Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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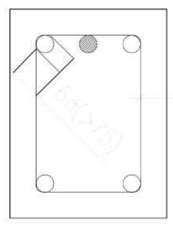
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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

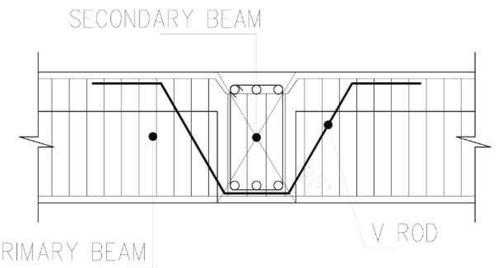
DIGITALLY VERIFIED RECORD

PLINTH BEAM DETAILS

S No	Beam No	Beam Size	Section @ XX End span	Section @ YY Mid span
1	B1	8"x12"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
2	B2	8"x15"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
3	B3	8"x15"	2 – 12mm #8 @ 7"c/c 4 – 12mm	
4	B4	8"x18"	3 – 12mm #8 @ 6"c/c 3 – 12mm	
5	B5	8"x18"	2 – 16mm #8 @ 6"c/c 2 – 16mm	
6	B6	8"x18"	3 – 16mm #8 @ 6"c/c 3 – 16mm	
7	B7	8"x18"	2 – #16 + 2 – #16(EXT) #8 @ 6"c/c 2 – #16	2 – #16 #8 @ 6"c/c 2 – #16 + 2 – #16(EXT)
8	B8	8"x18"	2 – #16 #8 @ 6"c/c 3 – #16	2 – #16 #8 @ 6"c/c 3 – #16 + 3 – #16(EXT)
9	B9	8"x18"	4 – #16 #8 @ 6"c/c 3 – #16	
10	B10	8"x18"	4 – #20 #8 @ 6"c/c 3 – #16	
11	B11	8"x24"	3 – #16 #8 @ 6"c/c 3 – #16	
12	B12	8"x24"	4 – #16 #8 @ 6"c/c 4 – #16	
13	B13	8"x24"	4 – #20 #8 @ 6"c/c 4 – #16	
14	B14	8"x24"	4 – #25 #8 @ 6"c/c 4 – #16	
15	B15	8"x5"	4 – #12 #8 @ 6"c/c	



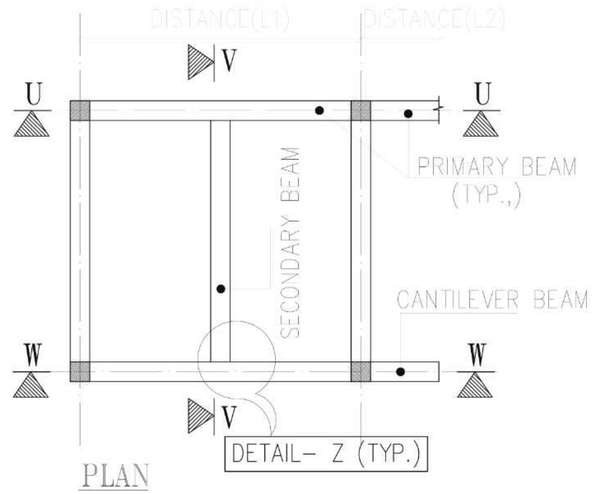
TYPICAL BEAM HOOK DETAILS



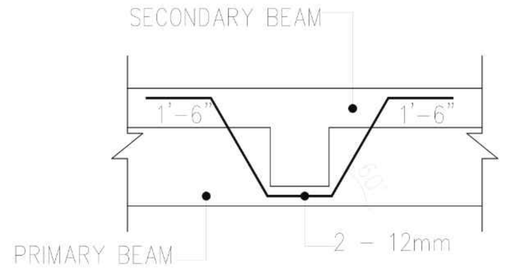
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(N.T.S)

GROUND FLOOR ROOF SLAB DETAILS

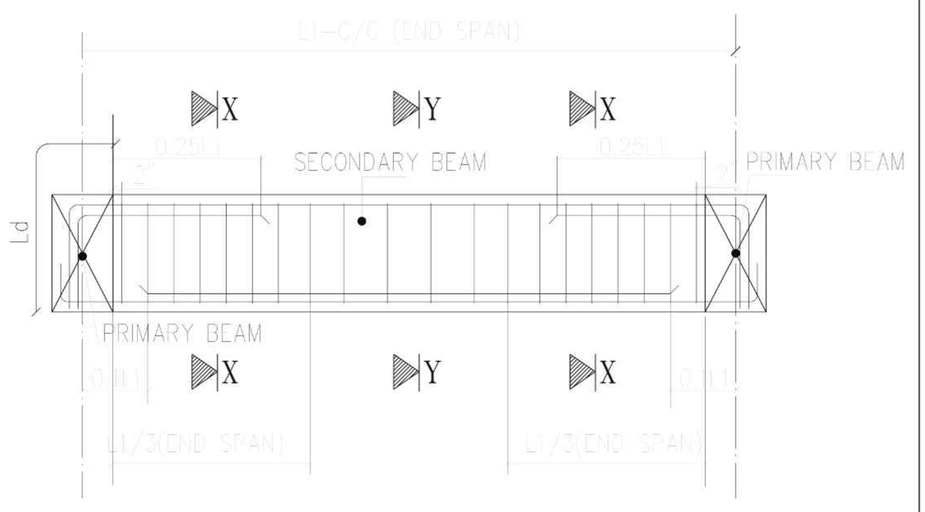
TYPE	THK	MAIN (along short span)	DIST (along long span)	REMARKS
S-1	5"	8mm @ 6" C/C	8mm @ 7" C/C	One Way Slab
S-2	5"	8mm @ 6" C/C	8mm @ 6" C/C	Two Way Slab
S-3	5"	10mm @ 6" C/C	10mm @ 6" C/C	Two Way Slab
S-4	6"	10mm @ 6" C/C	10mm @ 6" C/C	Two Way Slab
S-5	7"	10mm @ 4" C/C	10mm @ 5" C/C	Matt type (Top & Btm)



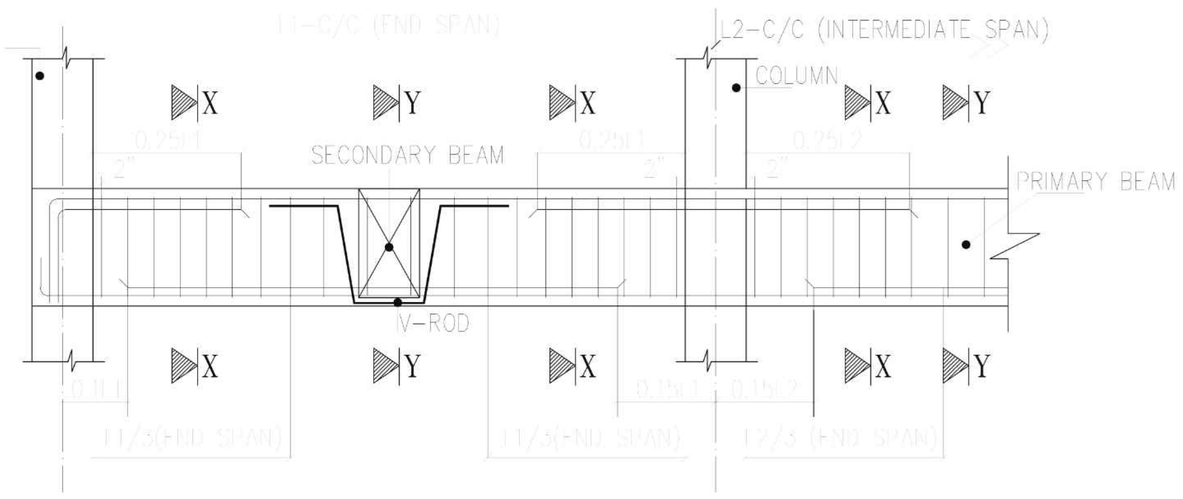
PLAN
(N.T.S)



