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DIGITALLY VERIFIED RECORD

SURIYA PRABHA STRUCTURAL CONSULTANTS

10/C3, Elegant Apartments, Perumal Koil First Street,
Kottur, Chennai - 600 085

S. Suriya Prabha, MCA
E-mail: ramji46@gmail.com
Mobile No. 9841558485

Er.S. Ramachandran
M.E.Struct, D.I.I.T. Building Tech.,
Office No. 044 - 2366 0056

Date: 23-09-2026

STABILITYCERTIFICATE

(To be furnished while filing application for registration of building)

The detailed engineering and structure design of the proposed building comprising of **Stilt Floor + 4 Floors + 5th Floor (Part)** floors at **Door No. 1/1, 8/26 & 27, Sivaji Street, T.Nagar, Chennai-17** S.No.**5746, 7387, 9069, 9070** has been done by me/us based on the report of geotechnical investigation (soil test) done by **Geo Mines Engineers Pvt Ltd,** Report No. **GMEPL/RAJNI FOUNDATION PVT LTD/478/2024-25** Dated **20-01-2025** and considering the functional requirement of the building.

2. It is certified that among other factors, the proposed building has been designed to resist earthquake. I/We have checked various parameters and found that the proposed building would be safe.

3. I/We furthercertify that:

(i) The minimum grade of concrete is M 30

(ii) The design and analysis has been done using the code of practice for plain and reinforced concrete as per IS 456-2000, design loads as per IS Codes No IS 875 and design of earthquake resistant structure as per IS Code No IS 1893-2025

4. The building will be safe and sound when used for the purpose for which it is designed.

Er. M. Tamil Selvan, M.Tech(Stru.)
(Structural Engineer Grade-1)
CMDA Reg. No: SE/I/2025/10/0155
Valid upto: 29-10-2030. I Tob: +91 98433 16508
SKC STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar
Chennai- 600 083.
Stamp and Signature

Encl.: Structural Design Calculation

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **Tamil selvan** has enrolled as **Registered Structural Engineer Grade-I(SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E Structures** and experience in the relevant field for 5 years.

He/She has been given the Registration No. **SE/I/2025/10/0155** on **30-Oct-2025** He/She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(ms) No.18 MAWS (MA1) Dept. Dated. 04.02.2019.

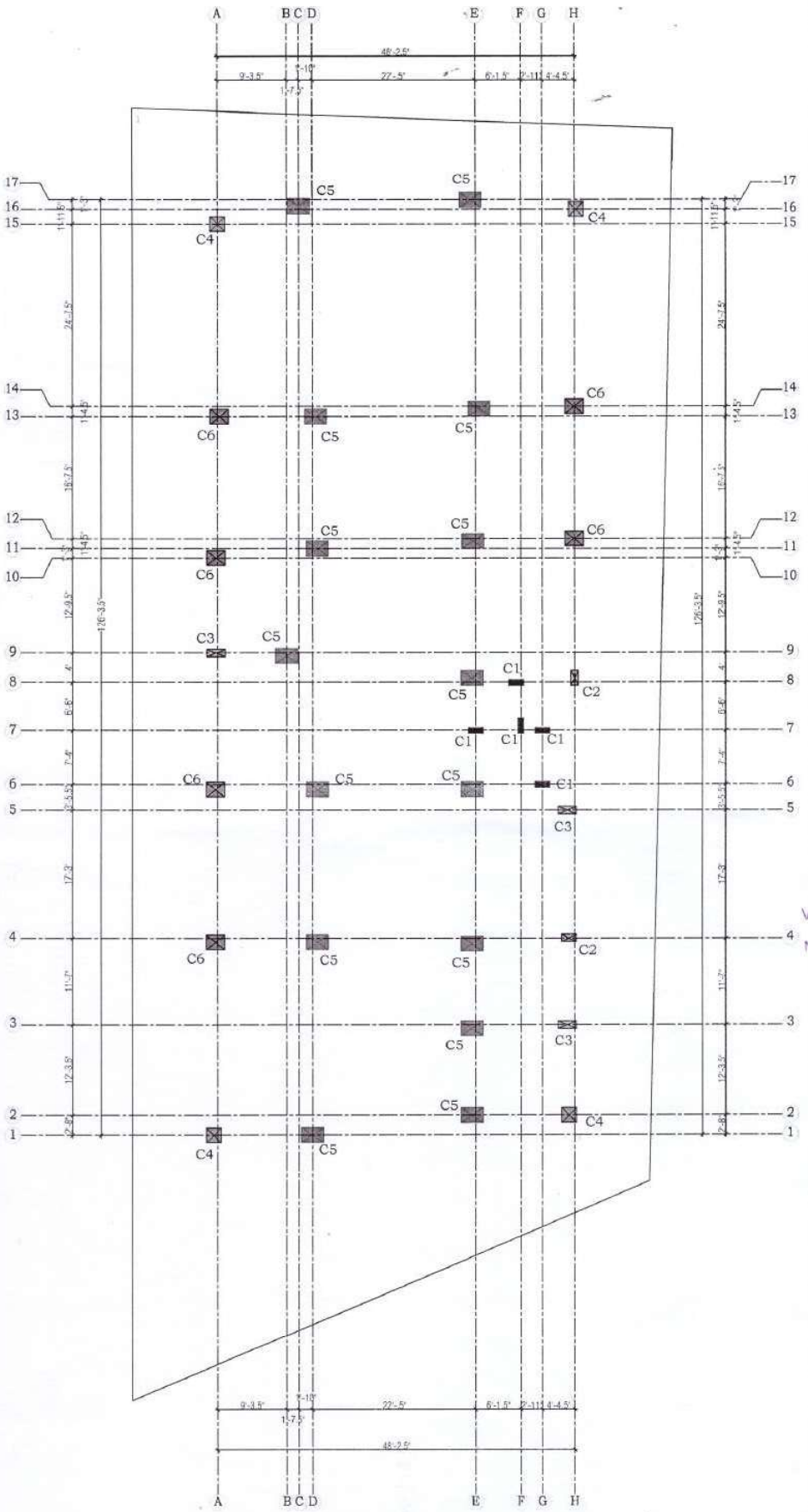
This Registration is valid upto **29-Oct-2030**.

