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RE REGULATORY RECORD

RERA Document

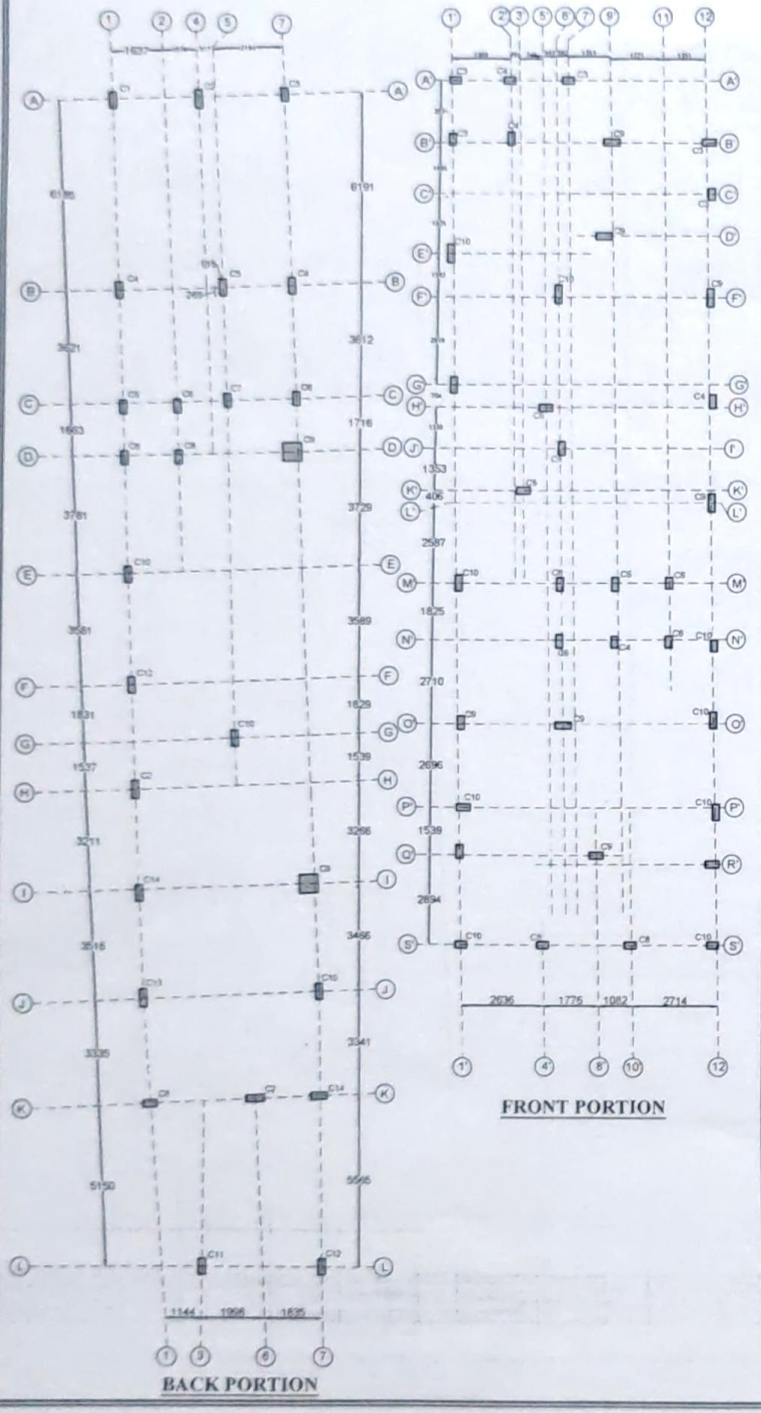
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD



column cross section detail

Type	COLUMN NO	Size	Cross section	Main Reinforcement	Ties Profile
01	C1	230 x 530mm	230 x 530	• 4-Y20 o 4-Y16	(2 RING) 8T@6"c/c
02	C2	230 x 600mm	230 x 600	•10-Y25	(3 RING) 8T@6"c/c
03	C3	230 x 450mm	230 x 450	• 8-Y20	(2 RING) 8T@6"c/c
04	C4	230 x 530mm	230 x 530	• 8-Y25 o 2-Y20	(3 RING) 8T@6"c/c
05	C5	230 x 530mm	230 x 530	•10-Y25	(3 RING) 8T@6"c/c
06	C6	230 x 450mm	230 x 450	• 4-Y16 o 4-Y12	(2 RING) 8T@6"c/c
07	C7	230 x 450mm	230 x 450	• 8-Y16	(2 RING) 8T@6"c/c
08	C8	230 x 450mm	230 x 450	• 4-Y20 o 4-Y16	(2 RING) 8T@6"c/c
09	C9	600 x 600mm	600 x 600	• 8-Y25 o 8-Y20	(4 RING) 8T@6"c/c
10	C10	230 x 530mm	230 x 530	•14-Y25	(4 RING) 8T@6"c/c
11	C11	230 x 530mm	230 x 530	• 4-Y25 o 6-Y20	(3 RING) 8T@6"c/c

column cross section detail

Type	COLUMN NO	Size	Cross section	Main Reinforcement	Ties Profile
12	C12	230 x 530mm	230 x 530	• 8-Y25	(3 RING) 8T@6"c/c
13	C13	230 x 600mm	230 x 600	•10-Y25 o 2-Y20	(3 RING) 8T@6"c/c
14	C14	230 x 530mm	230 x 530	• 4-Y25 o 8-Y20	(3 RING) 8T@7"c/c

APARTMENT BUILDING AT MADURAI

COLUMN LAYOUT & DETAILS

Notes :

1. All dimensions are in Feet / Inches.
2. Concrete grade : M 20.
3. Steel grade : Fe 500. Confirming to 1786 - 1985 To be used
4. Clear cover :Footing -2" , Column - 1.5" Beam -1.25" & Slab -1".
5. Lap length Compression (Column) : 45 Ø Tension (Beam & Slab) : 56 Ø
6. Provide spacer bar for every 3' length for second layer wherever required.
7. Depth of foundation Should be at least 7'6" from natural ground level .
8. The centerline column should be coincide with center line of footing.
9. Do not scale this drawing and follow architectural drawing dimensions only.
10. No changes shall be made without the concern of the structural consultant.
11. SBC of soil is taken as 314 kN/sq.m(Provided by client).
12. This structure analyzed & Designed for dead loads & live loads only.
13. The foundation and column are designed for Ground+First floor only.