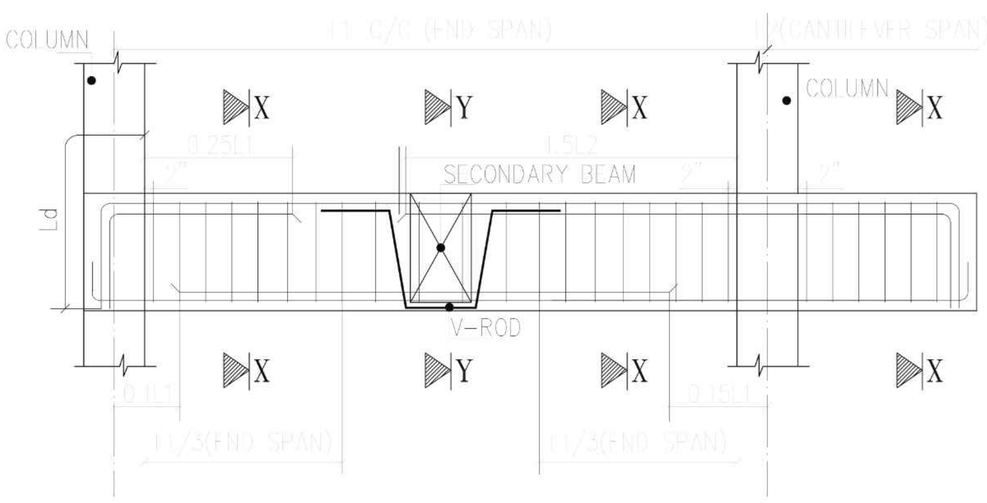
DETAIL – Z
(V–ROD DETAILS)
(N.T.S)



SECTION V–V
TYPICAL BEAM SECTION
(N.T.S)



SECTION U–U
TYPICAL BEAM SECTION
(N.T.S)



SECTION W–W
TYPICAL CANTILEVER BEAM SECTION
(N.T.S)

Er. S. PRADEEP, B.E., M.E.(ST)
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Ph: 96550 08064

DRAWING TITLE: **TYPICAL FIRST-FOURTH FLOOR ROOF DETAILS (1/2)**

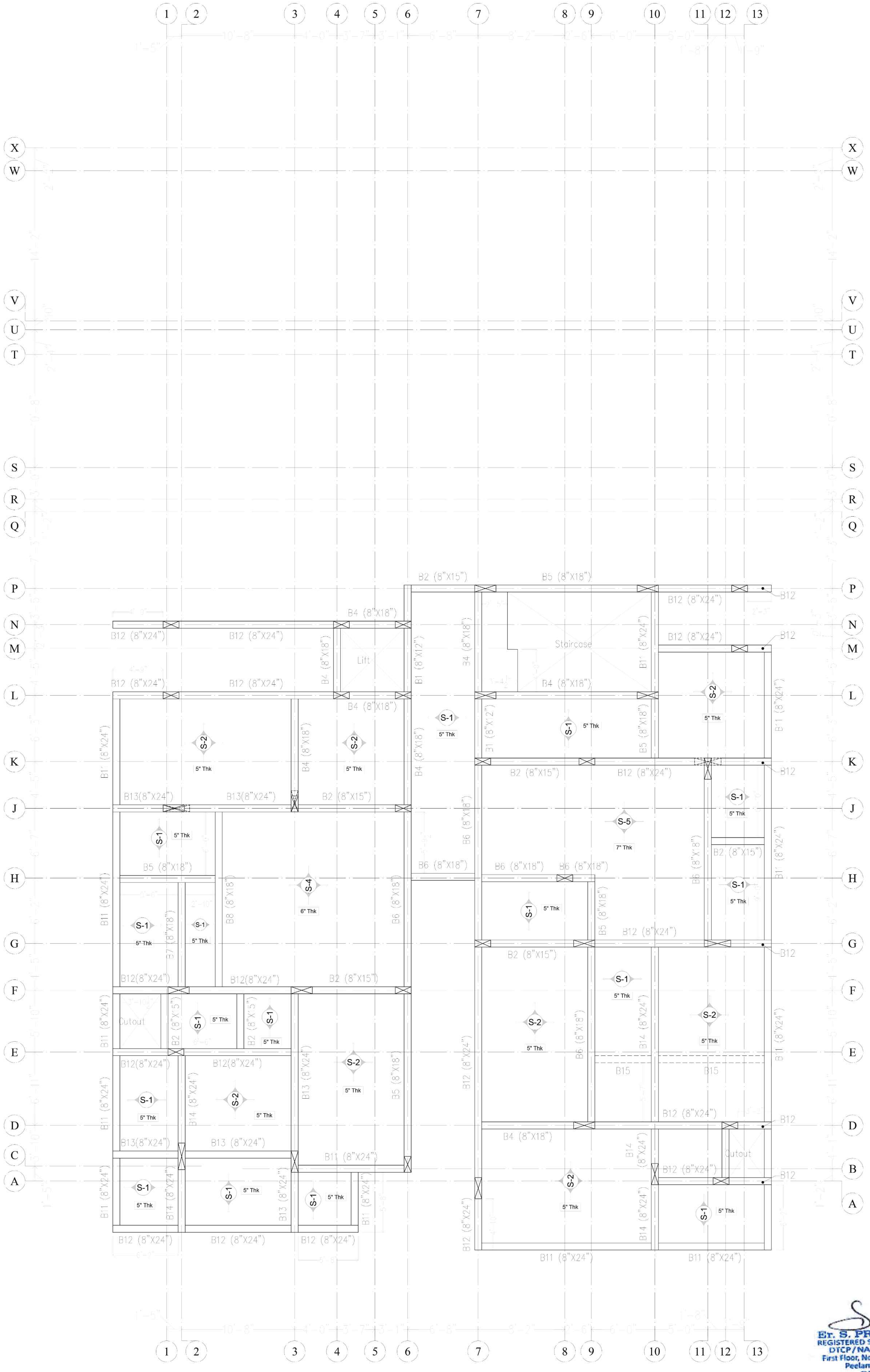
PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-FFR-002
SCALE	NTS.
DATE	13-01-2026
DRAWING STATUS	ISSUED FOR CONSTRUCTION - GFC
DRG. BY	GIRE
CHKD. BY	GIRE

REVISION

No.	REVISED BY	DATE

Ar. PRASANNA PARVATIKAR
Ar. ROOPASHREE PARVATIKAR
No.20, 1st FLOOR, 2nd STREET,
PETHICHETTIPURAM EAST,
RAYAPURAM, TIRUPUR-641 601.
TELEFAX : (0421) 4326414
E-mail : cubism@ymail.com
CUBISM ARCHITECTS & INTERIORS



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Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

DRAWING TITLE

FIFTH FLOOR ROOF DETAILS (1/2)

PROJECT TITLE

M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti

DRAWING STATUS	ISSUED FOR CONSTRUCTION - GFC
PROJECT No.	327
DRG. No.	327-FIFR-001
SCALE	NTS.
DATE	13-01-2026
DRG. BY	GIRE
CHKD. BY	GIRE

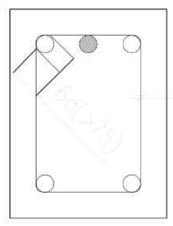
REVISION

No.	REVISED BY	DATE

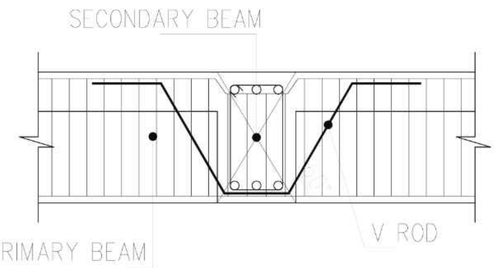
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PLINTH BEAM DETAILS

S No	Beam No	Beam Size	Section @ XX End span	Section @ YY Mid span
1	B1	8"x12"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
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4	B4	8"x18"	3 – 12mm #8 @ 6"c/c 3 – 12mm	
5	B5	8"x18"	2 – 16mm #8 @ 6"c/c 2 – 16mm	
6	B6	8"x18"	3 – 16mm #8 @ 6"c/c 3 – 16mm	
7	B7	8"x18"	2 – #16 + 2 – #16(EXT) #8 @ 6"c/c 2 – #16	2 – #16 #8 @ 6"c/c 2 – #16 + 2 – #16(EXT)
8	B8	8"x18"	2 – #16 #8 @ 6"c/c 3 – #16	2 – #16 #8 @ 6"c/c 3 – #16 + 3 – #16(EXT)
9	B9	8"x18"	4 – #16 #8 @ 6"c/c 3 – #16	
10	B10	8"x18"	4 – #20 #8 @ 6"c/c 3 – #16	
11	B11	8"x24"	3 – #16 #8 @ 6"c/c 3 – #16	
12	B12	8"x24"	4 – #16 #8 @ 6"c/c 4 – #16	
13	B13	8"x24"	4 – #20 #8 @ 6"c/c 4 – #16	
14	B14	8"x24"	4 – #25 #8 @ 6"c/c 4 – #16	
15	B15	8"x5"	4 – #12 #8 @ 6"c/c	



