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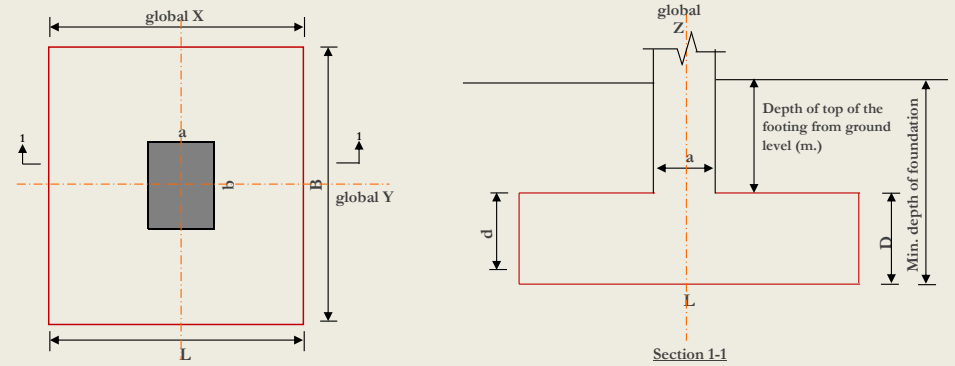
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DIGITALLY VERIFIED RECORD

Innotech Engineering Consult Pvt. Ltd.	Project : Sholinganallur		Job Number : IECP - 420	
			Dwg. Ref. No. :	
	Part of the structure : Design of isolated footing		Date : 20-09-2025	
			Footing No.	Grid
	Prepared by : KUMUDA S R	Checked by : KIRAN KUMAR	F1	**

Basic Data



Footing type / No.			F1			
Grade of concrete :		fck (N/sqmm)	30 N/sqmm			
Grade of reinforcement steel :		fy (N/sqmm)	550 N/sqmm			
SBC of soil		(kN/sqm)	1000 kN/sqm			
Density of the Soil		(kN/cum)	18 kN/cum			
Type of soil [Hard(I), Medium (II) or Soft (III)]			Type I			
Clear cover for reinforcement			50 mm			
Joint label/Pier label in ETABS			85			
Column details	Dimension along X-direction (m.) a		0.400 m			
	Dimension along Y-direction (m.) b		0.600 m			
	Maximum Dia of bar in column		16 mm			
	Design bond stress for bars in compression		3.00 N/sqmm			
	Ldc of column bars		738 mm			
Footing dimensions	Dimension along X-direction (m.) L		2.250 m			
	Dimension along Y-direction (m.) B		2.450 m			
	Depth along Z-axis (mm.) D		750 mm			
Depth of top of the footing from ground level (m.)			0.75 m			
Self weight of the footing 'P1' (kN)			103.36			
Weight of soil retained above footing 'P2' (kN)			71.17875			
Unfactored Design Load Combinations (Critical load combinations)			101] TDL+TLL	116] TDL+0.8TLL+0.24SPECX+0.24SPECY+0.8SPECZ	106] TDL-WY	104] TDL-WX
Joint reactions from ETABS	Axial force in global Z axis 'P'(kN)		2754.67	1265.36	1186.27	1188.42
	Moment about global X axis 'Mx' (kN-m)		-15.47	-1.79	-20.60	-3.69
	Moment about global Y axis 'My' (kN-m)		97.36	13.56	2.28	32.53
If (DL + LL) or (DL+EQ/WL) = 1 ; (L+LL+EQ/WL) = 2			1	2	2	2
Partial Safety factor			1.5	1.2	1.2	1.2
SBC Enhancement factor (Type I = 1.5, Type II = 1.25, Type III = 1)			1	1.50	1.50	1.50