Signature valid
Name :M.K Asha Parveen
Designation :Superintendent
Date :10/30/2025 3:17:33 PM



M K Asha Parveen

Superintendent



CENTER LINE SKETCH & COLUMN LAYOUT

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   I.COLUMNS = 25MM AT 230 SIDE , 40MM AT 300 SIDE.
   II.FOUNDATION = 50MM
   III.GRADE BEAMS = 30MM
   IV.ROOF BEAMS = 25MM
   IV.FLOOR SLAB = 20MM
   V.ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMILSELVAN, M.Tech (Stru.)
(Structural Engineer Grade-I)
GCC REG.NO: RSE100262026
Valid upto 28-08-2031 Mob: +91 98433 16508
SKC STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar,
Chennai - 600 083.

STRUCTURAL CONSULTANT:

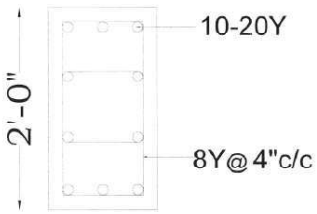
S K C STRUCTURAL CONSULTANTS.
NO:6, KAMARAJAR SALAI,
ASHOK NAGAR,
CHENNAI-83.

DESIGNED BY:
Er.M.TAMIL SELVAN M.Tech (Stru.)
PH-98433 16508.

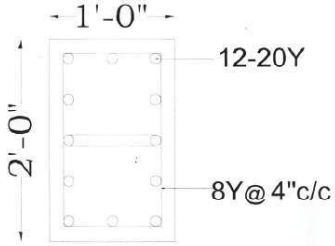
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

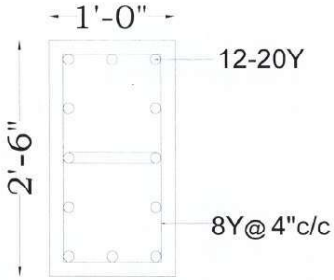
DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	001



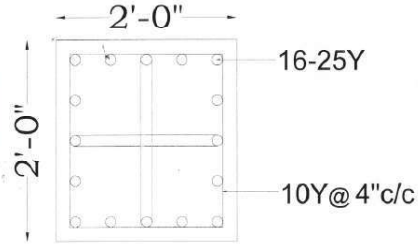
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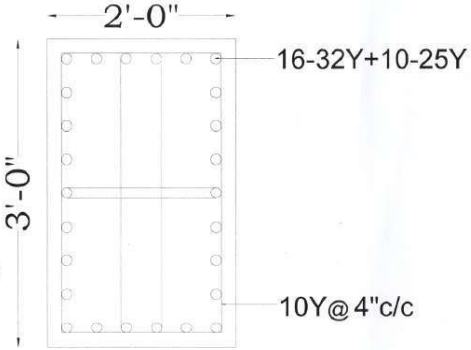
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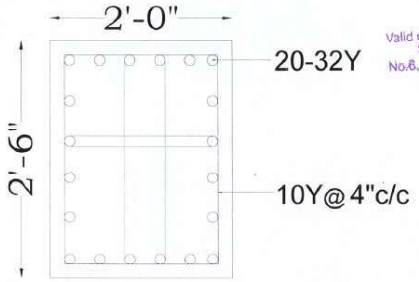
C3



C4



C5



C6

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   COLUMNS = 25MM AT 230 SIDE
   40MM AT 300 SIDE
   FOUNDATION = 50MM
   FGRADE BEAMS = 35MM
   FROOF BEAMS = 25MM
   FFLOOR SLAB = 20MM
   FROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMILSELVAN, M.Tech (Stru.)
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STRUCTURAL CONSULTANT:

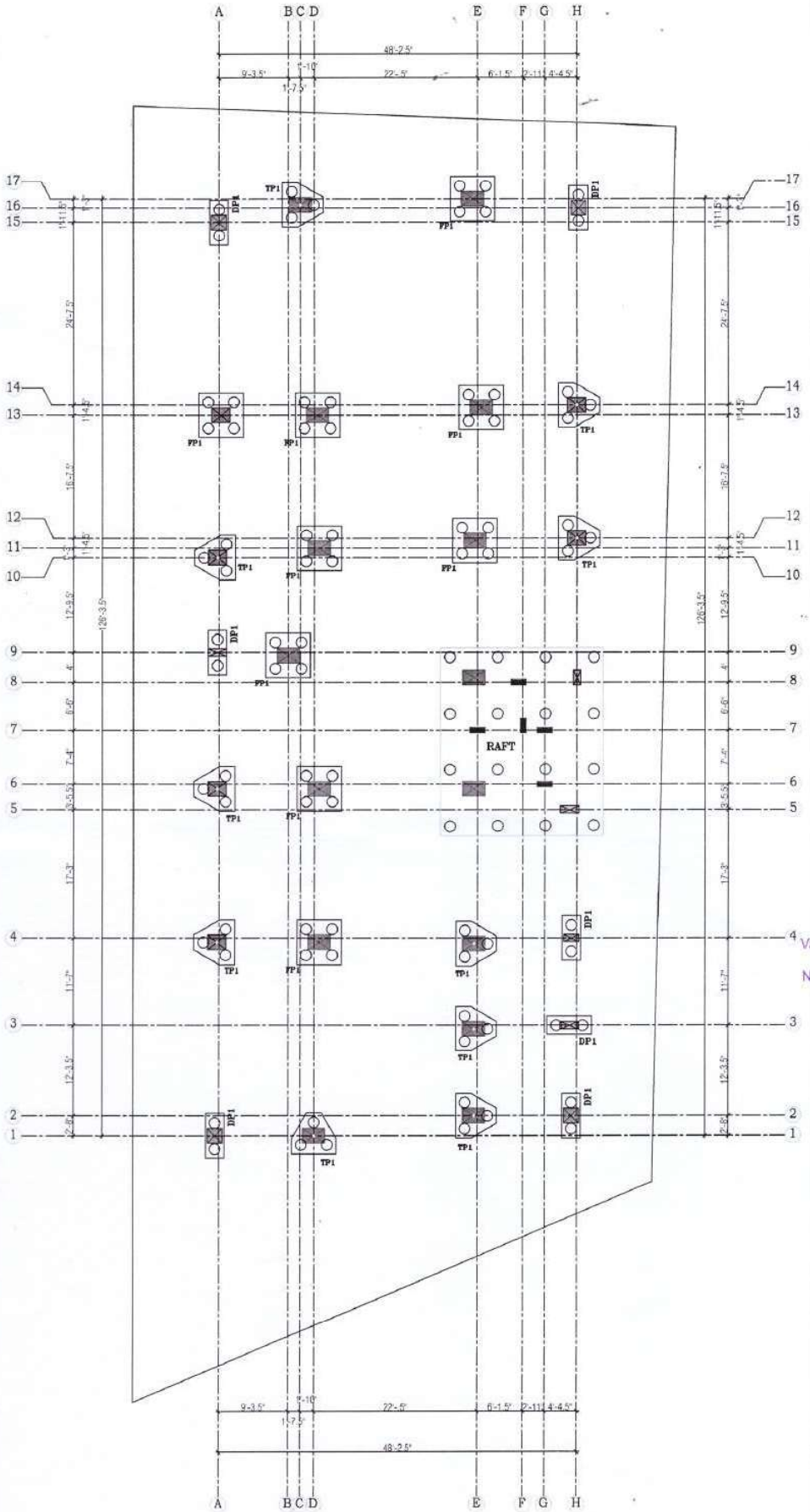
S K C STRUCTURAL CONSULTANTS.
NO.6, KAMARAJAR SALAI, ASHOK NAGAR, CHENNAI-83.