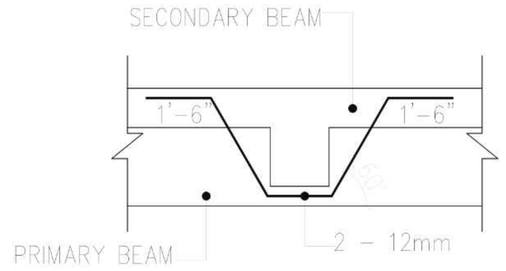
TYPICAL BEAM HOOK DETAILS



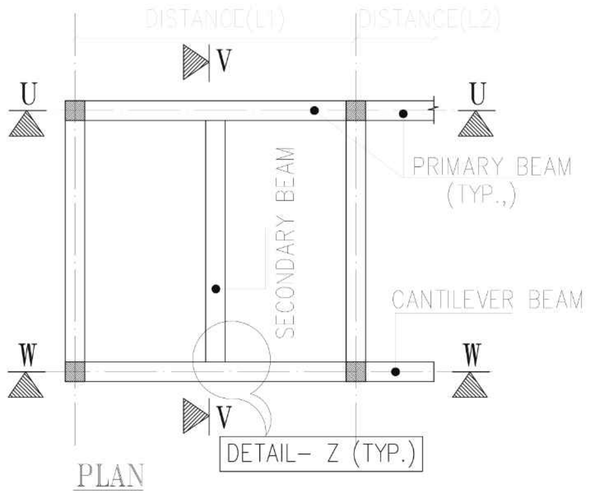
TYPICAL PRIMARY SECONDARY BEAM JUNCTION DETAIL
(N.T.S)

GROUND FLOOR ROOF SLAB DETAILS

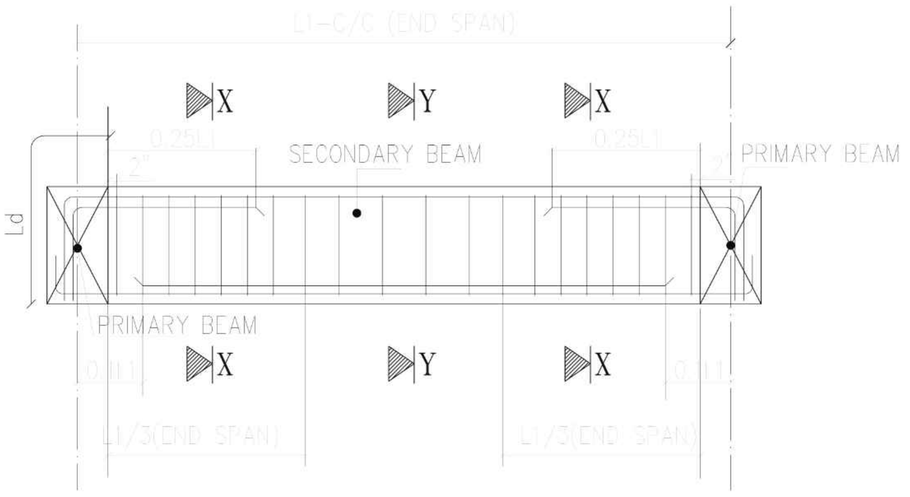
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S-4	6"	10mm @ 6" C/C	10mm @ 6" C/C	Two Way Slab
S-5	7"	10mm @ 4" C/C	10mm @ 5" C/C	Matt type (Top & Btm)



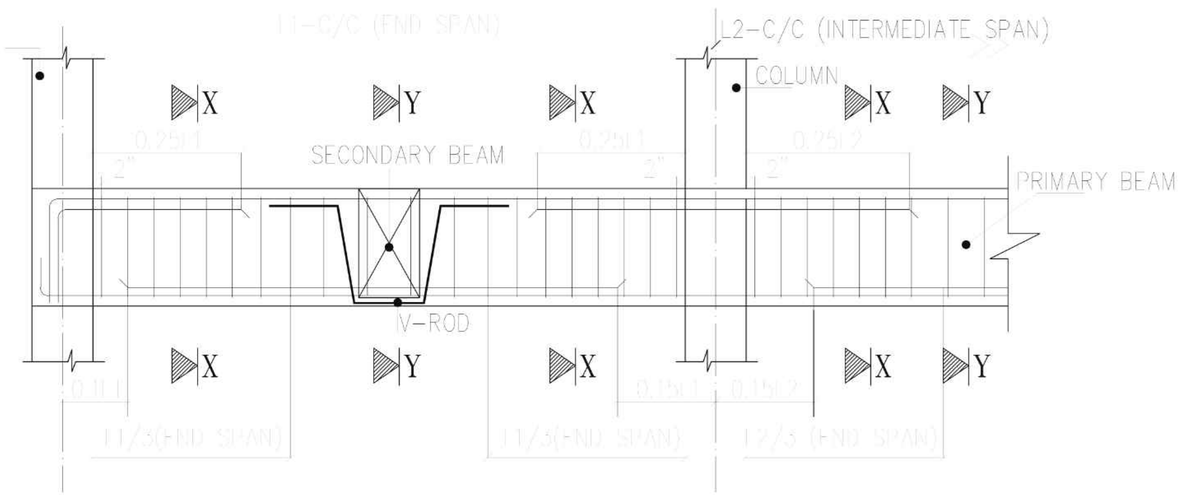
DETAIL – Z
(V-ROD DETAILS)
(N.T.S)



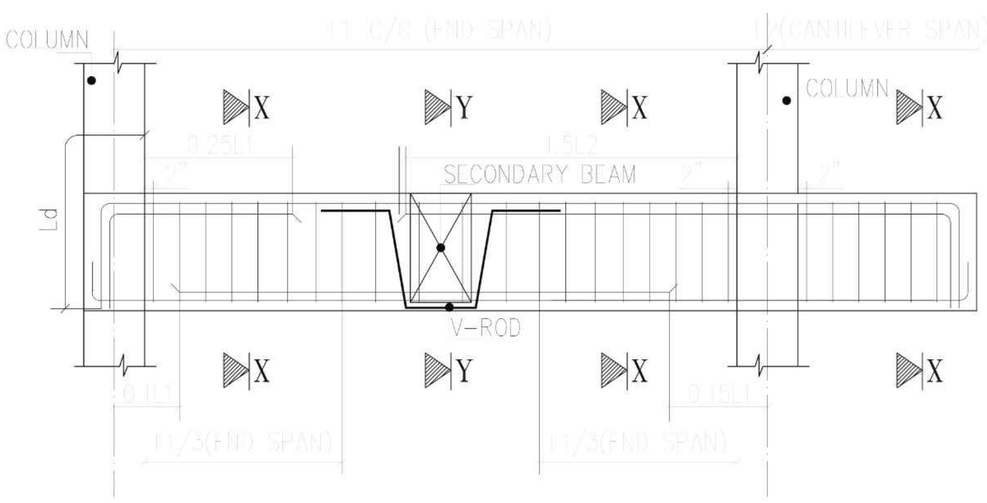
PLAN
(N.T.S)



SECTION V–V
TYPICAL BEAM SECTION
(N.T.S)



SECTION U–U
TYPICAL BEAM SECTION
(N.T.S)



SECTION W–W
TYPICAL CANTILEVER BEAM SECTION
(N.T.S)

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Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