Remarks:

1. Provide column stirrups spacing as 5"c/c at lapping zone
2. Column rebar's are lapped at 2 levels of alternate bars.
3. The column at L at footing matt should be minimum of 50xDia of rebar.
4. The column position should be checked with architectural drawings.

Er. M.SETHUPATHI, M.E.,(Struc)
1/104 A, West Street,
Kattuparamakudi, Paramakudi-623707.
Ph No: 9487667754
Reg.No: SE/GR.II/DTCP/TRICHY/MAR 2021/304

Drawn by : Er D Vishal Checked by : Er M.Sethupathi	Job No : 2208 -01
Date : 24.05.2024 Revision : R1	Dwg No : 01
Paper : A2 Scale N.T.S	

Drawing status:
GOOD FOR CONSTRUCTION

Engineer & Builder:

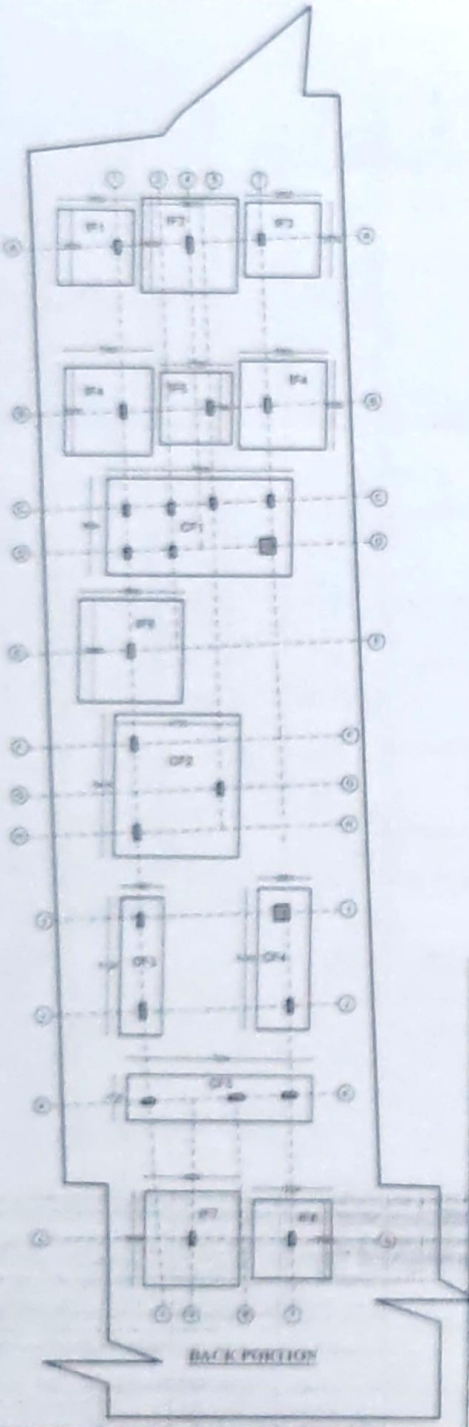
Architect:

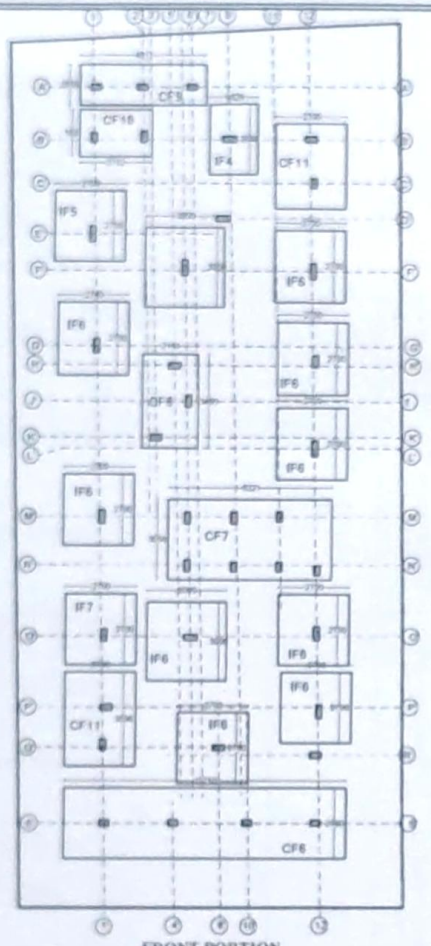
Structural Consultant :

Tension - o - tech structures,Madurai,Trichy.
Email id:design@tensionotech.com
Contact no:9487667754