DESIGNED BY: Er.M.TAMIL SELVAN M.Tech (Stru.) PH-98433 16508.

PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	002



CENTER LINE SKETCH & PILE LAYOUT

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   - I.COLUMNS = 25MM AT 230 SIDE ; 40MM AT 300 SIDE.
   - II.FOUNDATION = 50MM
   - III.GRADE BEAMS = 30MM
   - IV.ROOF BEAMS = 25MM
   - IV.FLOOR SLAB = 20MM
   - V.ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMILSELVAN, M.Tech (Stru.)
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SKC STRUCTURAL CONSULTANTS
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Chennai 600 083.

STRUCTURAL CONSULTANT:

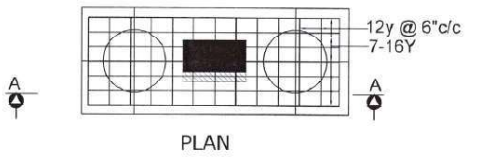
S K C STRUCTURAL CONSULTANTS.
NO:6, KAMARAJAR SALAI,
ASHOK NAGAR,
CHENNAI-83.

DESIGNED BY:
Er.M.TAMIL SELVAN M.Tech (Stru.)
PH-98433 16508.

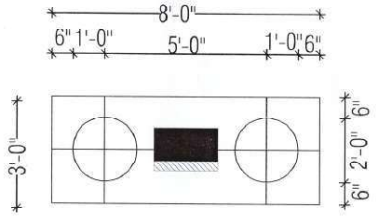
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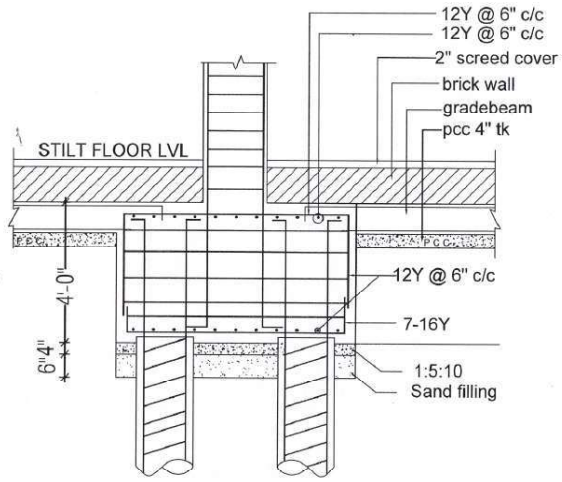
THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	003

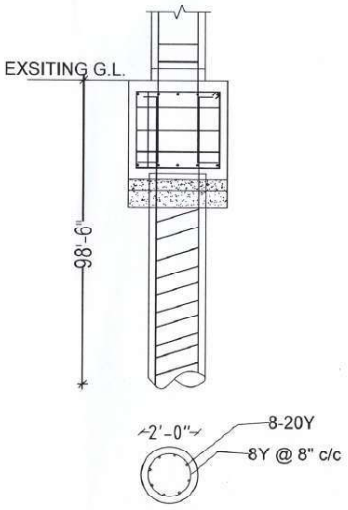


PLAN





SECTION-A A



PILE DETAILS

DP1 DETAIL

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   COLUMNS = 25MM AT 230 SCF.,
   40MM AT 300 SCF.
   FOUNDATION = 50MM
   GRADE BEAMS = 35MM
   ROOF BEAMS = 25MM
   FLOOR SLAB = 20MM
   ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMILSELVAN, M Tech (Stru.)
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Chennai 600 083.

STRUCTURAL CONSULTANT:

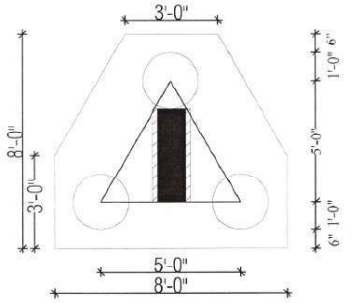
S K C STRUCTURAL CONSULTANTS,
NO.6, KAMARAJAR SALAI,
ASHOK NAGAR,
CHENNAI-83.

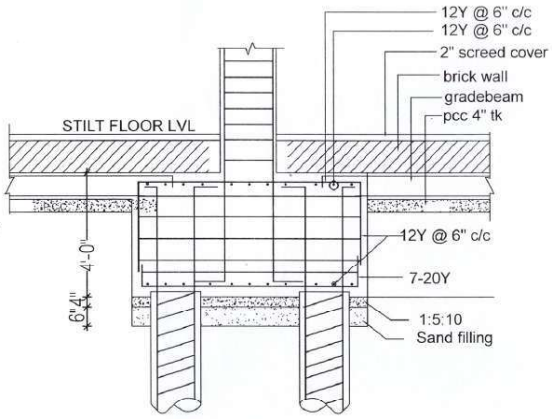
DESIGNED BY:
Er.M.TAMIL SELVAN M.Tech (Stru.)
PH-98433 16508.