DRAWING TITLE: **FIFTH FLOOR ROOF DETAILS (2/2)**

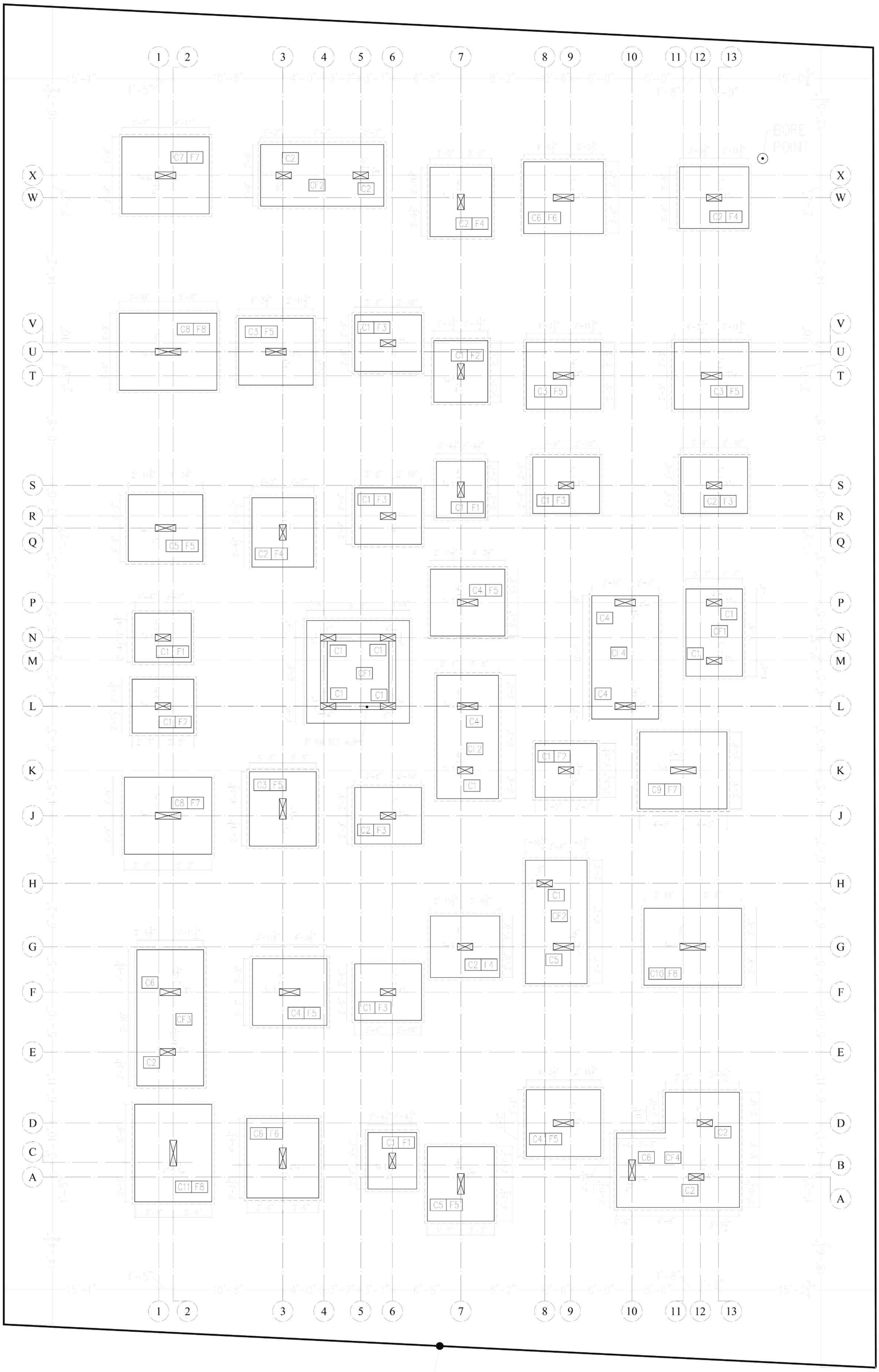
PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-FIFR-002
SCALE	NTS.
DATE	13-01-2026
DRAWING STATUS	ISSUED FOR CONSTRUCTION - GFC
DRG. BY	GIRE
CHKD. BY	GIRE

REVISION

No.	REVISED BY	DATE

Ar. PRASANNA PARVATIKAR
Ar. ROOPASHREE PARVATIKAR
No.20, 1st FLOOR, 2nd STREET,
PETHICHETTIPURAM EAST,
RAYAPURAM, TIRUPUR-641 601.
TELEFAX : (0421) 4326414
E-mail : cubism@ymail.com
ARCHITECTS & INTERIORS



NOTES:

1. The structural drawing will have to be read in conjunction with architectural drawing. Any discrepancy will have to be brought to the notice of structural engineer immediately.
2. Use Fe500 grade steel and shall confirm to IS1786-2008.
3. Use M25 grade concrete and design mix proportion as per IS10262:2019.
4. Clear cover to reinforcement is as per IS 456:2000.
   Clear cover for
   Footing - 50mm (2")
   Column / RCC wall - 40mm ($1\frac{1}{2}$")
5. S.B.C is considered as 300 kN/Sq.m @ 7'0" below N.G.L, based on the geotechnical investigation report (Report No:VKP/2025-26/R/073) issued by V.K.P Geotech dated: 11.07.2025.
6. The building is designed for G+5 only.
7. Lap length for reinforcement shall be Ld (Refer Table-1).
8. Not more than 50 percent of area of steel bars shall be spliced at any one section.
9. This drawing is not to be scaled.
10. Suitable precaution should be taken care in site to avoid earth sliding during excavation.
11. During excavation, if any loose pockets of the soil encountered, it shall be removed & backfilled with a leveling course of concrete then the construction of foundation can be carried out.

ACRONYMS & SYMBOLS:

CF	-	Combined Footing
NGL	-	Natural Ground Level
FFL	-	Floor Finish Level
NTS	-	Not to Scale
Ld	-	Development Length

Table-1 (Ld for various dia of bar)

Dia of bar	10Ø	12Ø	16Ø	20Ø	25Ø	32Ø
Tension (Ld)	1'-9"	2'-0"	2'-9"	3'-3"	4'-0"	5'-3"
Compression (Ldc)	1'-6"	1'-9"	2'-3"	2'-9"	3'-3"	4'-3"

Column Rotation Details

S No	Grid No	Rotation Level / Degree
1	K-11 U-3	From First Floor / BY 90°

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Ph: 96550 08064

DRAWING TITLE: **COLUMN & FOOTING DETAILS (1/3)**

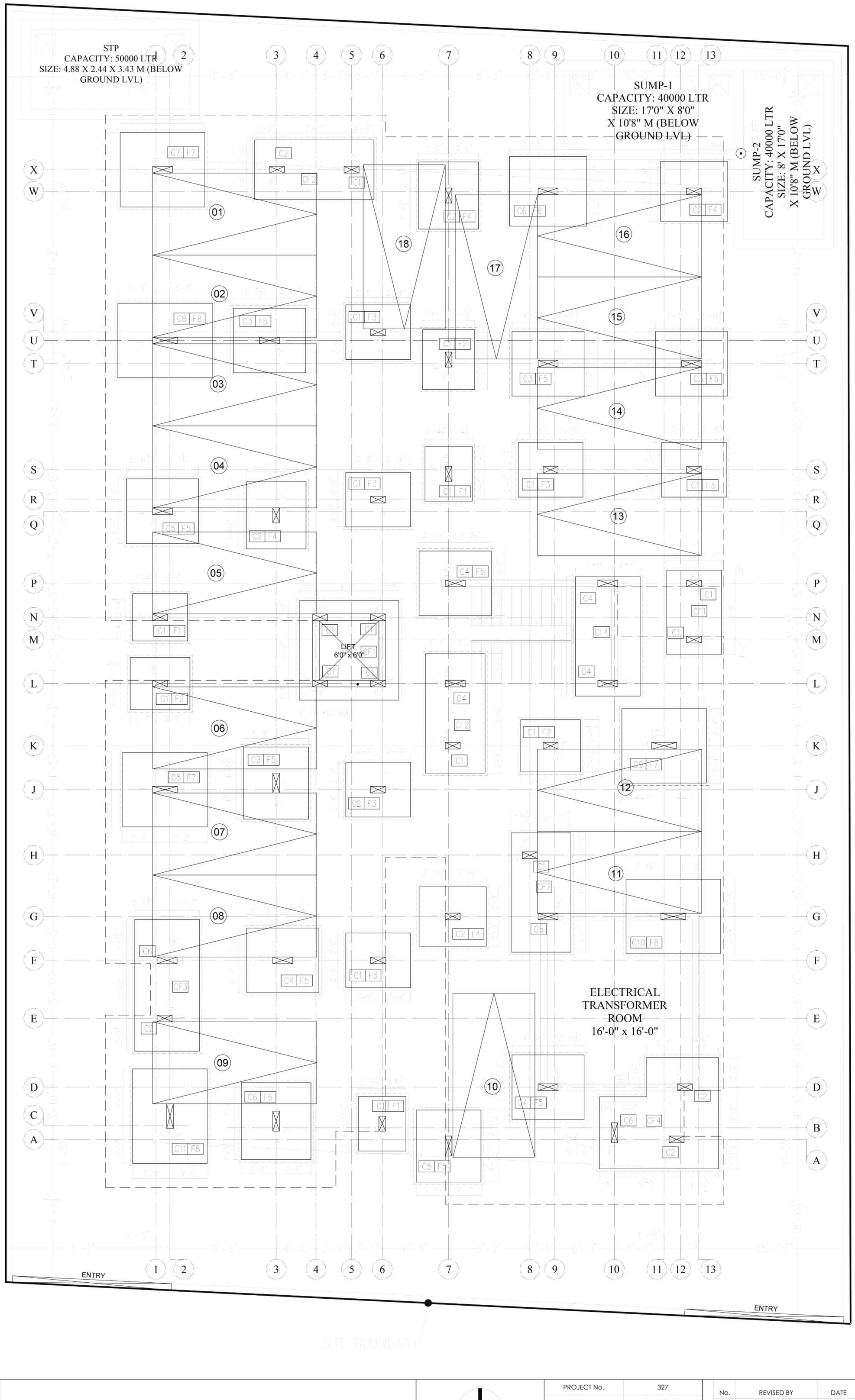
PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-CFD-001
SCALE	NTS.
DATE	12-01-2026
DRAWING STATUS	ISSUED FOR CONSTRUCTION - GFC
DRG. BY	GIRE
CHKD. BY	GIRE