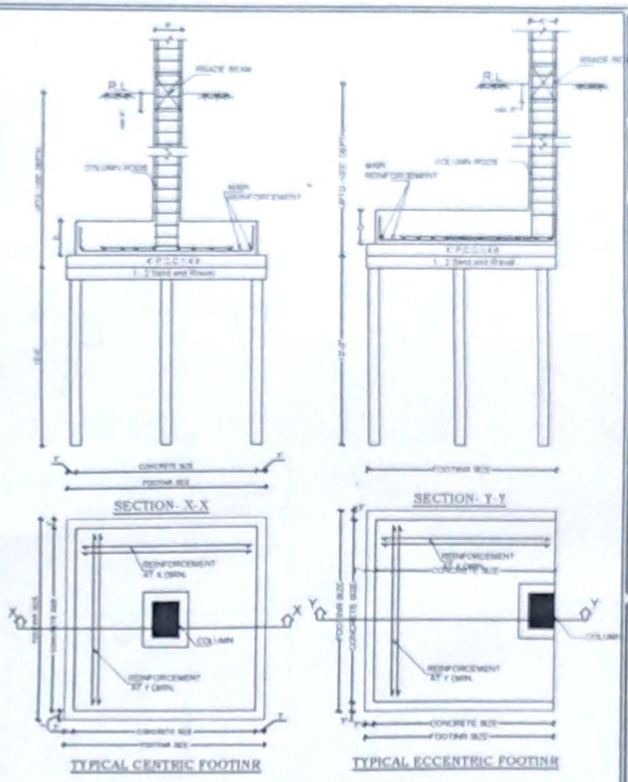
APARTMENT BUILDING AT MADURAI

FOOTING LAYOUT & DETAILS





FRONT PORTION



FOOTING SCHEDULE				
FOOTING TYPE	FOOTING SIZE	D	REINFORCEMENT	
			X Direction	Y Direction
CF1	2850 X 2850mm	600mm	16@125mmc/c	16@125mmc/c
CF2	3600 X 3600mm	600mm	16@125mmc/c	16@125mmc/c
CF3	2850 X 2850mm	600mm	16@125mmc/c	16@125mmc/c
CF4	3300 X 3300mm	600mm	16@125mmc/c	16@125mmc/c
CF5	2700 X 2700mm	530mm	16@150mmc/c	16@150mmc/c
CF6	10750 X 2700mm	530mm	12@150mmc/c	12@150mmc/c
CF7	3056 X 6221mm	530mm	16@150mmc/c	16@150mmc/c
CF8	2114 X 3495mm	600mm	16@150mmc/c	16@150mmc/c
CF9	4817 X 1555mm	530mm	16@150mmc/c	16@150mmc/c
CF10	1800 X 2782mm	600mm	16@125mmc/c	16@125mmc/c
CF11	2700 X 3396mm	600mm	16@150mmc/c	16@150mmc/c

FOOTING SCHEDULE				
FOOTING TYPE	FOOTING SIZE	D	REINFORCEMENT	
			X Direction	Y Direction
IF1	2850 X 2850mm	380mm	10@150mmc/c	10@150mmc/c
IF2	3600 X 3600mm	530mm	16@150mmc/c	16@150mmc/c
IF3	2850 X 2850mm	380mm	10@150mmc/c	10@150mmc/c
IF4	3300 X 3300mm	450mm	12@150mmc/c	12@150mmc/c
IF5	2700 X 2700mm	530mm	12@125mmc/c	12@125mmc/c
IF6	3900 X 3900mm	600mm	16@125mmc/c	16@125mmc/c
IF7	3600 X 3600mm	530mm	12@125mmc/c	12@125mmc/c
IF8	3000 X 3000mm	530mm	12@125mmc/c	12@125mmc/c

Notes :

1. All dimensions are in Feet / Inches.
2. Concrete grade : M 25.
3. Steel grade : Fe 500.
   Confirming to 1786 : 1985. To be used.
4. Clear cover : Footing -3" , Column - 1.5"
   Beam -1.25" & Slab -1".
5. Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 56 Ø
6. Provide spacer bar for every 3' length for second layer wherever required.
7. Depth of foundation Should be at least 10'0" from natural ground level.
8. The centerline column should be coincide with center line of footing.
9. Do not scale this drawing and follow architectural drawing dimensions only.
10. No changes shall be made without the concern of the structural consultant.
11. SBC of soil is taken as 1.60 MN/sq.m(Provided by client).
12. This structure analyzed & Designed for dead loads & live loads only.
13. The foundation and column are designed for Ground+ 03 = Four floors only.
14. Lime fly ash soil stabilization should be done as indicated in soil report.

Remarks:

1. Provide column stirrups spacing as 5"c/c at lapping zone.
2. Column rebar's are lapped at 2 levels of alternate bars.
3. The column at i...d footing mat should be minimum of 50xDia of rebar.
4. The column position should be checked with architectural drawings.

Drawn by : Er.D Vishal Checked by : Er.M.Sethupathi		Job No : 2208 -02
Date : 24.05.2024 Revision : R1	Dwg. No. : 02	Paper : A2

Drawing status:

