED FOR STILT +5 UPPER FLOORS
B. FOUNDATION PROVIDED AS PER SOIL REPORT

REV No.	DESCRIPTION	BY	DATE

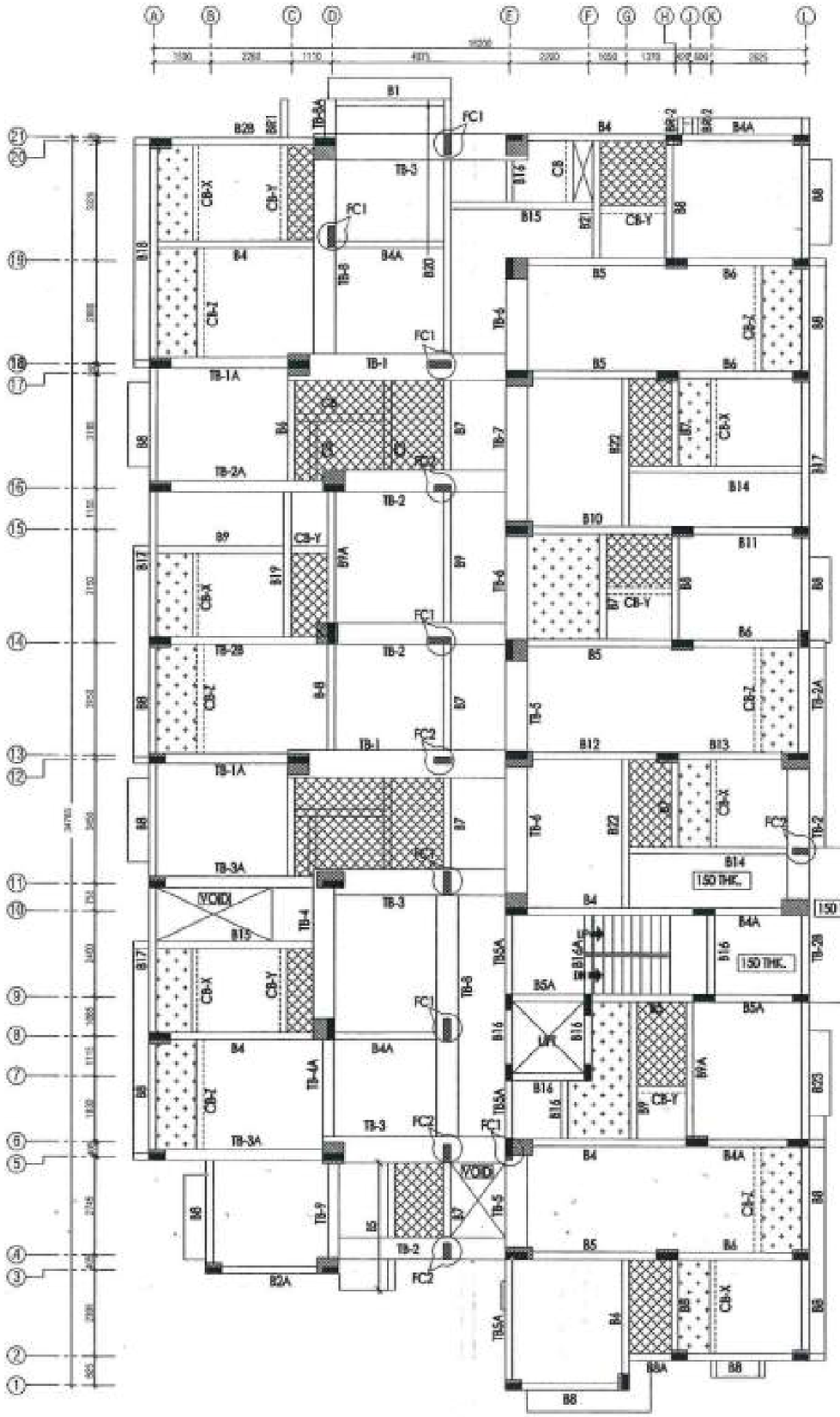
PROJECT TITLE:

DRAWING TITLE:
FOUNDATION DETAIL DRAWING

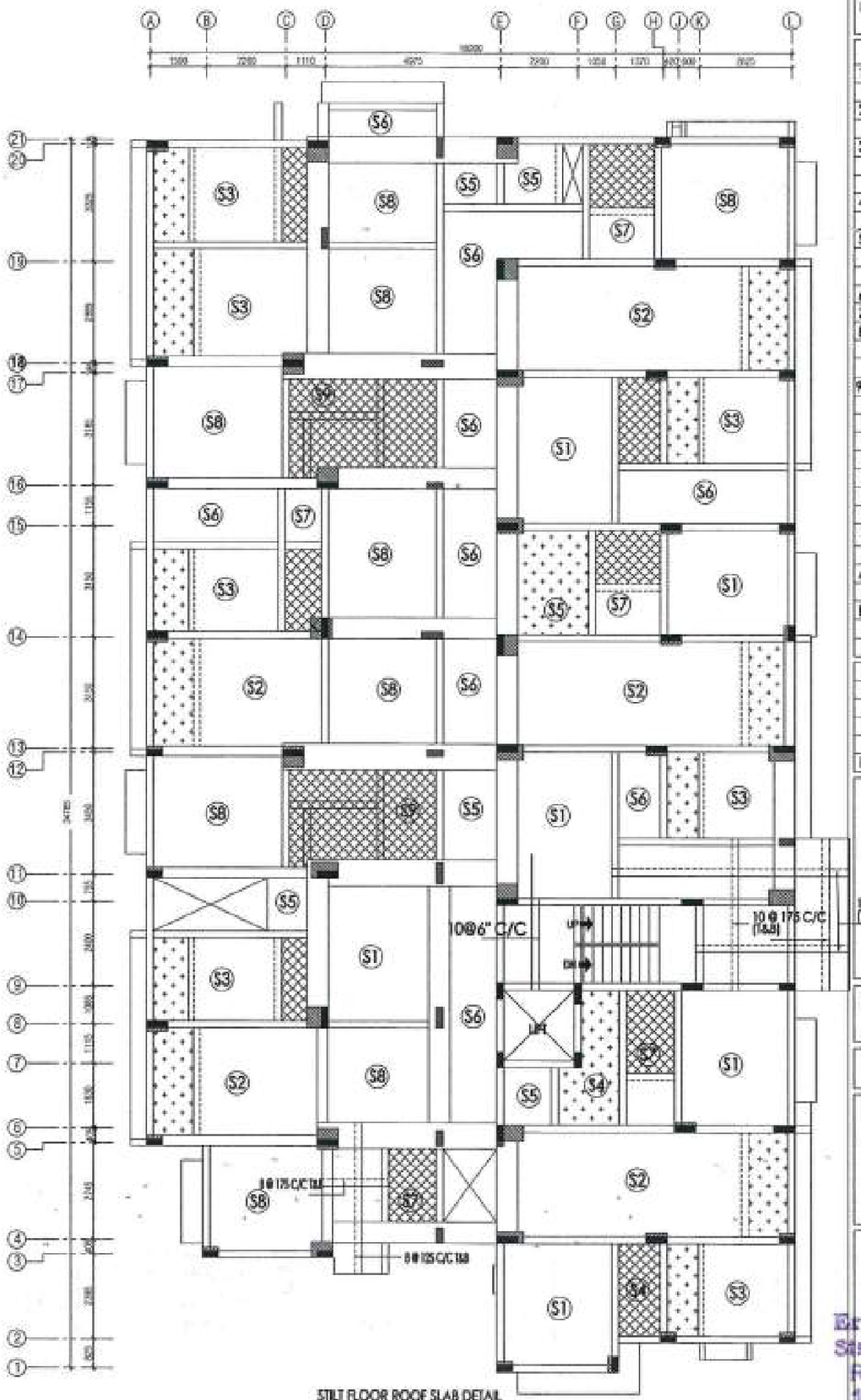
DRAWING No:	SCALE:	SHEET SIZE:
01	1:100	A2
NORTH POINT:	DRAWN: -	DESIGN: -
	CHECKED:	DATE: 22-11-2024
	SHEET NO: 1	REVISION: R0