REVISION

No.	REVISED BY	DATE

Ar. PRASANNA PARVATIKAR
Ar. ROOPASHREE PARVATIKAR
No.20, 1st FLOOR, 2nd STREET,
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CUBISM ARCHITECTS & INTERIORS



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7. Lap length for reinforcement shall be Ld (Refer Table-1).
8. Not more than 50 percent of area of steel bars shall be spliced at any one section.
9. This drawing is not to be scaled.
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ACRONYMS & SYMBOLS:

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Compression (Ldc)	1'-6"	1'-9"	2'-3"	2'-9"	3'-3"	4'-3"

Column Rotation Details

S No	Grid No	Rotation Level / Degree
1	K-11 U-3	From First Floor / BY 90°

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DRAWING TITLE: **COLUMN & FOOTING DETAILS (2/3)**

PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-CFD-002
SCALE	NTS.
DATE	12-01-2026
DRAWING STATUS	ISSUED FOR CONSTRUCTION - GFC
DRG. BY	GIRE
CHKD. BY	GIRE

REVISION

No.	REVISED BY	DATE

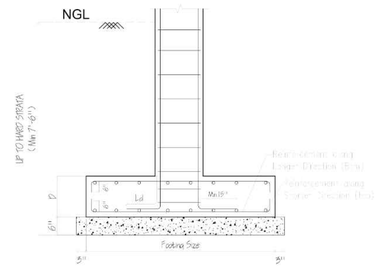
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TELEFAX : (0421) 4326414
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CUBISM ARCHITECTS & INTERIORS

COLUMN DETAILS

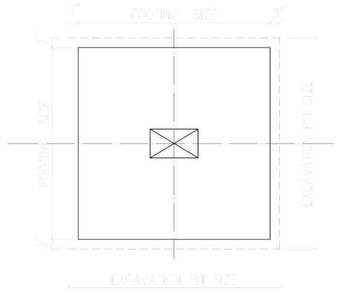
S No	Column No	Up To Stilt Floor Roof			From Stilt Floor Roof to First Floor Roof			From First Floor Roof		
		Column Size	Column Reinforcement Detail	Rings & Hook Detail (R-Ring & H-Hook)	Column Size	Column Reinforcement Detail	Rings & Hooks Detail (R-Ring & H- Hook)	Column Size	Column Reinforcement Detail	Rings & Hooks Detail (R-Ring & H- Hook)
1	C1	8" x 18"	16mm-8Nos			CONTINUED			CONTINUED	
2	C2	8" x 18"	16mm-10Nos			CONTINUED			CONTINUED	
3	C3	8" x 24"	16mm-10Nos		8" x 18"	16mm-10Nos			CONTINUED	
4	C4	8" x 24"	16mm-10Nos			CONTINUED			CONTINUED	
5	C5	8" x 24"	16mm-12Nos			CONTINUED			CONTINUED	
6	C6	8" x 24"	20mm-10Nos			CONTINUED		8" x 24"	16mm - 10Nos	
7	C7	8" x 24"	20mm-12Nos		8" x 24"	16mm-12Nos			CONTINUED	
8	C8	8" x 30"	20mm-8Nos + 16mm-6Nos		8" x 24"	20mm - 10Nos		8" x 24"	16mm - 10Nos	
9	C9	8" x 30"	20mm-10Nos + 16mm-4Nos		8" x 24"	20mm - 10Nos			CONTINUED	
10	C10	8" x 30"	20mm-14Nos			CONTINUED		8" x 24"	20mm - 10Nos	
11	C11	8" x 30"	20mm-14Nos			CONTINUED			CONTINUED	

FOOTING DETAILS

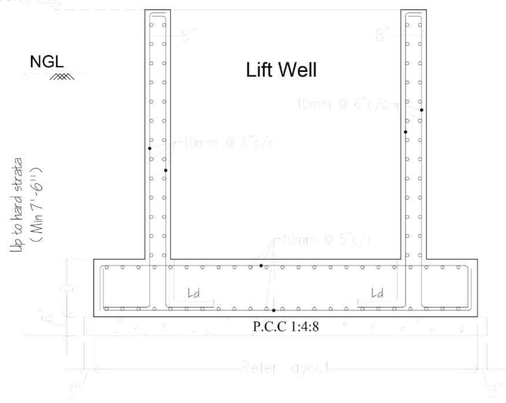
S No	Footing No	Footing Size	Excavation Pit Size	Footing Depth(D)	Footing Rft.,	
					Bottom	Top
1	F1	4'-9" x 5'-6"	5'-3" x 6'-0"	15"	10mm @ 5"c/c Both Ways	-N.A.-
2	F2	5'-3" x 6'-0"	5'-9" x 6'-6"	18"	10mm @ 5"c/c Both Ways	-N.A.-
3	F3	5'-6" x 6'-6"	6'-0" x 7'-0"	21"	10mm @ 5"c/c Both Ways	-N.A.-
4	F4	6'-0" x 6'-9"	6'-6" x 7'-3"	21"	10mm @ 4"c/c Both Ways	-N.A.-
5	F5	6'-6" x 7'-3"	7'-0" x 7'-9"	24"	12mm @ 6"c/c Both Ways	10mm @ 7"c/c Both Ways
6	F6	7'-0" x 7'-9"	7'-6" x 8'-3"	24"	12mm @ 5"c/c Both Ways	10mm @ 7"c/c Both Ways
7	F7	7'-6" x 8'-6"	8'-0" x 9'-0"	27"	12mm @ 5"c/c Both Ways	10mm @ 6"c/c Both Ways
8	F8	7'-6" x 9'-6"	8'-0" x 10'-0"	27"	12mm @ 5"c/c Both Ways	10mm @ 6"c/c Both Ways
9	CF1	REFER LAYOUT		18"	10mm @ 5"c/c Both Ways	10mm @ 5"c/c Both Ways
10	CF2	REFER LAYOUT		21"	12mm @ 5"c/c Both Ways	12mm @ 5"c/c Both Ways
11	CF3	REFER LAYOUT		27"	12mm @ 4"c/c Both Ways	12mm @ 4"c/c Both Ways
12	CF4	REFER LAYOUT		30"	12mm @ 4"c/c Both Ways	12mm @ 4"c/c Both Ways



SECTION - A



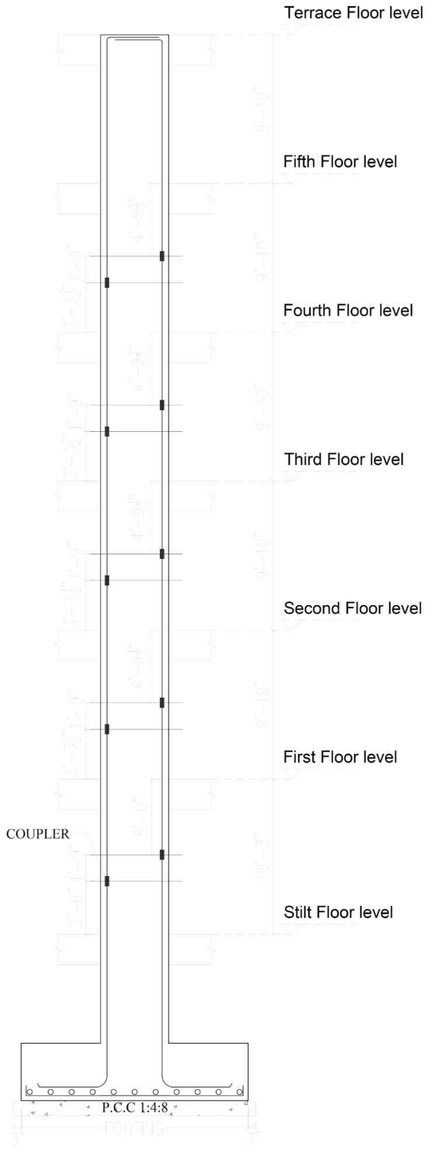
Typical Footing Plan



Typical Lift Well Section

Table-1 (Ld for various dia of bar)