GOOD FOR CONSTRUCTION

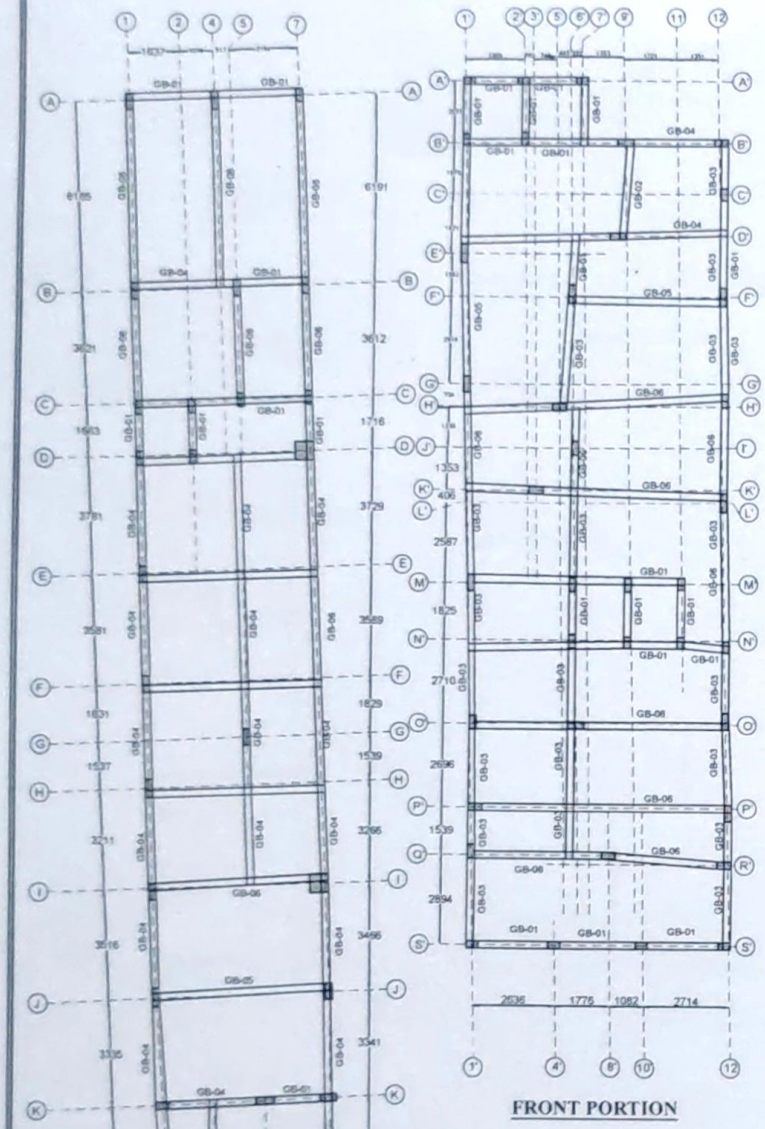
Engineer & Builder:

Architect:

Structural Consultant:

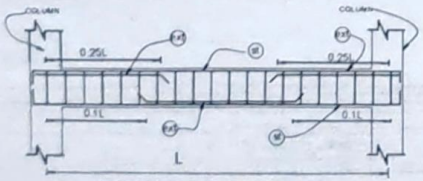
Tarasan - a - tech
structures, Madurai, Trichy.
Email id: design@tarasantech.com
Contact no: 9487667754

Er. M.SETHUPATHI, M.E.,(Struc)
1/104 A, West Street,
Kattuparamakudi, Paramakudi-623707.
Ph No: 9487667754
Reg.No: SE/OR/TNTCP/TRICHY/MAR 2021/301

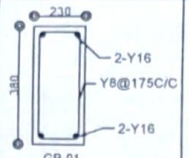
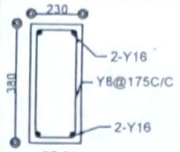
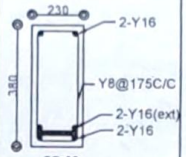
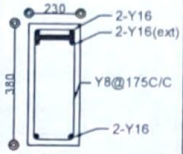
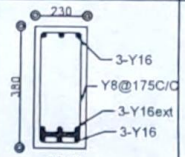
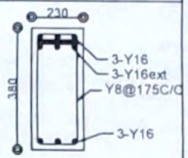
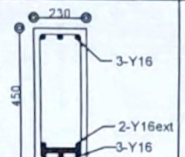
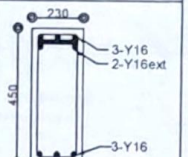
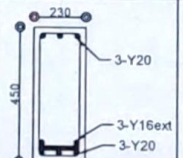
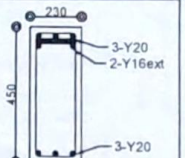
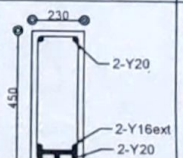
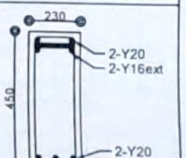


FRONT PORTION

BACK PORTION



TYPICAL L/S OF BEAMS

GRADE BEAM	AT MID SPAN	AT END SPAN
GB-01		
GB-02		
GB-03		
GB-04		
GB-05		
GB-06		

Er. M.SETHUPATHI, M.E.,(Struc)
1/104 A, West Street,
Kattuparamakudi, Paramakudi-623707.
Ph No: 9487667754
Reg.No: SE/GR.II/DTCP/TRICHY/MAR 2021/301

APARTMENT BUILDING AT MADURAI

GRADE BEAM LAYOUT

Notes :

1. All dimensions are in Feet / Inches.
2. Concrete grade : M 20.
3. Steel grade : Fe 500
   Confirming Is 1786 - 1985 To be used
4. Clear cover : Footing -2" ; Column - 1.5"
   Beam -1.25" & Slab -1".
5. Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 56 Ø
6. Provide spacer bar for every 3' length for second layer wherever required.
7. Depth of foundation Should be at least 7'6" from natural ground level .
8. The centerline column should be coincide with center line of footing.
9. Do not scale this drawing and follow architectural drawing dimensions only.
10. No changes shall be made without the concern of the structural consultant.
11. SBC of soil is taken as 314 kN/sq.m(Provided by client).
12. This structure analyzed & Designed for dead loads & live loads only.
13. The foundation and column are designed for Ground+First floor only.