Check for bearing pressure

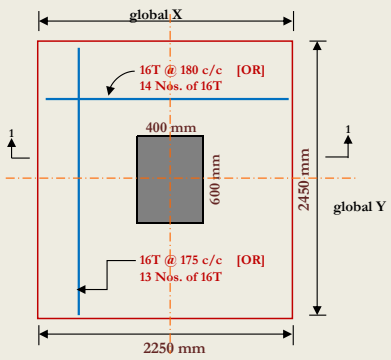
Required footing area (sqm)	2.93	0.96	0.91	0.91
Provided footing area (sqm)	5.51	5.51	5.51	5.51
Min. Gross Bearing Pressure (kN/m^2)	477.41	253.85	236.60	229.87
Max. Net Bearing Pressure (kN/sqm)	553.68	236.90	225.45	232.96
Min. Net Bearing Pressure (kN/sqm)	445.75	222.19	204.94	198.21
Design soil pressure (due to applied loads only) (kN/sqm)	830.52	284.28	270.54	279.56
	SAFE	SAFE	SAFE	SAFE

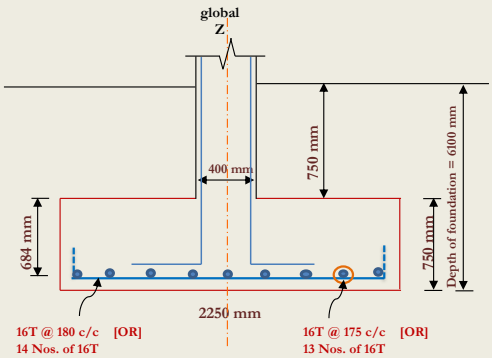
Reinforcement along Global X axis (II el to Y-axis)

Effective depth of footing	684 mm	684	684	684
Cantilever projection from column face along X axis (m)	0.925	0.925	0.925	0.925
Cantelever BM in X direction (kN-m)	355.31	121.62	115.74	119.60
Mu/Bd^2 (N/sqmm)	0.76	0.26	0.25	0.26
Percentage of steel : p_t	0.16	0.05	0.05	0.05
p_t actual or pt min	0.16	0.12	0.12	0.12
Ast along X-axis (sqmm)	1119.7	820.8	820.8	820.8
Choosing bar dia as : 16 mm	Provide : 16T @ 175 c/c [OR] 13 Nos. of 16T			

Innotech Engineering Consult Pvt. Ltd.	Project : Sholinganallur		Job Number : IECP - 420	
	Dwg. Ref. No. :			
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			Footing No.	Grid
	Prepared by : KUMUDA S R	Checked by : KIRAN KUMAR	F1	**

1 Way Shear Check along X axis					
One way shear force (kN)		200.16	68.51	65.20	67.37
Depth for one way shear (mm)		684	684	684	684
pt provided at the critical section		0.16	0.12	0.12	0.12
Shear stress to be resisted	ζv (N/mm2)	**0.293**	**0.100**	**0.095**	**0.098**
Shear stress resisted by concrete + provided steel	ζc (N/mm2)	**0.305**	**0.290**	**0.290**	**0.290**
		SAFE	SAFE	SAFE	SAFE
Reinforcement along Global Y axis (II el to X-axis)					
Effective depth of footing		700 mm	700	700	700
Cantilever projection from column face along Y axis (m)		0.925	0.925	0.925	0.925
Cantelever BM in Y direction (kN-m)		355.31	121.62	115.74	119.60
Mu/Bd^2 (N/sqmm)		0.73	0.25	0.24	0.24
Percentage of steel : p_t		0.16	0.05	0.05	0.05
p_t actual or pt min		0.16	0.12	0.12	0.12
Ast along Y-axis (sqmm)		**1092.6**	**840.0**	**840.0**	**840.0**
Choosing bar dia as	16 mm	Provide : 16T @ 180 c/c [OR] 14 Nos. of 16T			
1 Way Shear Check along Y axis					
One way shear force (kN)		186.87	63.96	60.87	62.90
Depth for one way shear (mm)		700	700	700	700
pt provided at the critical section		0.16	0.12	0.12	0.12
Shear stress to be resisted	ζv (N/mm2)	**0.267**	**0.091**	**0.087**	**0.090**
Shear stress resisted by concrete + provided steel	ζc (N/mm2)	**0.299**	**0.290**	**0.290**	**0.290**
		SAFE	SAFE	SAFE	SAFE
Two Way/Punching Shear Check					
Effective depth of footing considered for two way shear check		684	684	684	684
Punching area	L1 (m)	1.284	1.284	1.284	1.284
	B1 (m)	1.084	1.084	1.084	1.084
Two way/Punching shear force (kN)		3422	1171	1115	1152
Shear stress to be resisted	ζv (N/mm2)	**1.06**	**0.36**	**0.34**	**0.36**
Shear stress resisted by concrete + provided steel	ζc (N/mm2)	**1.37**	**1.37**	**1.37**	**1.37**
		SAFE	SAFE	SAFE	SAFE