Dia of bar	10Ø	12Ø	16Ø	20Ø	25Ø	32Ø
Tension (Ld)	1'-9"	2'-0"	2'-9"	3'-3"	4'-0"	5'-3"
Compression (Ldc)	1'-6"	1'-9"	2'-3"	2'-9"	3'-3"	4'-3"



Typical Column section
(N.T.S)

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Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

DRAWING TITLE: **COLUMN & FOOTING DETAILS (3/3)**

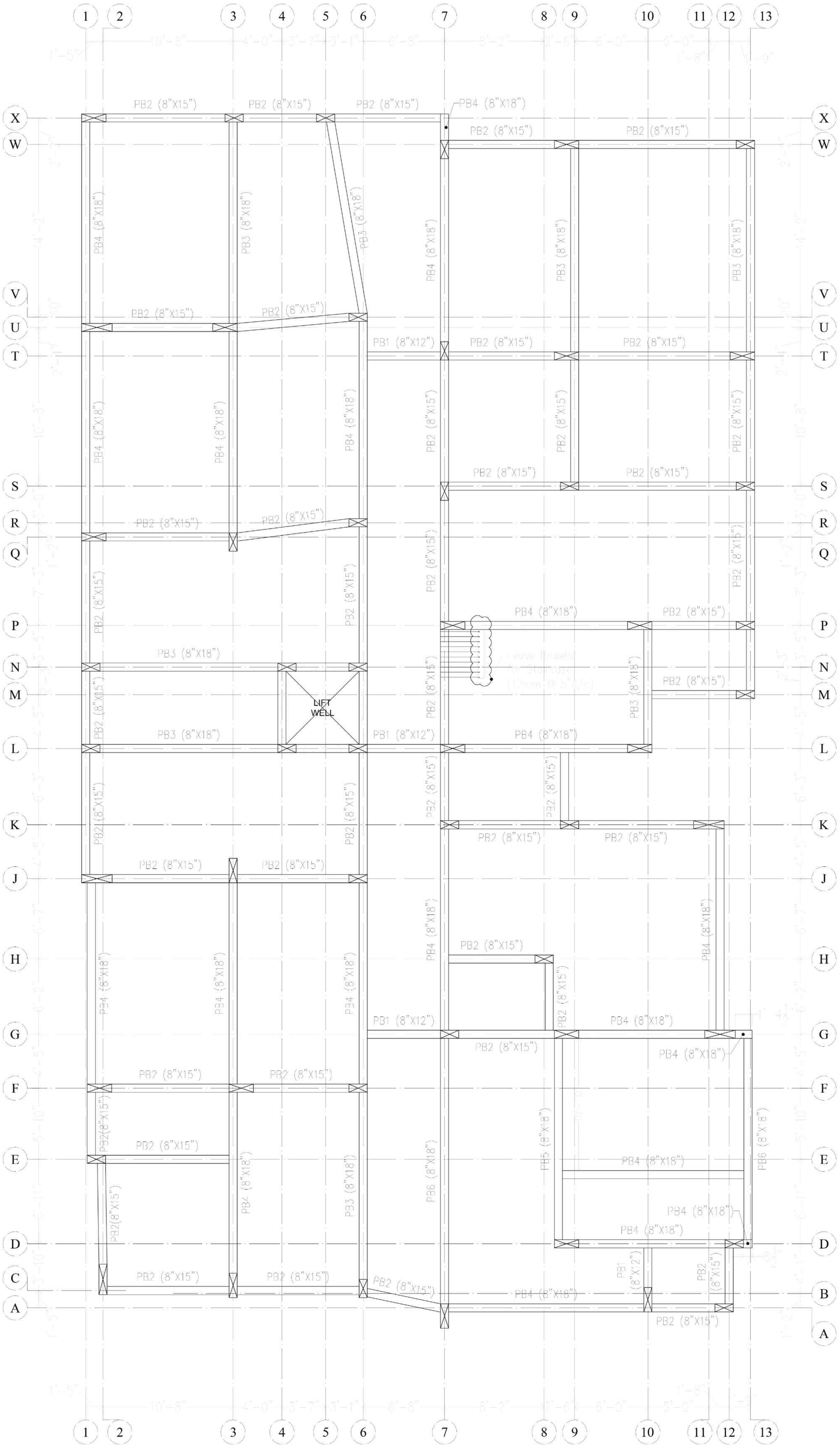
PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-CFD-003
SCALE	NTS.
DATE	12-01-2026
DRAWING STATUS	DRG. BY
ISSUED FOR CONSTRUCTION - GFC	CHKD. BY
	GIRE
	GIRE

REVISION

No.	REVISED BY	DATE

Ar. PRASANNA PARVATIKAR
Ar. ROOPASHREE PARVATIKAR
No.20, 1st FLOOR, 2nd STREET,
PETHICHETTIPURAM EAST,
RAYAPURAM, TIRUPUR-641 601.
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cubism ARCHITECTS & INTERIORS

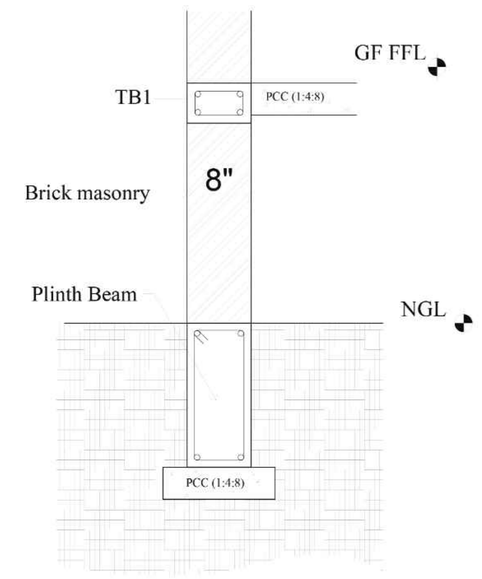


PLINTH BEAM DETAILS

S No	Beam No	Beam Size	Section @ XX End span	Section @ YY Mid span
1	PB1	8"x12"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
2	PB2	8"x15"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
3	PB3	8"x18"	3 – 12mm #8 @ 6"c/c 3 – 12mm	
4	PB4	8"x18"	2 – 16mm #8 @ 6"c/c 2 – 16mm	
5	PB5	8"x18"	2 – 16mm + 1 – 16mm(EXT) #8 @ 6"c/c 2 – 16mm	2 – 16mm #8 @ 6"c/c 1 – 16mm(EXT) 2 – 16mm
6	PB6	9"x18"	2 – #16 #8 @ 6"c/c 3 – #16	2 – #16 #8 @ 6"c/c 3 – #16 + 2 – #16(EXT)

TIE BEAM DETAILS

S No	Beam No	Beam Size	Section @ XX End span	Section @ YY Mid span
1	TB1	9"x5"	4 – #8 #8 @ 7"c/c	



TYPICAL PLINTH BEAM SECTION

NOTES:

1. The structural drawing will have to be read in conjunction with architectural drawing. Any discrepancy will have to be brought to the notice of structural engineer immediately.
2. Use Fe500 grade steel and shall confirm to IS1786-2008.
3. Use M25 grade concrete and design mix proportion as per IS10262:2019.
4. Clear cover to reinforcement is as per IS 456:2000.
   Clear cover for
   Column / RCC wall - 40mm ($1\frac{1}{2}$")
   Beam - 25mm (1")
5. Lap length for reinforcement shall be Ld (Refer Table-1).
6. Not more than 50 percent of area of steel bars shall be spliced at any one section.
7. Formwork stripping time as per IS 456 : 2000
   Vertical formwork - 1 day
   (Columns, beams, walls)
   Soffit formwork of beams :
   Spanning upto 6m - 14 days
   Spanning over 6m - 21 days
8. This drawing is not to be scaled.