Remarks:

Drawn by : Er D Vishal Checked by : Er M.Sethupathi	Job No : 2208 -01
Date : 24.05.2024 Revision : R1	Dwg No : 03
Paper : A2 Scale : N.T.S	

Drawing status:

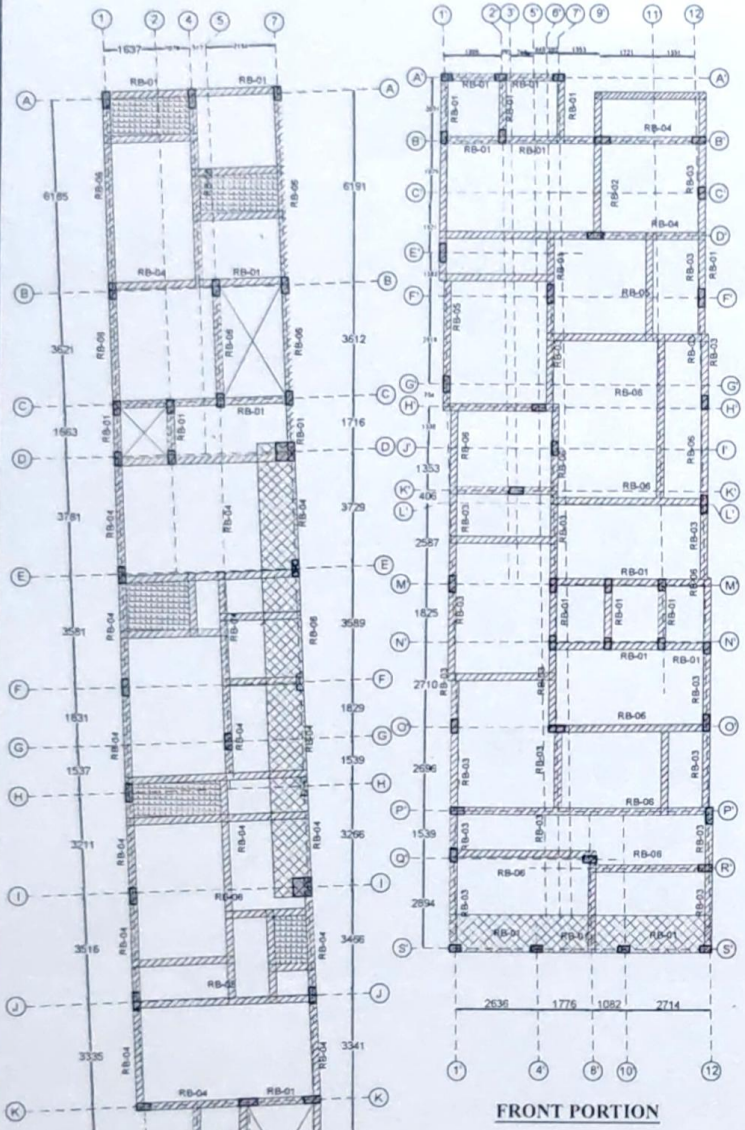
GOOD FOR CONSTRUCTION

Engineer & Builder:

Architect:

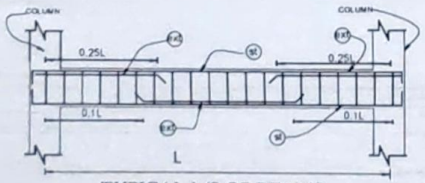
Structural Consultant :

Tension - o - tech structures, Madurai, Trichy.
Email id: design@tensionotech.com
Contact no: 9487667754

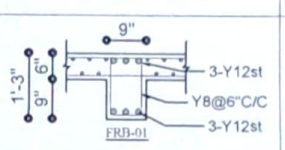
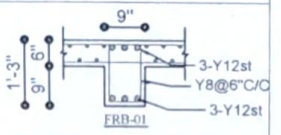
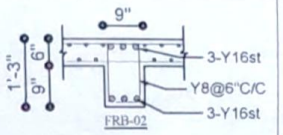
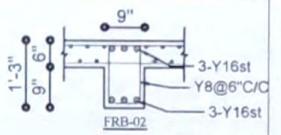
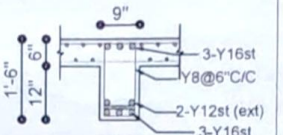
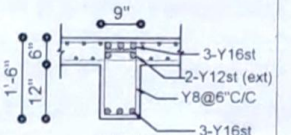
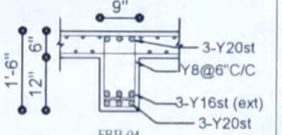
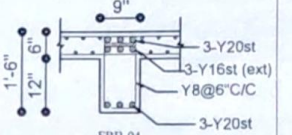
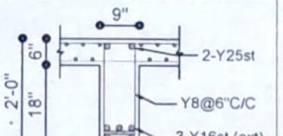
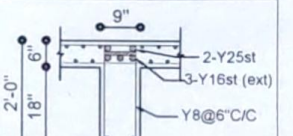
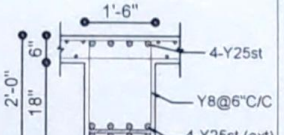
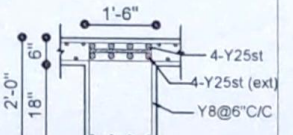


BACK PORTION

FRONT PORTION



TYPICAL L/S OF BEAMS

ROOF BEAM	AT MID SPAN	AT END SPAN
FRB-01		
FRB-02		
FRB-03		
FRB-04		
FRB-05		
FRB-06		

Er. M.SETHUPATHI, M.E.,(Struc)
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Ph No: 9487667754
Reg.No: SE/GR.II/DTCP/TRICHY/MAR 2021/301

APARTMENT BUILDING AT MADURAI

SILT ROOF BEAM LAYOUT

Notes :

1. All dimensions are in Feet / Inches.
2. Concrete grade : M 20.
3. Steel grade : Fe 500.
   Confirming Is 1786 - 1985 To be used
4. Clear cover : Footing -2" , Column - 1.5",
   Beam -1.25" & Slab -1".
5. Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 56 Ø
6. Provide spacer bar for every 3' length for second layer wherever required.
7. Depth of foundation Should be at least 7'6" from natural ground level.
8. The centerline column should be coincide with center line of footing.
9. Do not scale this drawing and follow architectural drawing dimensions only.
10. No changes shall be made without the concern of the structural consultant.
11. SBC of soil is taken as 314 kN/sq.m(Provided by client).
12. This structure analyzed & Designed for dead loads & live loads only.
13. The foundation and column are designed for Ground+First floor only.