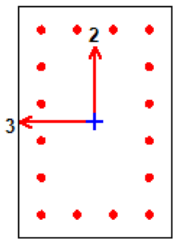




Section 1-1

ETABS Concrete Frame Design

IS 456:2000 + IS 13920:2016 Column Section Design (Summary)



Column Element Details (Part 1 of 2)

Level	Element	Unique Name	Section ID	Combo ID
BASEMENT-1	C28	7947	C400X600 M50	409] 1.2TDL+1.2TLL+0.36SPECX+0.36SPECY+1.2SPECZ

Column Element Details (Part 2 of 2)

Station Loc	Length (mm)	LLRF	Type
3200	3200	0.9	Ductile Frame

Section Properties

b (mm)	h (mm)	dc (mm)	Cover (Torsion) (mm)
400	600	60	30

Material Properties

E_c (MPa)	f_{ck} (MPa)	Lt.Wt Factor (Unitless)	f_y (MPa)	f_{ys} (MPa)
35355.34	50	1	550	415

Design Code Parameters

ɣc	ɣs
1.5	1.15

Axial Force and Biaxial Moment Design For P_u , M_{u2} , M_{u3}

Design P_u kN	Design M_{u2} kN-m	Design M_{u3} kN-m	Minimum M_2 kN-m	Minimum M_3 kN-m	Rebar Area mm^2	Rebar % %
0	0	0	0	0	1920	0.8

Axial Force and Biaxial Moment Factors

	K Factor Unitless	Length mm	Initial Moment kN-m	Additional Moment kN-m	Minimum Moment kN-m
Major Bend(M3)	1	3200	0	0	0
Minor Bend(M2)	1	3200	0	0	0

Shear Design for V_{u2} , V_{u3}

	Shear V_u kN	Shear V_c kN	Shear V_s kN	Shear V_p kN	Rebar A_{sv} /s mm^2/m
Major, V_{u2}	0	103.9202	86.4003	0	443.37
Minor, V_{u3}	0	100.9203	81.6005	0	665.06

Joint Shear Check/Design

	Joint Shear Force kN	Shear V_{Top} kN	Shear $V_{u,Tot}$ kN	Shear V_c kN	Joint Area cm^2	Shear Ratio Unitless
Major Shear, V_{u2}	N/N	N/N	N/N	N/N	N/N	N/N
Minor Shear, V_{u3}	N/N	N/N	N/N	N/N	N/N	N/N

(1.4) Beam/Column Capacity Ratio

Major Ratio	Minor Ratio
N/N	N/N

Additional Moment Reduction Factor k (IS 39.7.1.1)

A_g cm^2	A_{sc} cm^2	P_{uz} kN	P_b kN	P_u kN	k Unitless
2400	19.2	0	2149.1484	0	0

Additional Moment (IS 39.7.1)

	Consider M_a	Length Factor	Section Depth (mm)	KL/Depth Ratio	KL/Depth Limit	KL/Depth Exceeded	M_a Moment (kN-m)
Major Bending (M_3)	Yes	1	600	0	0	No	0
Minor Bending (M_2)	Yes	1	400	0	0	No	0

Notes:

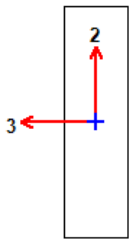
N/A: Not Applicable

N/C: Not Calculated

N/N: Not Needed

ETABS Concrete Frame Design

IS 456:2000 + IS 13920:2016 Beam Section Design (Summary)



Beam Element Details

Level	Element	Unique Name	Section ID	Combo ID	Station Loc	Length (mm)	LLRF	Type
1	B53	280	B 250X900 M30	202] 1.5TDL+1.5WX	3815	4770	1	Ductile Frame

Section Properties

b (mm)	h (mm)	b_f (mm)	d_s (mm)	d_{ct} (mm)	d_{cb} (mm)
250	900	250	0	60	60

Material Properties

E_c (MPa)	f_{ck} (MPa)	Lt.Wt Factor (Unitless)	f_y (MPa)	f_{ys} (MPa)
27386.13	30	1	550	415

Design Code Parameters

ɣc	ɣs
1.5	1.15

Factored Forces and Moments

Factored M_{u3} kN-m	Factored T_u kN-m	Factored V_{u2} kN	Factored P_u kN
305.8948	10.128	29.4995	0

Design Moments, M_{u3} & M_t

Factored Moment kN-m	Factored M_t kN-m	Positive Moment kN-m	Negative Moment kN-m
305.8948	27.4051	333.2999	0

Design Moment and Flexural Reinforcement for Moment, M_{u3} & T_u

	Design -Moment kN-m	Design +Moment kN-m	-Moment Rebar mm^2	+Moment Rebar mm^2	Minimum Rebar mm^2	Required Rebar mm^2
Top (+2 Axis)	0		158	0	0	158
Bottom (-2 Axis)		333.2999	902	902	0	502

Shear Force and Reinforcement for Shear, V_{u2} & T_u

Shear V_e kN	Shear V_c kN	Shear V_s kN	Shear V_p kN	Rebar A_{sv} /s mm^2/m

Shear V_e kN	Shear V_c kN	Shear V_s kN	Shear V_p kN	Rebar A_{sv} /s mm^2/m
29.4995	97.2855	84	129.1106	277.11

Torsion Force and Torsion Reinforcement for Torsion, T_u & V_{U2}

T_u kN-m	V_u kN	Core b_1 mm	Core d_1 mm	Rebar A_{svt} /s mm^2/m
10.128	29.4995	150	800	0

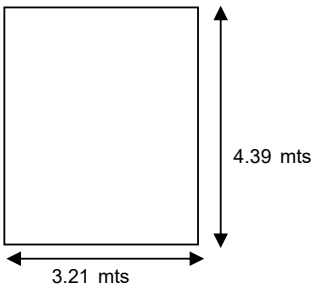
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DESIGN TWOWAY SLAB

DESIGN OF TWO WAY SLAB **S7** TYP

Short span	S=	3.21	mts
Long span	L=	4.39	mts
Assumed slab thickness	t=	0.125	mts
Grade of concrete	fck=	30	N/mm^2
Grade of reinforcement	fy=	500	N/mm^2

Type of panel Two adjacent sides discontinu



Loads

Self weight of slab	w1=	3.13	kN/m^2	
Floor finish	w2=	1.20	kN/m^2	
Live load	w3=	2.00	kN/m^2	TOTAL
Miscellaneous	w4=	0.00	kN/m^2	6.33 kN/m^2
Ratio of long span to short span		R=		1.4
Design Load with load factor of 1.5		Wu=		9.49 kN/m^2

Design

	Coeff	BM	k	pt	Ast	Dia	Spacing	d	
Short span direction									
Negative moment at continuous edge	0.071	6.94	0.75	0.18	171.33	8	293	96	TOP
Positive moment at midspan	0.053	5.18	0.56	0.13	150.00	8	335	96	BOTTOM
Long span direction									
Negative moment at continuous edge	0.047	4.59	0.59	0.14	150.00	8	335	88	TOP
Positive moment at midspan	0.035	3.42	0.44	0.10	150.00	8	335	88	BOTTOM LONG