PROJECT TITTLE:

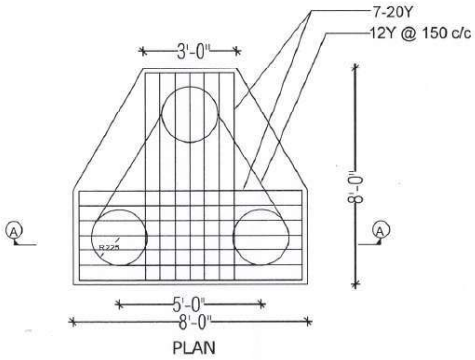
THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	004



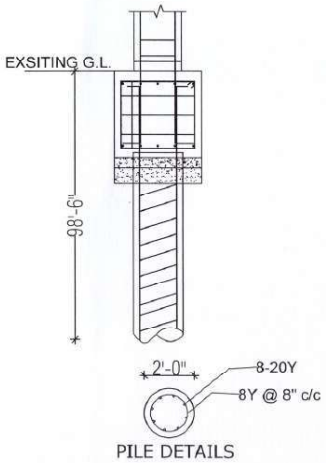


SECTION-A A



PLAN

TP1 DETAIL



PILE DETAILS

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMIL SELVAN, M.Tech.
(Structural Engineer Grade-I)
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SKC STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar,
Chennai 600 083.

STRUCTURAL CONSULTANT:

S K C STRUCTURAL CONSULTANTS.
NO:6, KAMARAJAR SALAI,
ASHOK NAGAR,
CHENNAI-83.

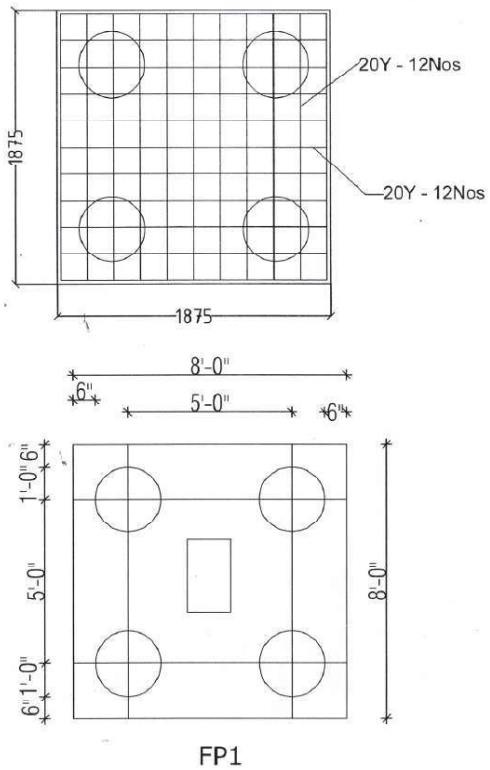
DESIGNED BY:
Er.M.TAMIL SELVAN M.Tech (Stru.)
PH-98433 16508.

PROJECT TITTLE:

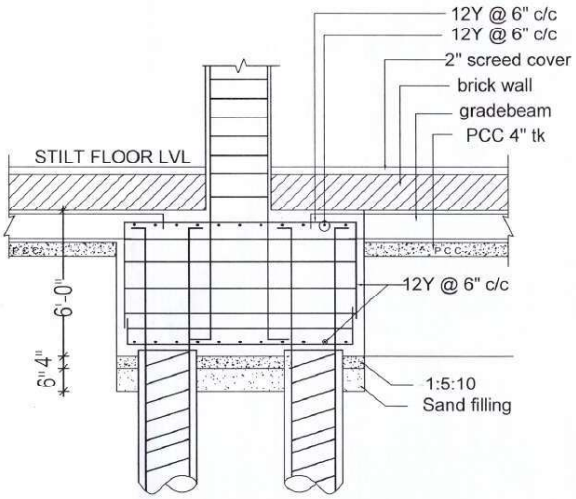
THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	005

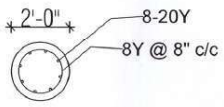
FP1- FOUR PILE GROUP DETAILS



FP1



SECTION-A A



PILE DETAILS

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMILSELVAN, M.Tech (Stru.)
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SKC STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar
Chennai 600 083.

STRUCTURAL CONSULTANT:

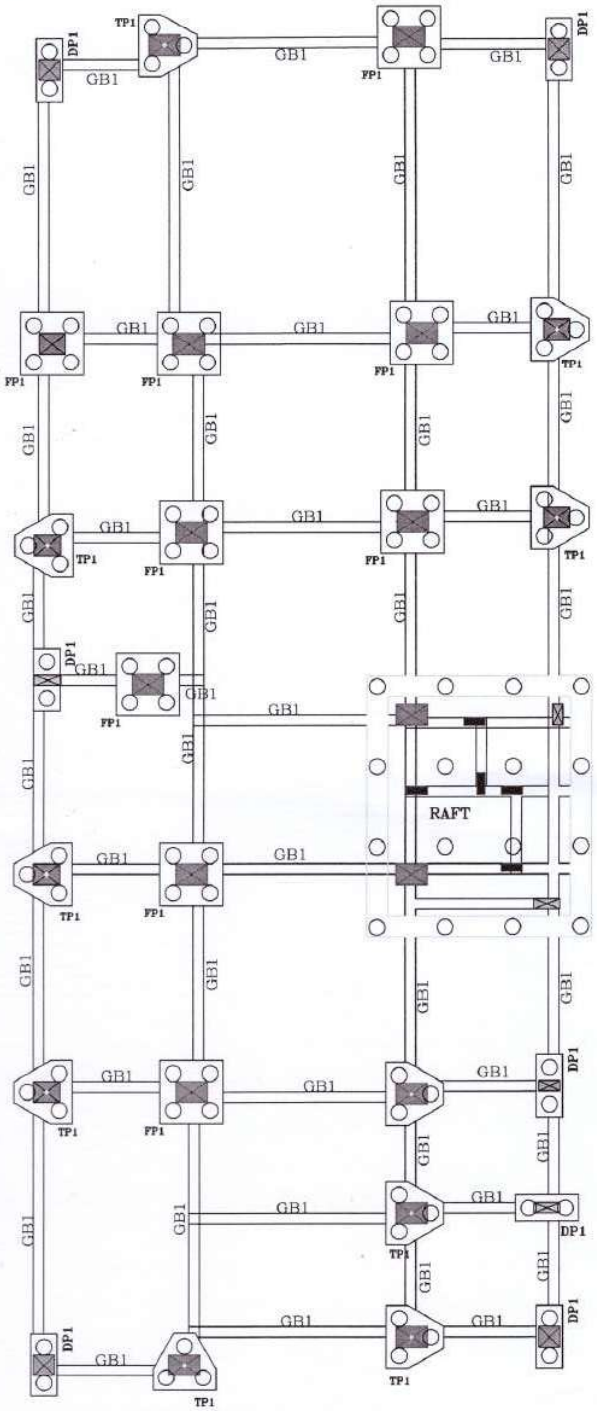
S K C STRUCTURAL CONSULTANTS.
NO.6, KAMARAJAR SALAI, ASHOK NAGAR, CHENNAI-83.