Remarks:

1. Kindly follow the architectural drawings for levels.
2. Sc column should be terminated at grade beam level.
3. Provide anchorage length L minimum of 50XDia of rebar.
4. Depth of foundation should be decided as per site condition.
5. Level of grade beam should be decided as per architectural drawings.

Drawn by : Er D Vishal Checked by : Er M.Sethupathi	Job No : 2208 -01
Date : 24.05.2024 Revision : R1	Dwg No : 04
Paper : A2 Scale : N.T.S.	

Drawing status:

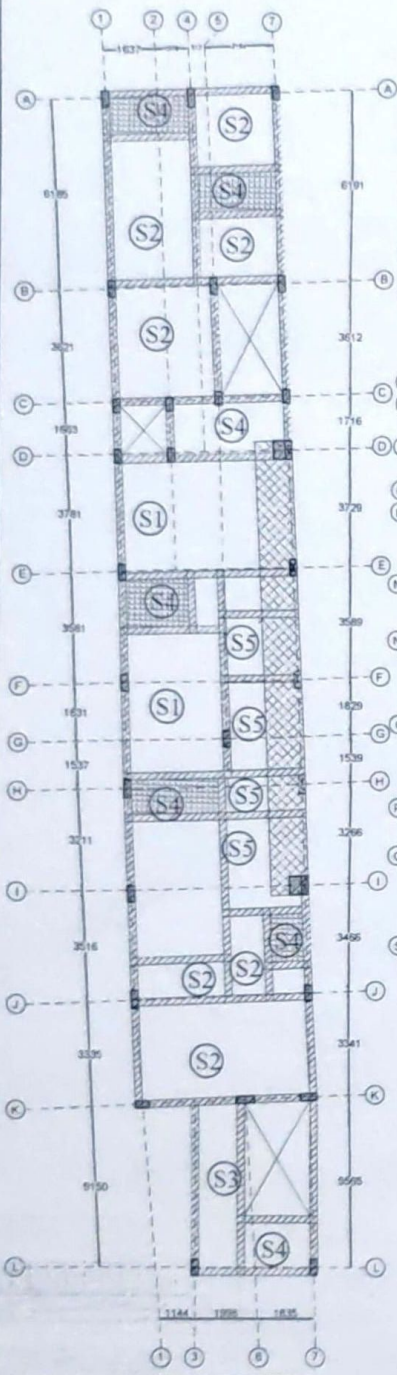
GOOD FOR CONSTRUCTION

Engineer & Builder:

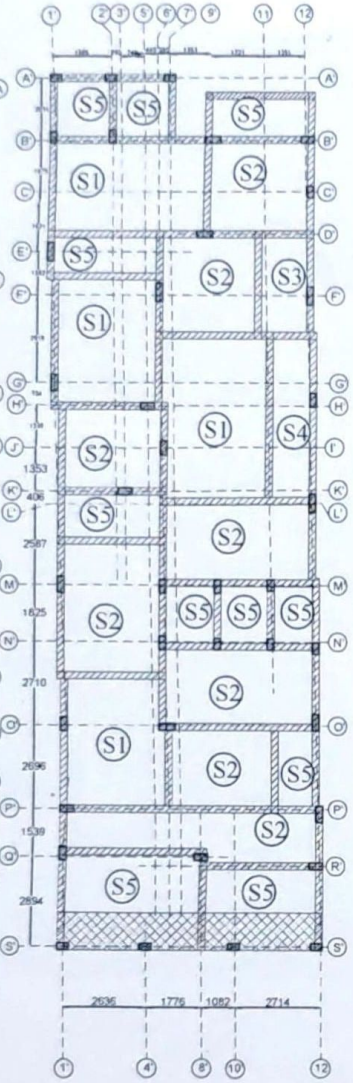
Architect:

Structural Consultant :

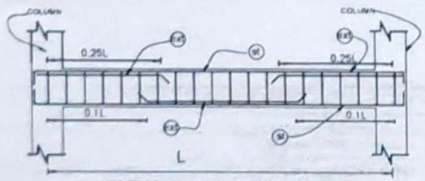
Tension - o - tech
structures,Madurai,Trichy.
Email id:design@tensionotech.com
Contact no:9487667754



BACK PORTION



FRONT PORTION



TYPICAL L/S OF BEAMS

SYMBOL	TYPE	SLAB THICKNESS	REIN. DETAILS
S1	ONE WAY	6"	10 mm Ø @ 6"c/c (Shorter)Alt.Ckd 10 mm Ø @ 6"c/c (Longer)Alt.Ckd
S2	TWO WAY	6"	10 mm Ø @ 6"c/c (Main)Alt.Ckd 10 mm Ø @ 6"c/c (Distributor)Alt.Ckd
S3	ONE WAY	6"	8 mm Ø @ 6"c/c (Shorter)Alt.Ckd 8 mm Ø @ 6"c/c (Longer)Alt.Ckd
S4	TWO WAY	6"	8 mm Ø @ 6"c/c (Main)Alt.Ckd 8 mm Ø @ 6"c/c (Distributor)Alt.Ckd
S5	DOUBLE MATT	6"	8 mm Ø @ 6"c/c