Minimum effective depth reqd	dre=	40.95	mm	
Clear cover to any reinforcement	c=	25	mm	
Minimum effective depth provided	dpr=	88	mm	greater than 'min. eff depth reqd'. Hence ok
Minimum reinforcement	Amin=	150	mm^2	

Deflection check

Reinf provided at midspan along short direction	182.78	mm^2	Dia	8	at	275	mm	BOTTOM SHORT'
Stress in reinforcement	fs=	237.986	N/mm^2					
Percentage of reinforcement provided	pt=	0.1904	%					
Modification factor as per fig 4 of IS:456-2000	MF=	1.84806						

Type of slab for deflection check	Continuous		
Basic span to effective depth ratio	26		
Minimum effective depth reqd from deflection criteria	66.81	mm	
Effective depth provided	96	mm	greater than 'min. eff depth reqd'. Hence ok

ETABS Shear Wall Design

IS 456:2000 Pier Design

Pier Details

Story ID	Pier ID	Centroid X (mm)	Centroid Y (mm)	Length (mm)	Thickness (mm)	LLRF
2	T10	-5130	17705	2240	160	0.5

Material Properties

E_c (MPa)	f_{ck} (MPa)	Lt.Wt Factor (Unitless)	f_y (MPa)	f_{ys} (MPa)
35355.34	50	1	550	415

Design Code Parameters

Γ_S	Γ_C	IP_{MAX}	IP_{MIN}	P_{MAX}	MinEcc Major	MinEcc Minor
1.15	1.5	0.04	0.0025	0.8	Yes	Yes

Pier Leg Location, Length and Thickness

Station Location	ID	Left X_1 mm	Left Y_1 mm	Right X_2 mm	Right Y_2 mm	Length mm	Thickness mm
Top	Leg 1	-5130	16585	-5130	18825	2240	160
Bottom	Leg 1	-5130	16585	-5130	18825	2240	160

Flexural Design for P_u, M_{u2} and M_{u3} (Part 1 of 2)

Station Location	Required Rebar Area (mm^2)	Required Reinf Ratio	Current Reinf Ratio	Flexural Combo
Top	896	0.0025	0.0028	222] 1.2TDL+1.2TLL+0.36SpecX+0.36SpecY+1.2SpecZ-1
Bottom	3177	0.0089	0.0028	204] 1.5TDL+1.5WY

Flexural Design for P_u, M_{u2} and M_{u3} (Part 2 of 2)

P_u kN	M_{u2} kN-m	M_{u3} kN-m	Pier A_g mm^2
2000.1516	-59.591	218.7132	358400
2945.7523	-88.0375	1742.6099	358400

Shear Design

Station Location	ID	Rebar mm^2/m	Shear Combo	P_u kN	M_u kN-m	V_u kN	V_c kN	$V_c + V_s$ kN
Top	Leg 1	400	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	1552.2772	336.3357	344.4957	108.3688	367.0401
Bottom	Leg 1	468.45	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	1365.044	1115.696	472.1801	169.2461	472.1801

Boundary Element Check (Part 1 of 2)

Station Location	ID	Edge Length (mm)	Governing Combo	P_u kN	M_u kN-m
Top–Left	Leg 1	0	201] 1.5TDL+1.5TLL+1.05FT	0	0
Top–Right	Leg 1	0	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	2352.8375	336.3357
Bottom–Left	Leg 1	0	201] 1.5TDL+1.5TLL+1.05FT	0	0
Botttom–Right	Leg 1	320	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	2149.8824	1115.696

Boundary Element Check (Part 2 of 2)

Stress Comp MPa	Stress Limit MPa
0	0
9.08	10

Stress Comp MPa	Stress Limit MPa
0	0
14.34	10

ETABS Shear Wall Design

IS 456:2000 Pier Design

Pier Details

Story ID	Pier ID	Centroid X (mm)	Centroid Y (mm)	Length (mm)	Thickness (mm)	LLRF
1	P25	-3170	14022.5	1765	250	1