DESIGNED BY:
Er.M.TAMIL SELVAN M.Tech (Stru.)
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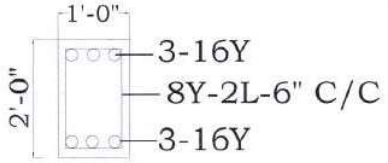
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.81,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	006



GARDE BEAM LAYOUT & DETAILS



GB1

NOTES:

1. All DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.
2. CLEAR COVER:
   I.COLUMNS = 25MM & 50MM
   40MM & 50MM
   II.FOUNDATION = 50MM
   III.GRADE BEAMS = 30MM
   IV.ROOF BEAMS = 25MM
   IV.FLOOR SLAB = 20MM
   V.ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 500
5. OVER LAP = 50d

NOTES

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

Er.M.TAMILSELVAN, M.Tech.(Strd.)
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Chennai 600 083.

STRUCTURAL CONSULTANT:

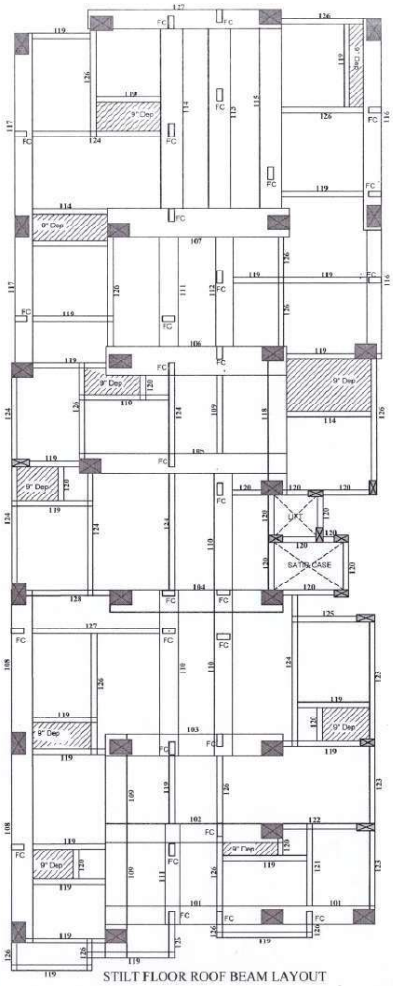
S K C STRUCTURAL CONSULTANTS.
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ASHOK NAGAR,
CHENNAI-83.

DESIGNED BY:
Er.M.TAMIL SELVAN M.Tech (Stru.)
PH-98433 16508.

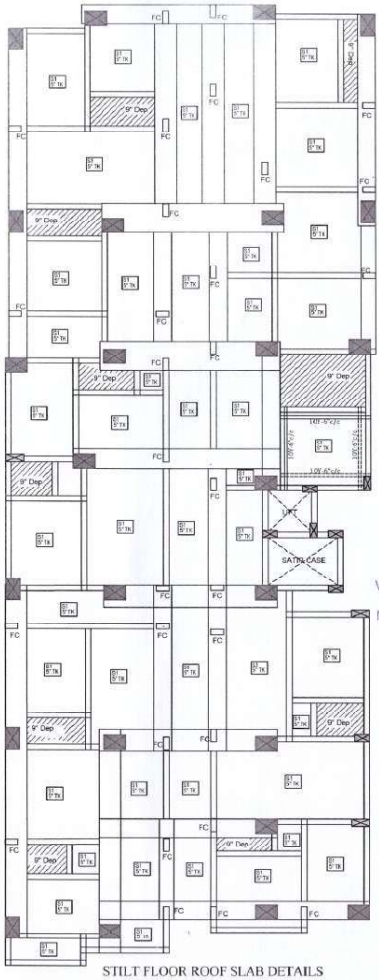
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	007



STILT FLOOR ROOF BEAM LAYOUT



STILT FLOOR ROOF SLAB DETAILS

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER
   - FOOTINGS = 25MM AT 230 SIDE, 40MM AT 300 SIDE
   - FOUNDATION = 50MM
   - GRADE BEAMS = 30MM
   - SUPER BEAMS = 25MM
   - SUPER FLOOR SLAB = 20MM
   - SUPER ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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Chennai - 600 083.

STRUCTURAL CONSULTANT:

S K C STRUCTURAL CONSULTANTS.
NO.6, KAMARAJAR SALAI,
ASHOK NAGAR,
CHENNAI-83.

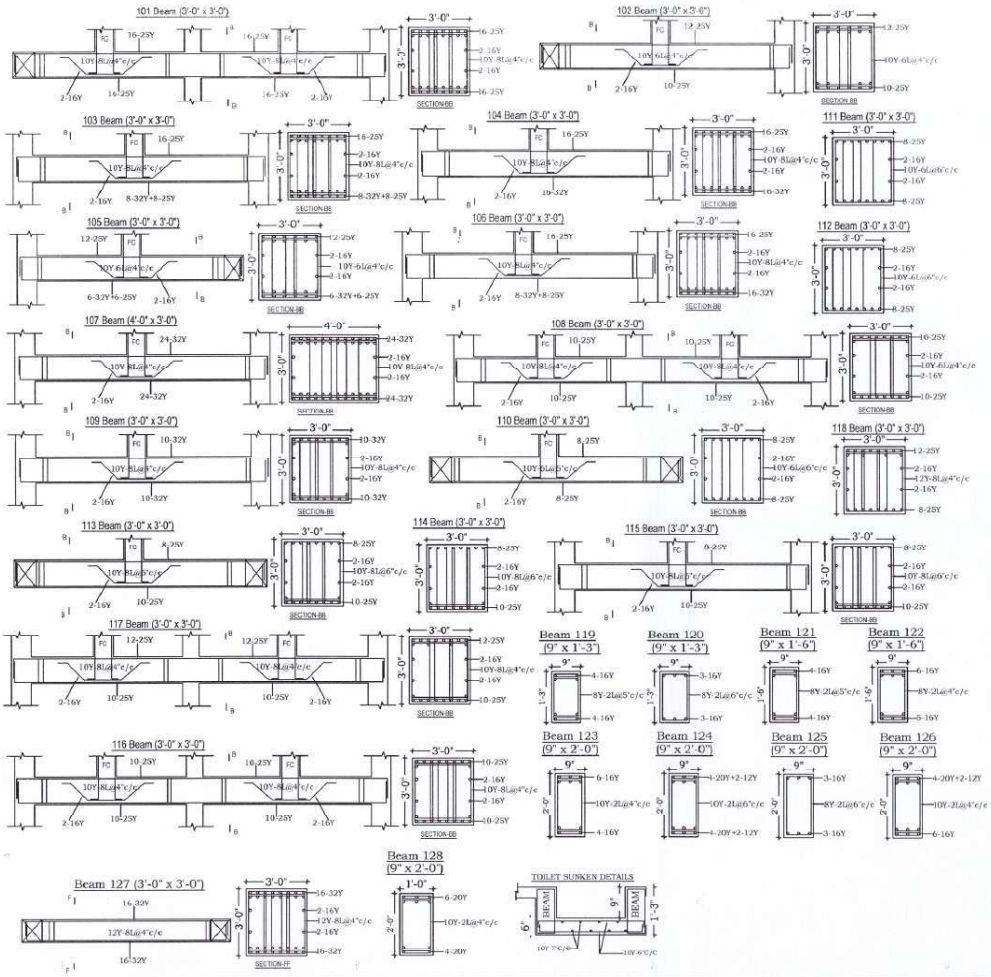
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DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	008