ACRONYMS & SYMBOLS:

NGL - Natural Ground Level
FFL - Floor Finish Level
NTS - Not to Scale
Ld - Development Length
PB - Plinth Beam

Column Rotation Details

S No	Grid No	Rotation Level / Degree
1	K-11 U-3	From First Floor / BY 90°

Table-1 (Ld for various dia of bar)

Dia of bar	10Ø	12Ø	16Ø	20Ø	25Ø	32Ø
Tension (Ld)	1'-9"	2'-0"	2'-9"	3'-3"	4'-0"	5'-3"
Compression (Ldc)	1'-6"	1'-9"	2'-3"	2'-9"	3'-3"	4'-3"

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DRAWING TITLE: **PLINTH BEAM DETAILS (1/2)**

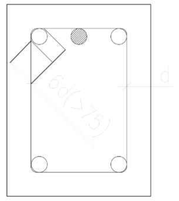
PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-PB-001
SCALE	NTS.
DATE	13-01-2026
DRAWING STATUS	DRG. BY GIRE
ISSUED FOR CONSTRUCTION - GFC	CHKD. BY GIRE

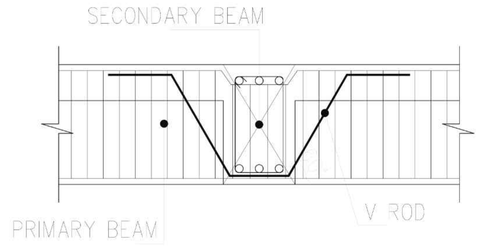
REVISION

No.	REVISED BY	DATE

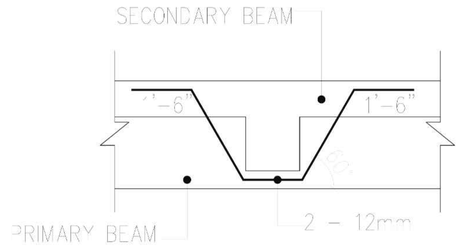
Ar. PRASANNA PARVATIKAR
Ar. ROOPASHREE PARVATIKAR
No.20, 1st FLOOR, 2nd STREET,
PETHICHETTIPURAM EAST,
RAYAPURAM, TIRUPUR-641 601.
TELEFAX : (0421) 4326414
E-mail : cubism@ymail.com
CUBISM ARCHITECTS & INTERIORS



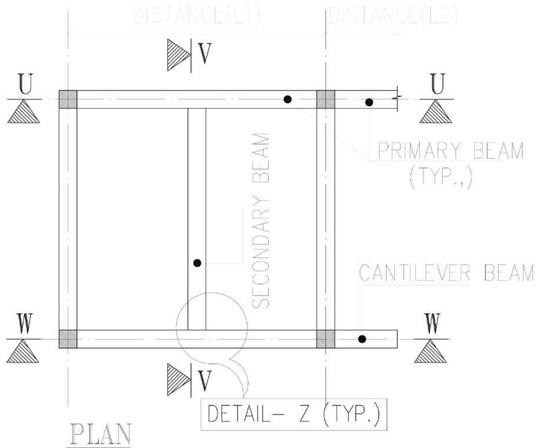
TYPICAL BEAM
HOOK DETAILS



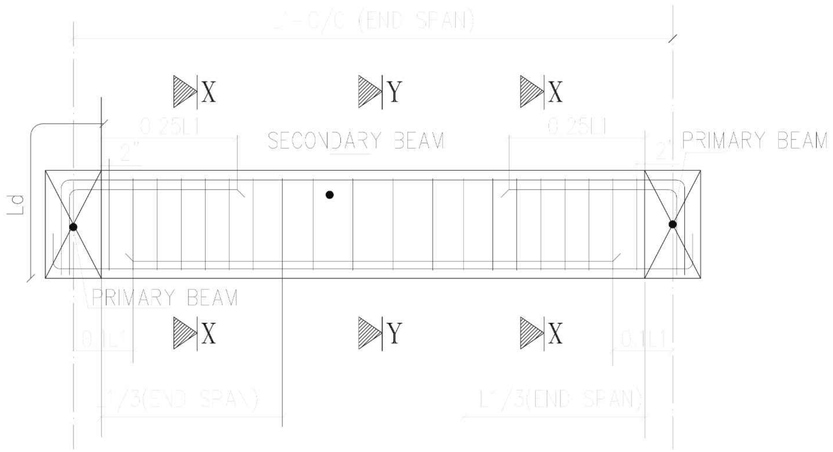
TYPICAL PRIMARY SECONDARY
BEAM JUNCTION DETAIL
(N.T.S)



DETAIL - Z
(V-ROD DETAILS)
(N.T.S)



PLAN
(N.T.S)



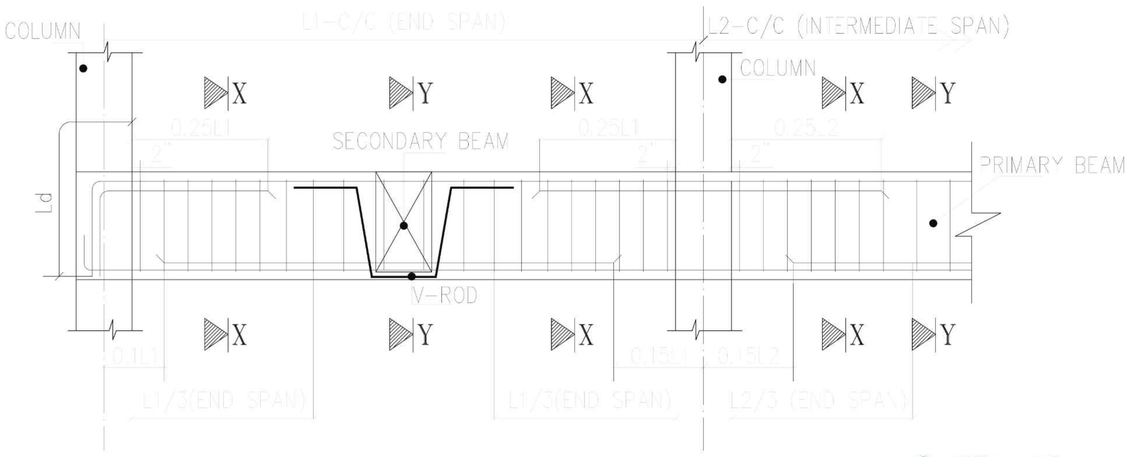
SECTION V-V
TYPICAL BEAM SECTION
(N.T.S)

NOTES:

1. FOR SECTIONS XX & YY REFER BEAM DETAILS

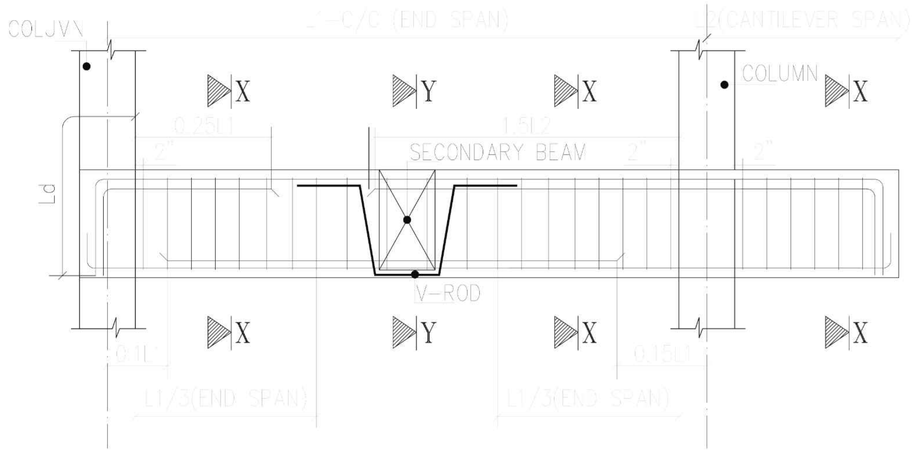
ACRONYMS & SYMBOLS:

NGL	-	Natural Ground Level
FFL	-	Floor Finish Level
NTS	-	Not to Scale
Ld	-	Development Length
PB	-	Plinth Beam



SECTION U-U
TYPICAL BEAM SECTION
(N.T.S)

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SECTION W-W
TYPICAL CANTILEVER BEAM SECTION
(N.T.S)

PROJECT TITLE

M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti

DRAWING TITLE

PLINTH BEAM DETAILS (2/2)