Material Properties

E_c (MPa)	f_{ck} (MPa)	Lt.Wt Factor (Unitless)	f_y (MPa)	f_{ys} (MPa)
35355.34	50	1	550	415

Design Code Parameters

Γ_S	Γ_C	IP_{MAX}	IP_{MIN}	P_{MAX}	MinEcc Major	MinEcc Minor
1.15	1.5	0.04	0.0025	0.8	Yes	Yes

Pier Leg Location, Length and Thickness

Station Location	ID	Left X_1 mm	Left Y_1 mm	Right X_2 mm	Right Y_2 mm	Length mm	Thickness mm
Top	Leg 1	-3170	13140	-3170	14905	1765	250
Bottom	Leg 1	-3170	13140	-3170	14905	1765	250

Flexural Design for P_u, M_{u2} and M_{u3} (Part 1 of 2)

Station Location	Required Rebar Area (mm^2)	Required Reinf Ratio	Current Reinf Ratio	Flexural Combo
Top	4644	0.0105	0.0032	204] 1.5TDL+1.5WY
Bottom	1103	0.0025	0.0032	222] 1.2TDL+1.2TLL+0.36SpecX+0.36SpecY+1.2SpecZ-1

Flexural Design for P_u, M_{u2} and M_{u3} (Part 2 of 2)

P_u kN	M_{u2} kN-m	M_{u3} kN-m	Pier A_g mm^2
5417.9553	-190.4823	-2046.0155	441250
4056.8724	138.0379	98.0338	441250

Shear Design

Station Location	ID	Rebar mm^2/m	Shear Combo	P_u kN	M_u kN-m	V_u kN	V_c kN	$V_c + V_s$ kN
Top	Leg 1	625	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	3460.3292	-505.3669	444.2859	269.643	588.1104
Bottom	Leg 1	625	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	3655.9877	247.4892	392.4177	158.5462	477.0136

Boundary Element Check (Part 1 of 2)

Station Location	ID	Edge Length (mm)	Governing Combo	P_u kN	M_u kN-m
Top–Left	Leg 1	375	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	4434.946	-505.3669
Top–Right	Leg 1	0	201] 1.5TDL+1.5TLL+1.05FT	0	0
Bottom–Left	Leg 1	0	201] 1.5TDL+1.5TLL+1.05FT	0	0
Botttom–Right	Leg 1	375	215] 1.5TDL+0.45SpecX+1.5SpecY+0.45SpecZ	4491.7287	91.6739

Boundary Element Check (Part 2 of 2)

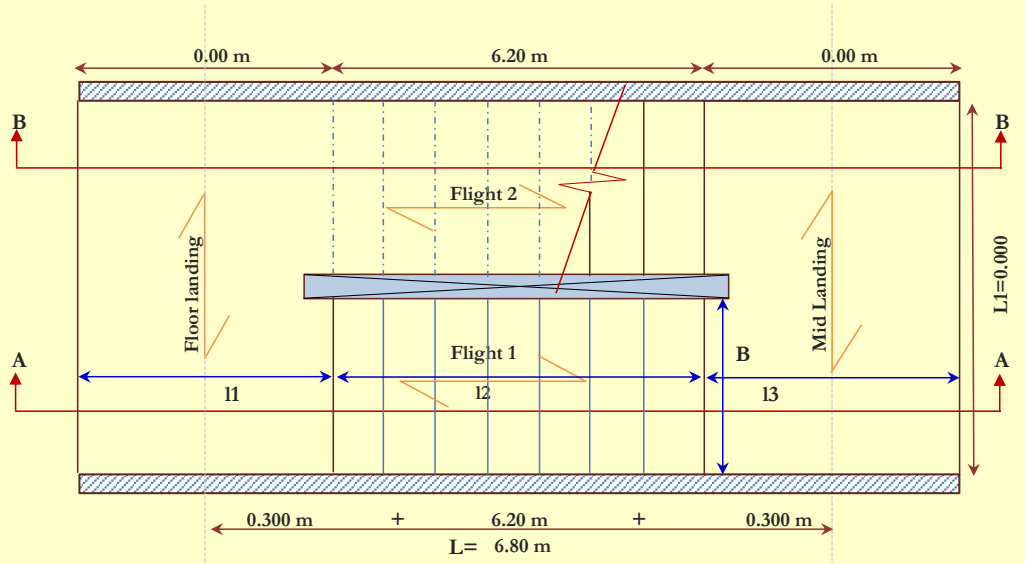
Stress Comp MPa	Stress Limit MPa
13.94	10
0	0