STILT FLOOR ROOF BEAM DETAILS



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER:
   - I.COLUMNS = 25MM AT 230 SIDE, 40MM AT 300 SIDE
   - II.FOUNDATION = 50MM
   - III.GRADE BEAMS = 30MM
   - IV.ROOF BEAMS = 25MM
   - IV.FLOOR SLAB = 20MM
   - V.ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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SKC STRUCTURAL CONSULTANTS
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STRUCTURAL CONSULTANT:

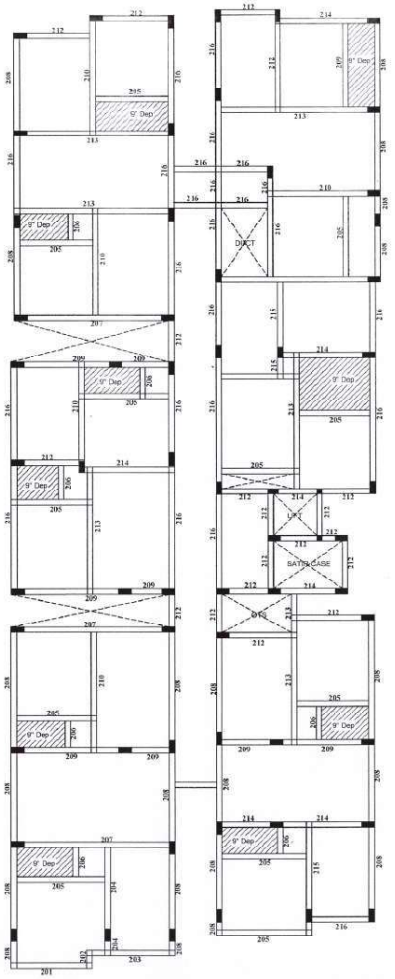
S K C STRUCTURAL CONSULTANTS.
NO:6, KAMARAJAR SALAI, ASHOK NAGAR, CHENNAI-83.

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Er.M.TAMIL SELVAIN M.Tech (Stru.)
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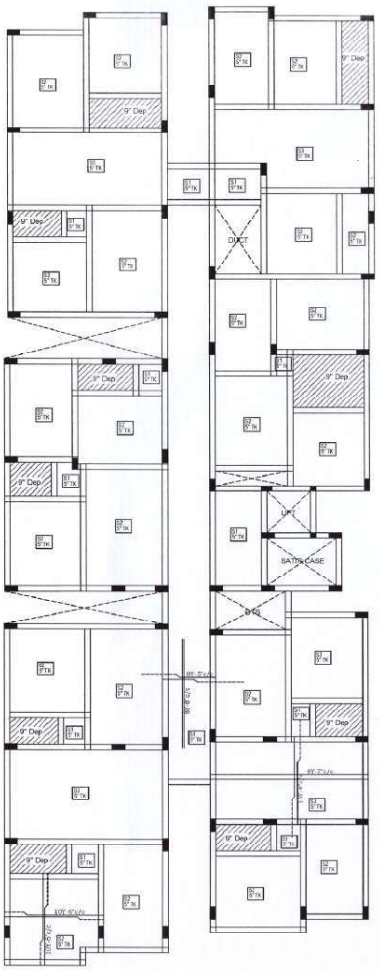
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	009



TYPICAL(1,2,3&4) FLOOR ROOF BEAM LAYOUT



TYPICAL(1,2,3&4) FLOOR ROOF SLAB DETAILS

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCH
2. CLEAR COVER :
   - I.COLUMNS = 25MM AT 230 SIDE, 40MM AT 300 SIDE.
   - II.FOUNDATION = 50MM
   - III.GRADE BEAMS = 30MM
   - IV.ROOF BEAMS = 25MM
   - V.FLOOR SLAB = 20MM
   - V.ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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STRUCTURAL CONSULTANT:

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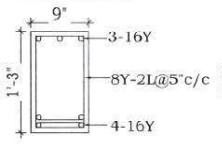
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

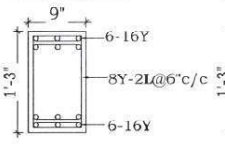
DRAWN BY: Er.SELVI	
CHECKED BY: Er.TAMIL	DWG NO: 010

TYPICAL(1,2,3&4) FLOOR ROOF BEAM LAYOUT

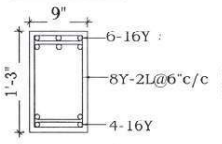
Beam 201 (9" x 1'-3")



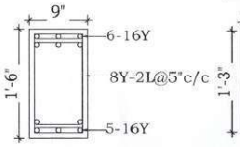
Beam 202 (9" x 1'-3")



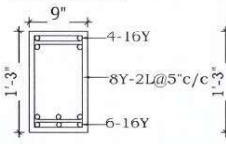
Beam 203 (9" x 1'-3")



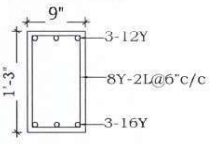
Beam 204 (9" x 1'-6")



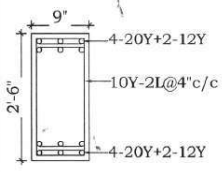
Beam 205 (9" x 1'-3")



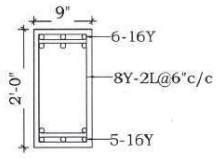
Beam 206 (9" x 1'-3")