Er. M.SETHUPATHI, M.E.,(Struc)
1/104 A, West Street,
Kattuparamakudi, Paramakudi-623707.
Ph No: 9487667754
Reg.No: SE/GR.II/DTCP/TRICHY/MAR 2021/301

APARTMENT BUILDING AT MADURAI

SILT ROOF SLAB LAYOUT

Notes :

1. All dimensions are in Feet / Inches.
2. Concrete grade : M 20.
3. Steel grade : Fe 500
   Confirming Is 1786 - 1985 To be used
4. Clear cover : Footing -2" , Column - 1.5"
   Beam -1.25" & Slab -1".
5. Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 56 Ø
6. Provide spacer bar for every 3' length for second layer wherever required.
7. Depth of foundation Should be at least 7'6" from natural ground level .
8. The centerline column should be coincide with center line of footing.
9. Do not scale this drawing and follow architectural drawing dimensions only.
10. No changes shall be made without the concern of the structural consultant.
11. SBC of soil is taken as 314 kN/sq.m(Provided by client).
12. This structure analyzed & Designed for dead loads & live loads only.
13. The foundation and column are designed for Ground+First floor only.

Remarks:

1. Kindly follow the architectural drawings for levels.
2. Sc column should be terminated at grade beam level.
3. Provide anchorage length L minimum of 50XDia of rebar.
4. Depth of foundation should be decided as per site condition.
5. Level of grade beam should be decided as per architectural drawings.

Drawn by : Er D Vishal Checked by : Er M.Sethupathi	Job No : 2208 -01
Date : 24.05.2024 Revision : R1	Dwg No : 05 Paper : A2 Scale : N.T.S

Drawing status:

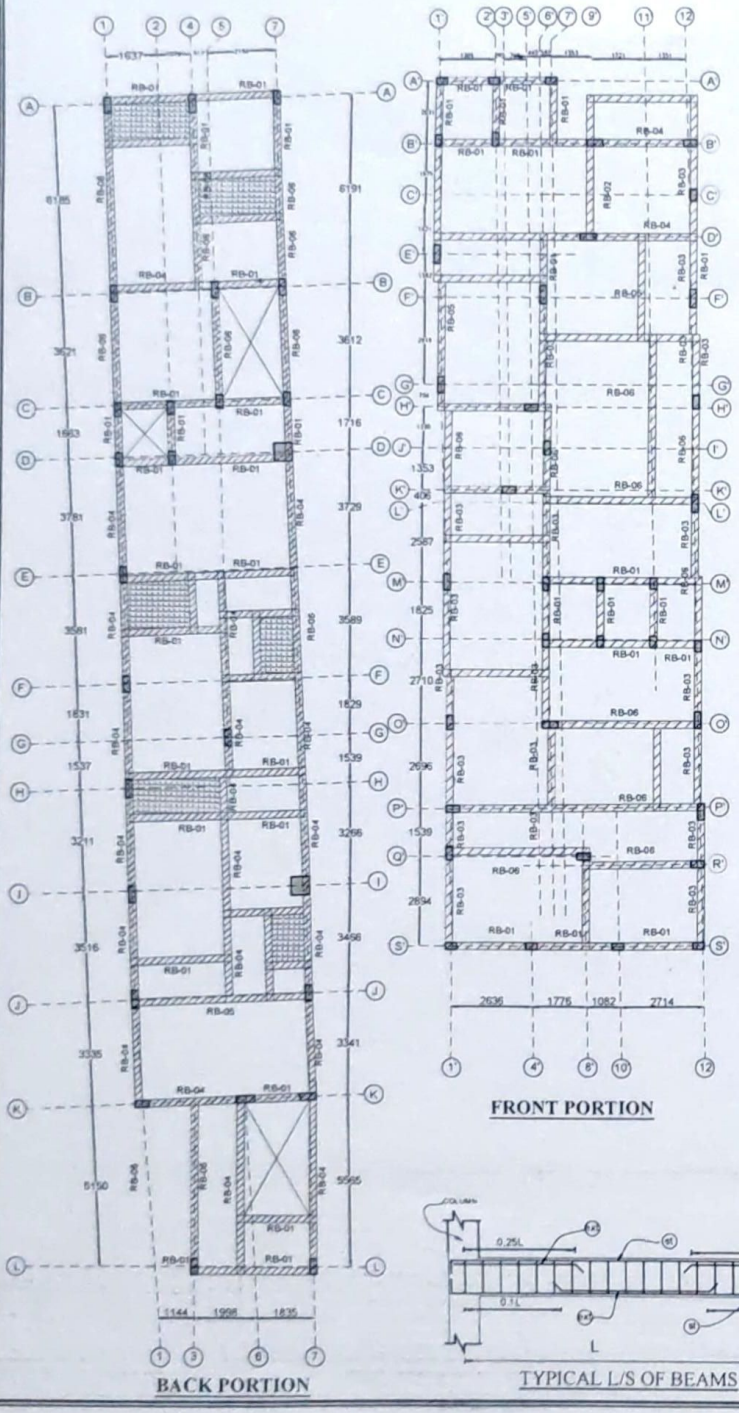
GOOD FOR CONSTRUCTION

Engineer & Builder:

Architect:

Structural Consultant :

Tension - o - tech structures, Madurai, Trichy.
Email id:design@tensionotech.com
Contact no:9487667754