Stress Comp MPa	Stress Limit MPa
0	0
10.89	10

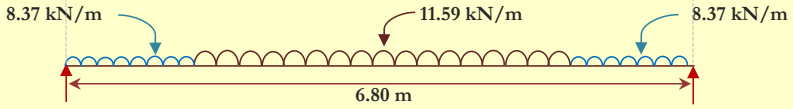
Innotech Engineering Consult Pvt. Ltd.	Project : Sholinganallur		Job Number IECP - 420
	Part of the structure : Dog Legged Staircase		Date 20-09-2025
	Prepared by : Kumuda	Checked by :	Staircase No. 600

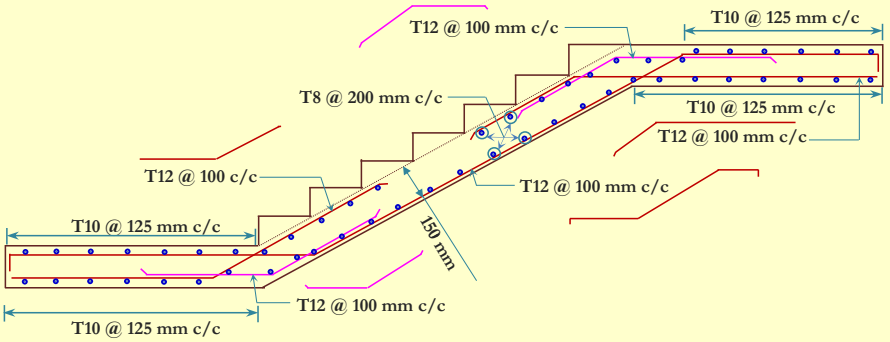
Preliminary data			
Grade of Concrete		fck	30 N/sqmm
Grade of steel		fy	550 N/sqmm
Unit weight of RCC		Yc	25.00 kN/cum
Width of going		B	2.80 m
First landing width		l1	0.00 m
Span of going		l2	6.20 m
Intermediate landing width		l3	0.00 m
Effective Span of going		L	6.20 m
Riser		R	0.15 m
Tread		T	0.30 m
clear Span of supporting landing slab		L1	0.00 m
Overall Depth of waist slab		D	200 mm
Overall Depth of landing slab		D	150 mm
Effective Cover		d'	20 mm
Effective depth of waist slab		d	180 mm
Effective depth of landing slab		d	130 mm
Design of Waist slab			
Load calculations (per unit width of waist slab)			
SW of waist slab		W1	5.56 kN/sqm
SW of steps		W2	1.83 kN/sqm
Floor finish		W3	1.20 kN/sqm
Live load		W4	3.00 kN/sqm
Total load		W	11.59 kN/sqm
Total Factored load per unit width of the flight		Wu	17.38 kN/m
Check for depth from BM criteria			
Factored Moment		Mu	66.80 kN-m
Effective depth required		d req	128 mm
		Depth provided is Sufficient	
Reinforcement details			
Minimum Area of steel		$A_{st\ min}$	240 sqmm
Required Area of steel		A_{st}	850 sqmm
Dia of reinforcing bar		φ	12 mm
Spacing between the bars		s	100 mm
Area of steel provided		$A_{st\ pro}$	1130.97 sqmm
Percentage of steel		pt	0.628 %
Along the span, provide		T12 @ 100 mm c/c	
Distribution steel		A_{st}	240.00 sqmm
Dia of reinforcing bar		φ	8 mm
Perpendicular to the span, provide		T8 @ 200 mm c/c	
Check for depth from Deflection criteria			
Basic span to effective depth ratio		$(l/d)_{basic}$	30
Modification factor for compression reinforcement		K_c	1
Reduction factor		K_f	1
Stress in reinforcement	$[(0.58 \times f_y \times A_{st}) / A_{st\ pro}]$	f_s	240 N/sqmm
Modification factor for tensile reinforcement		K_t	1.15
Maximum span to effective depth ratio	$[(l/d)basic * K_c * K_f * K_t]$	$(l/d)_{max}$	34.449
Actual span to effective depth ratio		$(l/d)_{actual}$	34.444
		Safe under Deflection	