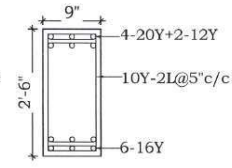
Beam 207 (9" x 2'-6")



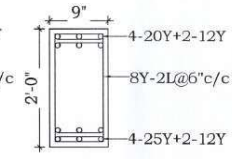
Beam 208 (9" x 2'-0")



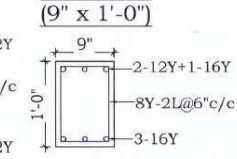
Beam 209 (9" x 2'-6")



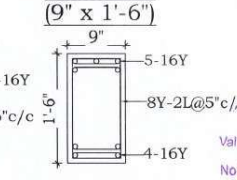
Beam 210 (9" x 2'-0")



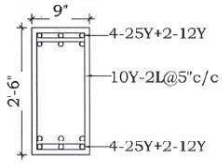
Beam 211 (9" x 1'-0")



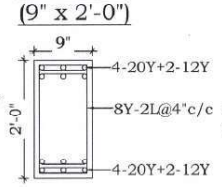
Beam 212 (9" x 1'-6")



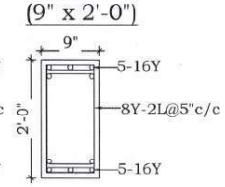
Beam 213 (9" x 2'-6")



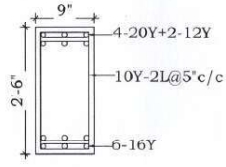
Beam 214 (9" x 2'-0")



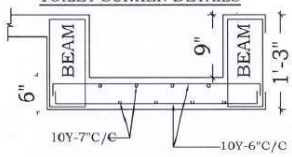
Beam 215 (9" x 2'-0")



Beam 216 (9" x 2'-6")



TOILET SUNKEN DETAILS



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   COLUMNS = 25MM AT 230 SQ.
   40MM AT 300 SQ.
   FOUNDATION = 50MM
   GRADE BEAMS = 35MM
   ROOF BEAMS = 25MM
   FLOOR SLAB = 20MM
   ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50ϕ

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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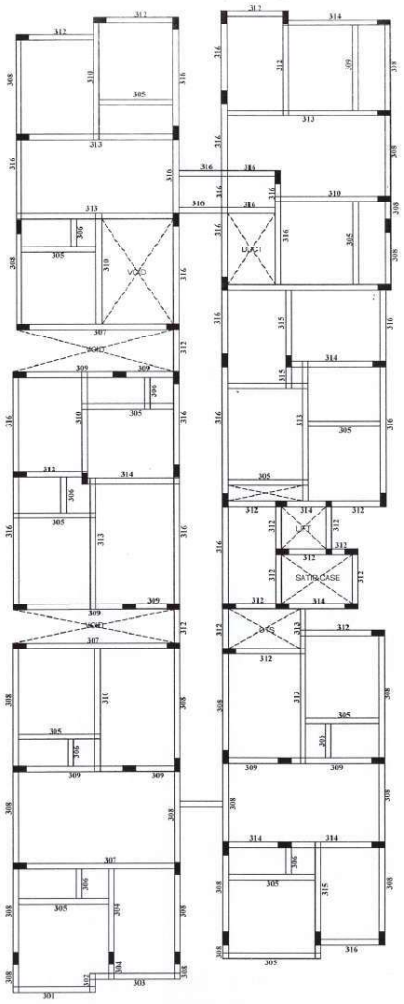
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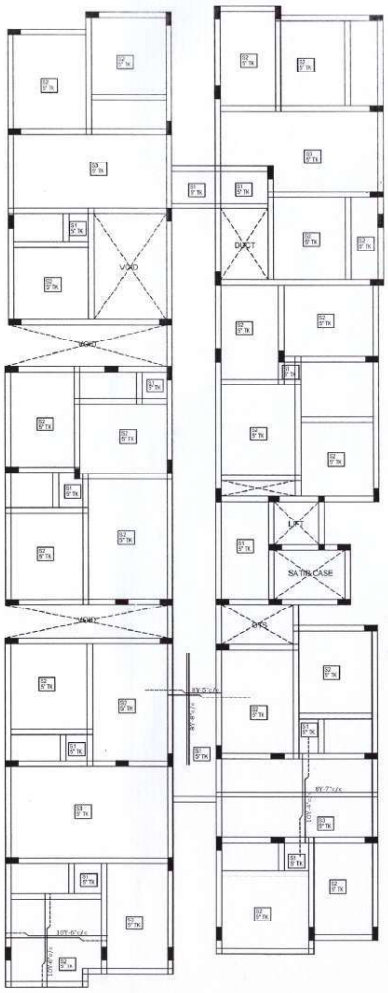
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY: Er.SELVI	
CHECKED BY: Er.TAMIL	DWG NO: 011



FIFTH FLOOR ROOF BEAM LAYOUT



FIFTH FLOOR ROOF SLAB DETAILS

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   I.COLUMNS = 25MM AT 230 SIDE
   40MM AT 300 SIDE
   II.FOUNDATION = 50MM
   III.GRADE BEAMS = 30MM
   IV.ROOF BEAMS = 25MM
   V.FLOOR SLAB = 20MM
   V.ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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ASHOK NAGAR,
CHENNAI-83.

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Er.M.TAMIL SELVAN M.Tech (Stru.)
PH-98433 16508.

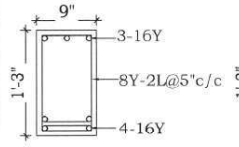
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

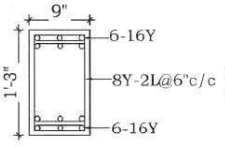
DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	012

FIFTH FLOOR ROOF BEAM DETAILS

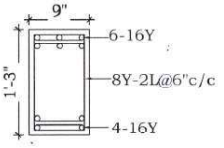
Beam 301 (9" x 1'-3")



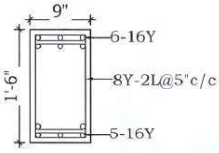
Beam 302 (9" x 1'-3")



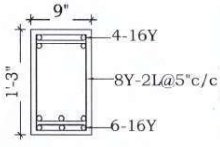
Beam 303 (9" x 1'-3")



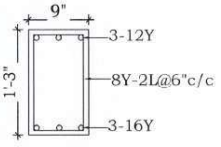
Beam 304 (9" x 1'-6")



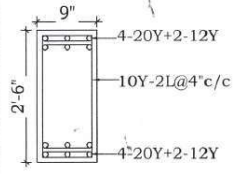
Beam 305 (9" x 1'-3")