STRUCTURAL ENGINEER:

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220



STILT FLOOR ROOF BEAM LAYOUT



STILT FLOOR ROOF SLAB DETAIL

ISSUE:
SUBMISSION DRAWING

NOTES:

1. ALL DIMENSIONS ARE IN METERS & MILLIMETERS.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWING
3. ANY DISCREPANCY/DOUBT WHILE EXECUTING SHOULD BE BROUGHT TO NOTICE OF THE STRUCTURAL CONSULTANT
4. DO NOT SCALE THE DRAWING, FOLLOW SPECIFIED DIMENSIONS
5. CONCRETE MIX FOR FOR M25 SHOULD BE IN IN (1:1:2) MIX WITH MINIMUM CEMENT CONTENT 340 kg/cum
6. REINFORCEMENT SHOULD BE OF GRADE Fe500
7. LAP LENGTH FOR REINFORCEMENT IS 50d
8. CONDUIT PIPES SHOULD NOT GO THROUGH COLUMNS BOTH IN TRANSVERSE OR LONGITUDINAL DIRECTIONS
9. FOOTING CENTRE AND COLUMN CENTRE ARE SAME UNLESS OTHERWISE SPECIFIED

MEMBER	CONCRETE GRADE	COVER
FOOTING	M-25 WITH 340Kg/cum CEMENT	50
COLUMN	M-25 WITH 340Kg/cum CEMENT	40
BEAM	M-25 WITH 340Kg/cum CEMENT	30
SLAB	M-25 WITH 340Kg/cum CEMENT	25

A. FOUNDATION DESIGNED FOR STILT +5 UPPER FLOORS
B. FOUNDATION PROVIDED AS PER SOIL REPORT

REV No.	DESCRIPTION	BY	DATE

PROJECT TITLE:

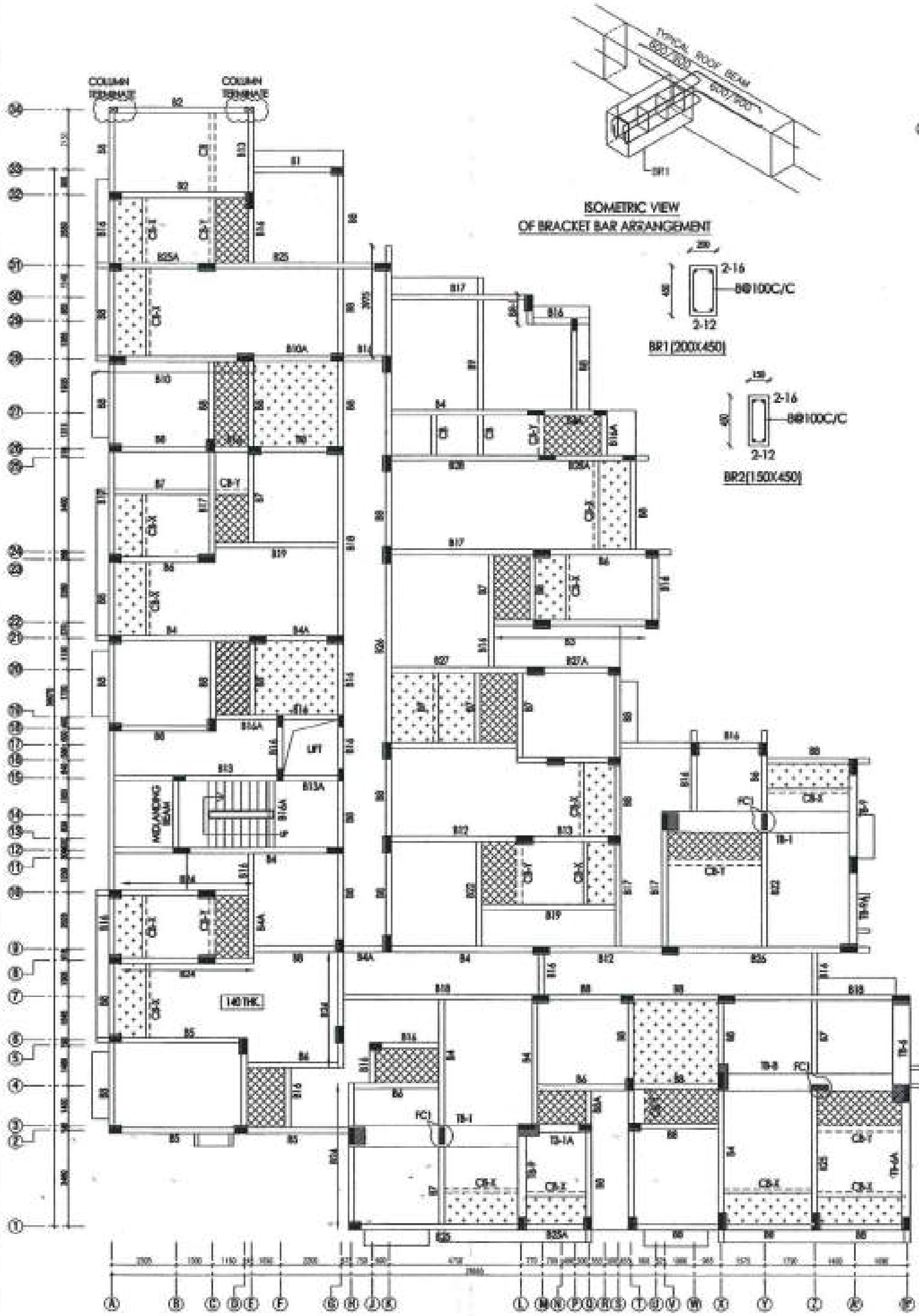
DRAWING TITLE:
STILT LVL FRAMING LAYOUT

DRAWING No:	SCALE:	SHEET SIZE:
01	1:100	A2
NORTH POINT:	DRAWN: -	DESIGN: -
	CHECKED:	DATE: 22-11-2024
	SHEET NO: 1	REVISION: R0

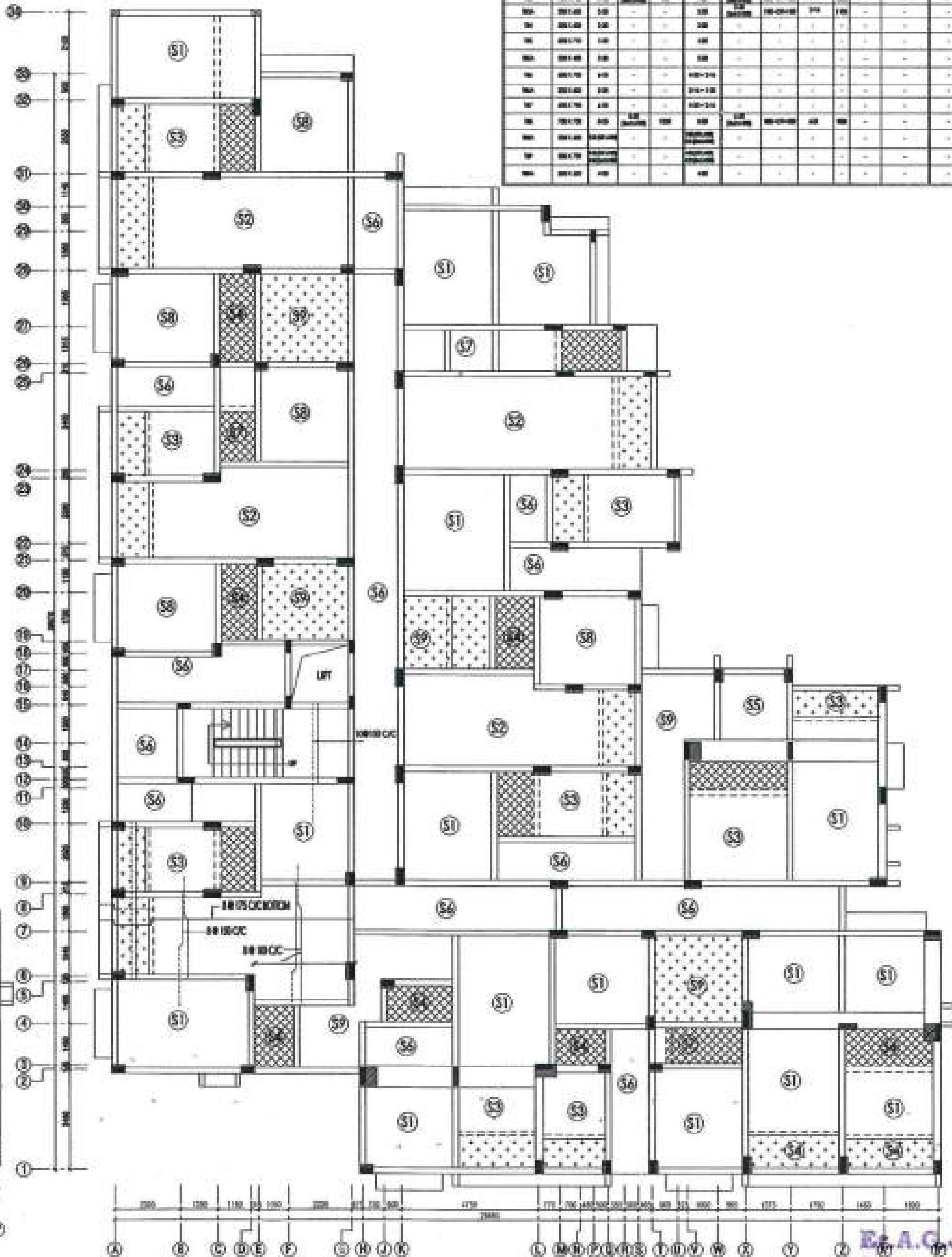
STRUCTURAL ENGINEER:

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883342220

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	[illegible]
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	[illegible]
[illegible]	[illegible]	[illegible]	-	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	[illegible]	[illegible]	-	[illegible]
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-	[illegible]	-	-	-	-	-	-	-	[illegible]	[illegible]	-	-



STILT FLOOR ROOF BEAM LAYOUT



STILT FLOOR ROOF SLAB DETAIL

ISSUE: SUBMISSION DRAWING

NOTES:

1. ALL DIMENSIONS ARE IN METERS & MILLIMETERS.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWING
3. ANY DISCREPANCY/DOUBT WHILE EXECUTING SHOULD BE BROUGHT TO NOTICE OF THE STRUCTURAL CONSULTANT
4. DO NOT SCALE THE DRAWING, FOLLOW SPECIFIED DIMENSIONS
5. CONCRETE MIX FOR FOR M25 SHOULD BE IN IN (1:1:2) MIX WITH MINIMUM CEMENT CONTENT 340 kg/cu.m
6. REINFORCEMENT SHOULD BE OF GRADE Fe500
7. LAP LENGTH FOR REINFORCEMENT IS 50d
8. CONDUIT PIPES SHOULD NOT GO THROUGH COLUMNS BOTH IN TRANSVERSE OR LONGITUDINAL DIRECTIONS
9. FOOTING CENTRE AND COLUMN CENTRE ARE SAME UNLESS OTHERWISE SPECIFIED

MEMBER	CONCRETE GRADE	COVER
FOOTING	M-25 WITH 340kg/cu.m CEMENT	50
COLUMN	M-25 WITH 340kg/cu.m CEMENT	40
BEAM	M-25 WITH 340kg/cu.m CEMENT	30
SLAB	M-25 WITH 340kg/cu.m CEMENT	25

A. FOUNDATION DESIGNED FOR STILT +4 UPPER FLOORS
B. FOUNDATION PROVIDED AS PER SOIL REPORT

REV No.	DESCRIPTION	BY	DATE

PROJECT TITLE:

DRAWING TITLE: STILT LVL. FRAMING LAYOUT

DRAWING No: 01	SCALE: 1:100	SHEET SIZE: A3
NORTH POINT:	DRAWN: -	DESIGN: -
	CHECKED:	DATE: 22-11-2024
	SHEET NO: 1	REVISION: R0

STRUCTURAL ENGINEER:
Er.A.G.JAGADEESH, B.Tech.
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai-625012
Cell: 8883343330



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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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