Design of Landing slab			
Load calculations (per unit width of landing slab)			
SW of landing slab		W1	4.17 kN/sqm
SW of steps		W2	1.83 kN/sqm
Floor finish		W2	1.20 kN/sqm
Live load		W3	3.00 kN/sqm
Sub-Total load per unit width of landing		W	10.20 kN/m
Load on landing slab from waist slab (per meter width)		W4	35.92 kN/m
Total load per unit width of landing		W	46.11 kN/m
Total Factored load per unit width of the landing		Wu	69.17 kN/m
Check for depth from BM criteria			
Factored Moment		Mu	0.10 kN-m
Effective depth required		d req	5 mm
		Depth provided is Sufficient	
Reinforcement details			
Minimum Area of steel		$A_{st\ min}$	180 sqmm
Required Area of steel		A_{st}	10 sqmm
Dia of reinforcing bar		φ	10 mm
Dia of reinforcing bar		φ	125 mm
Area of steel provided		$A_{st\ pro}$	628.32 sqmm
Percentage of steel		pt	0.483 %
Along the span, provide		T10 @ 125 mm c/c	
Distribution steel		A_{st}	180.00 sqmm
Dia of reinforcing bar		φ	8 mm
Perpendicular to the span, provide		T8 @ 260 mm c/c	
Check for shear			
Design shear force	(Wu*l/2)	V_u	-8.992 kN
Design shear stress	(Vu /bd)	τ_v	-0.07 N/sqmm
β = [(0.8*fck)/(6.89*pt)	(from SP:24)	β	7.207
Shear resisted by concrete	(from SP:24)	τ_c	0.49 N/sqmm
		Safe under Shear	
Check for depth from Deflection criteria			
Basic span to effective depth ratio		$(l/d)_{basic}$	20
Modification factor for compression reinforcement		K_c	1
Reduction factor		K_f	1
Stress in reinforcement	[(0.58 x f_y x A_{st})/ $A_{st\ pro}$]	f_s	91 N/sqmm
Modification factor for tensile reinforcement		K_t	2.00
Maximum span to effective depth ratio	[(l/d)basic*K_c*K_f*K_t]	$(l/d)_{max}$	40.000
Actual span to effective depth ratio		$(l/d)_{actual}$	0.000
		Safe under Deflection	

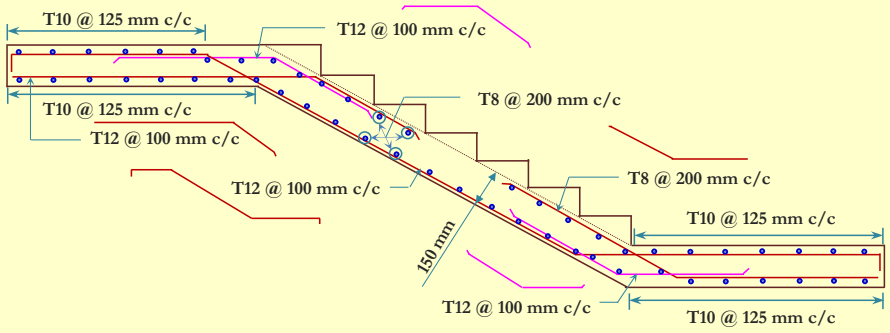


PLAN





SECTION A-A



SECTION B-B

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.