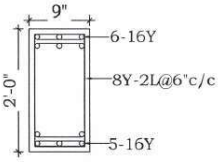
Beam 306 (9" x 1'-3")



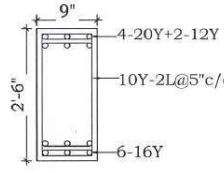
Beam 307 (9" x 2'-6")



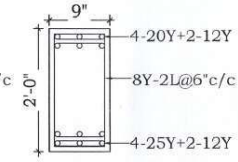
Beam 308 (9" x 2'-0")



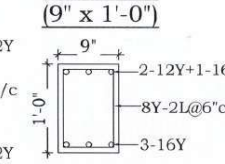
Beam 309 (9" x 2'-6")



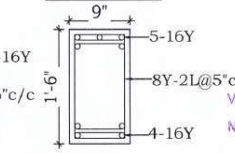
Beam 310 (9" x 2'-0")



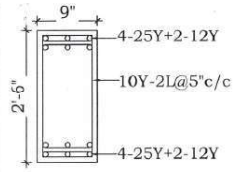
Beam 311 (9" x 1'-0")



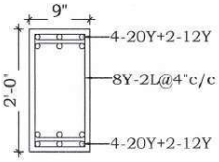
Beam 312 (9" x 1'-6")



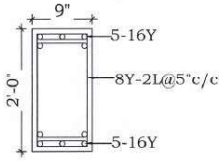
Beam 313 (9" x 2'-6")



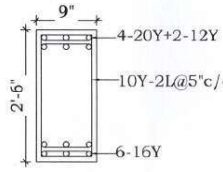
Beam 314 (9" x 2'-0")



Beam 315 (9" x 2'-0")



Beam 316 (9" x 2'-6")



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   - COLUMNS = 25MM AT 230 SIDE, 40MM AT 300 SIDE
   - FOUNDATION = 50MM
   - GRADE BEAMS = 50MM
   - ROOF BEAMS = 25MM
   - FLOOR SLAB = 20MM
   - ROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 550
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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STRUCTURAL CONSULTANT:

SKC STRUCTURAL CONSULTANTS.
NO-6, KAMARAJAR SALAI, ASHOK NAGAR, CHENNAI-83.

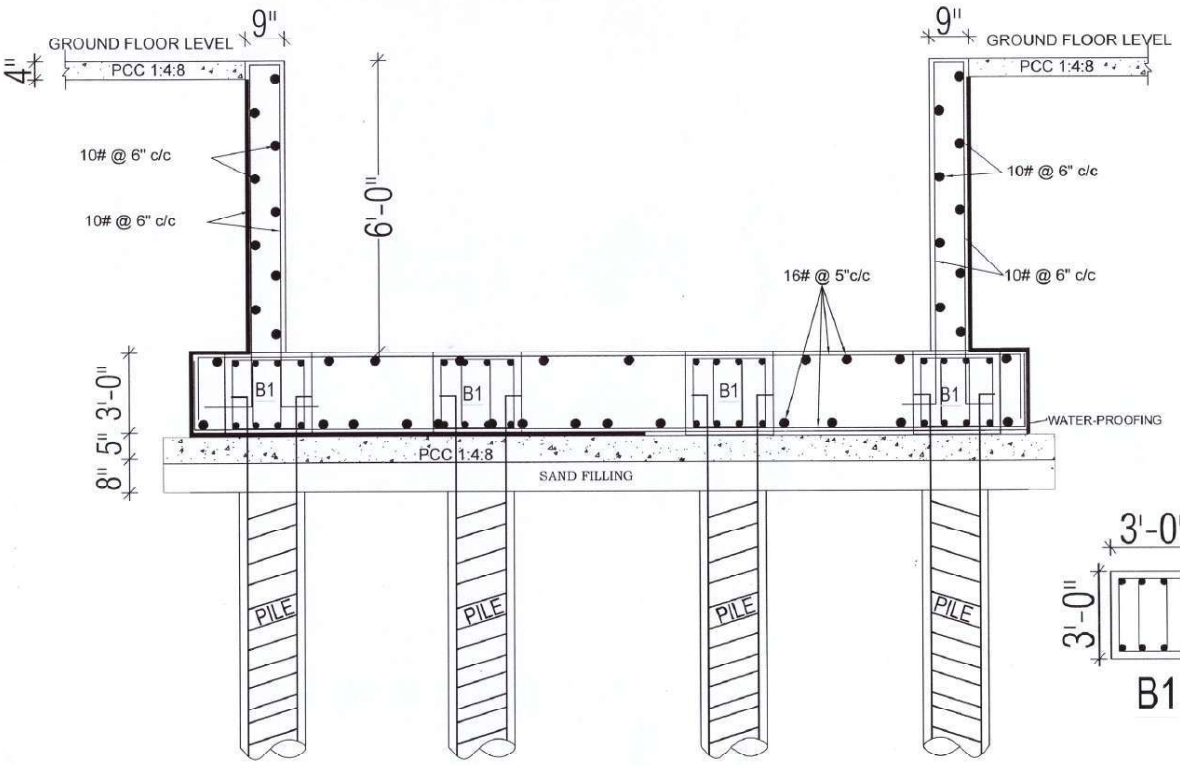
DESIGNED BY: Er.M.TAMILSELVAN M.Tech (Stru.) PH-98433 16508.

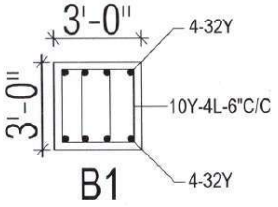
PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	013

LIFT PIT WITH RAFT DETAILS





NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. CLEAR COVER :
   COLUMNS = 25MM A.T. 230 SIDE
   40MM A.T. 300 SIDE
   FOUNDATION = 50MM
   INGRADE BEAMS = 30MM
   IVROOF BEAMS = 25MM
   IVFLOOR SLAB = 20MM
   VROOF SLAB = 25MM
3. CONCRETE MIX = M30
4. STEEL GRADE = Fe 500
5. OVER LAP = 50d

NOTES:

1. Designed for S+5 floors
2. Per Pile Capacity - 750kN
3. Pile Depth - 98'-6"
4. Pile Dia - 2'-0"

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PROJECT TITTLE:

THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT+05) AT No.01,SHIVAJI STREET, T.NAGAR,CHENNAI-600017.

DRAWN BY:	
Er.SELVI	
CHECKED BY:	DWG NO:
Er.TAMIL	014

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.