FRONT PORTION

BACK PORTION

TYPICAL L/S OF BEAMS

ROOF BEAM	AT MID SPAN	AT END SPAN
FRB-01	9", 1'-3", 9", 6", 3-Y12st, Y8@6"C/C, 3-Y12st, FRB-01	9", 1'-3", 9", 6", 3-Y12st, Y8@6"C/C, 3-Y12st, FRB-01
FRB-02	9", 1'-3", 9", 6", 3-Y16st, Y8@6"C/C, 3-Y16st, FRB-02	9", 1'-3", 9", 6", 3-Y16st, Y8@6"C/C, 3-Y16st, FRB-02
FRB-03	9", 1'-6", 12", 6", 3-Y16st, Y8@6"C/C, 2-Y12st (ext), 3-Y16st, FRB-03	9", 1'-6", 12", 6", 3-Y16st, 2-Y12st (ext), Y8@6"C/C, 3-Y16st, FRB-03
FRB-04	9", 1'-6", 12", 6", 3-Y20st, Y8@6"C/C, 3-Y16st (ext), 3-Y20st, FRB-04	9", 1'-6", 12", 6", 3-Y20st, 3-Y16st (ext), Y8@6"C/C, 3-Y20st, FRB-04
FRB-05	9", 2'-0", 18", 6", 2-Y25st, Y8@6"C/C, 3-Y16st (ext), 2-Y25st, FRB-05	9", 2'-0", 18", 6", 2-Y25st, 3-Y16st (ext), Y8@6"C/C, 2-Y25st, FRB-05
FRB-06	1'-6", 2'-0", 18", 6", 4-Y25st, Y8@6"C/C, 4-Y25st (ext), 4-Y25st, FRB-06	1'-6", 2'-0", 18", 6", 4-Y25st, 4-Y25st (ext), Y8@6"C/C, 4-Y25st, FRB-06

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APARTMENT BUILDING AT MADURAI

TYPICAL ROOF BEAM LAYOUT

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Date : 24.05.2024 Revision : R1	Dwg No : 06 Paper : A2 Scale : N.T.S

Drawing status:

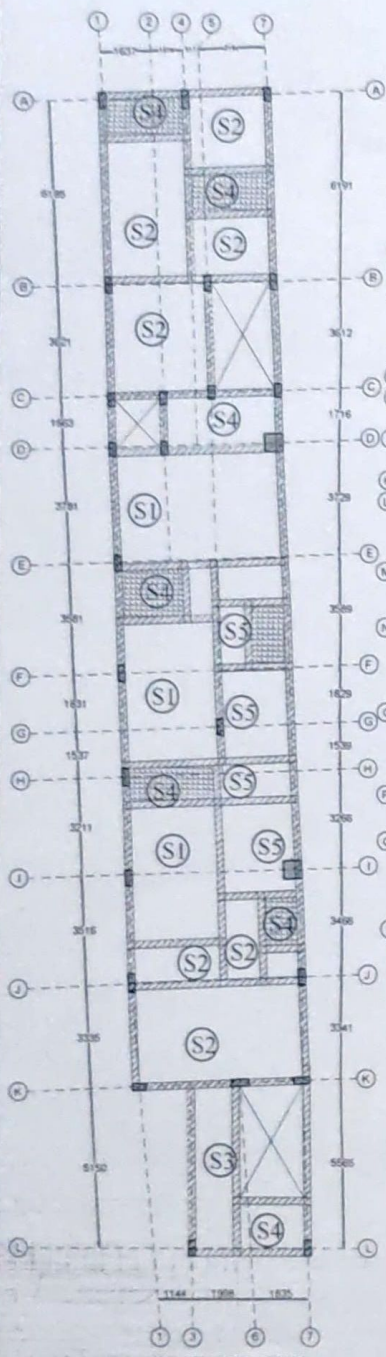
GOOD FOR CONSTRUCTION

Engineer & Builder:

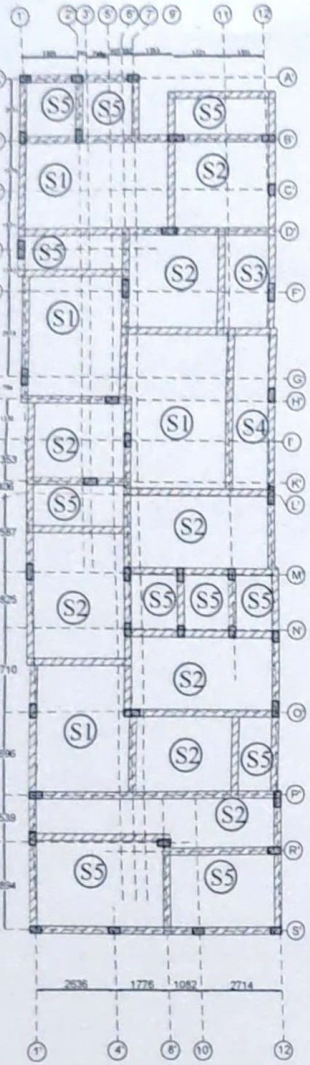
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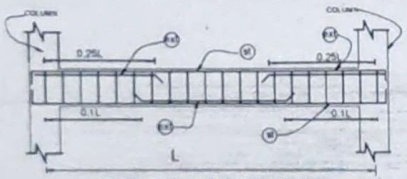
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BACK PORTION



FRONT PORTION



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Date : 24.05.2024 Revision : R1	Dwg No : 07 Paper : A2 Scale : N.T.S

Drawing status:
GOOD FOR CONSTRUCTION

Engineer & Builder:

Architect:

Structural Consultant :

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structures,Madurai,Trichy.
Email id:design@tensionotech.com
Contact no:9487667754

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

Verified RealEstate
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.