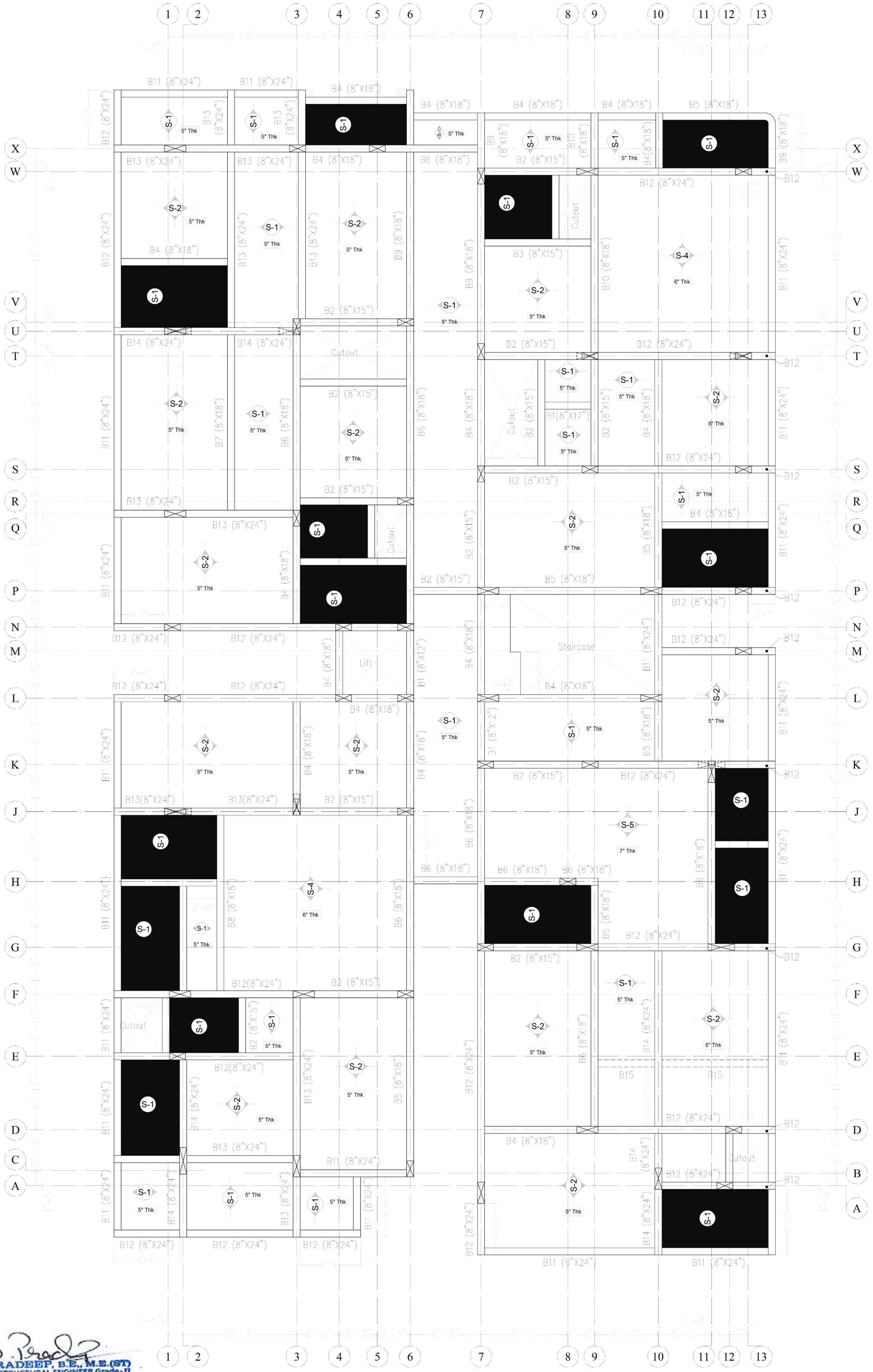
DRAWING STATUS	
ISSUED FOR CONSTRUCTION - GFC	
PROJECT No.	327
DRG. No.	327-PB-002
SCALE	NTS.
DATE	13-01-2026
DRG. BY	GIRE
CHKD. BY	GIRE

REVISION

No.	REVISED BY	DATE

cubism ARCHITECTS & INTERIORS
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PETHICHETTIPURAM EAST,
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Ar. ROOPASHREE PARVATIKAR



Legends:

- 3" Sunken

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Ph: 96550 08064

DRAWING TITLE: **STILT FLOOR ROOF DETAILS (1/2)**

PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-SFR-001
SCALE	NTS.
DATE	13-01-2026
DRAWING STATUS	ISSUED FOR CONSTRUCTION - GFC
DRG. BY	GIRE
CHKD. BY	GIRE

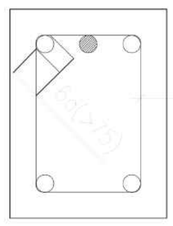
REVISION

No.	REVISED BY	DATE

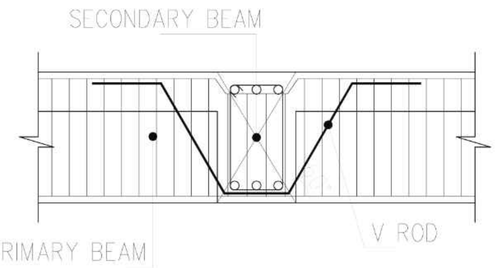
Ar. PRASANNA PARVATIKAR
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cubism ARCHITECTS & INTERIORS

PLINTH BEAM DETAILS

S No	Beam No	Beam Size	Section @ XX End span	Section @ YY Mid span
1	B1	8"x12"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
2	B2	8"x15"	3 – 12mm #8 @ 7"c/c 3 – 12mm	
3	B3	8"x15"	2 – 12mm #8 @ 7"c/c 4 – 12mm	
4	B4	8"x18"	3 – 12mm #8 @ 6"c/c 3 – 12mm	
5	B5	8"x18"	2 – 16mm #8 @ 6"c/c 2 – 16mm	
6	B6	8"x18"	3 – 16mm #8 @ 6"c/c 3 – 16mm	
7	B7	8"x18"	2 – #16 + 2 – #16(EXT) #8 @ 6"c/c 2 – #16	2 – #16 #8 @ 6"c/c 2 – #16 + 2 – #16(EXT)
8	B8	8"x18"	2 – #16 #8 @ 6"c/c 3 – #16	2 – #16 #8 @ 6"c/c 3 – #16 + 3 – #16(EXT)
9	B9	8"x18"	4 – #16 #8 @ 6"c/c 3 – #16	
10	B10	8"x18"	4 – #20 #8 @ 6"c/c 3 – #16	
11	B11	8"x24"	3 – #16 #8 @ 6"c/c 3 – #16	
12	B12	8"x24"	4 – #16 #8 @ 6"c/c 4 – #16	
13	B13	8"x24"	4 – #20 #8 @ 6"c/c 4 – #16	
14	B14	8"x24"	4 – #25 #8 @ 6"c/c 4 – #16	
15	B15	8"x5"	4 – #12 #8 @ 6"c/c	



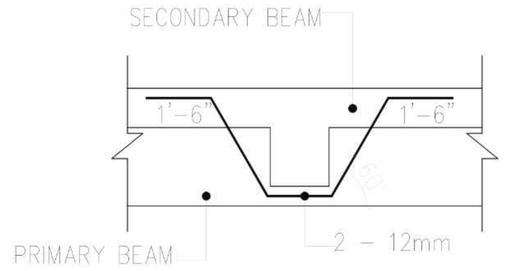
TYPICAL BEAM HOOK DETAILS



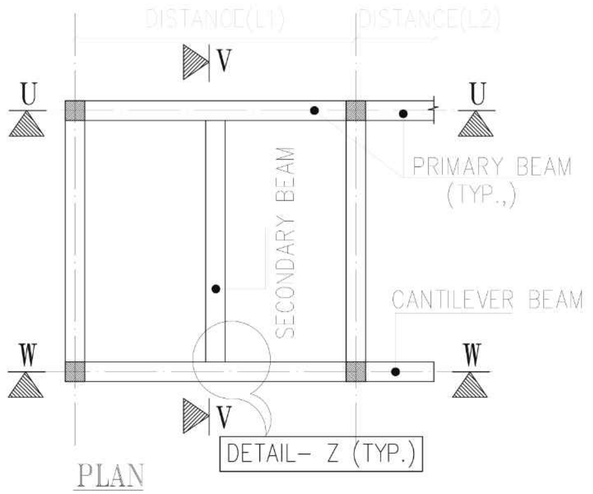
TYPICAL PRIMARY SECONDARY BEAM JUNCTION DETAIL
(N.T.S)

GROUND FLOOR ROOF SLAB DETAILS

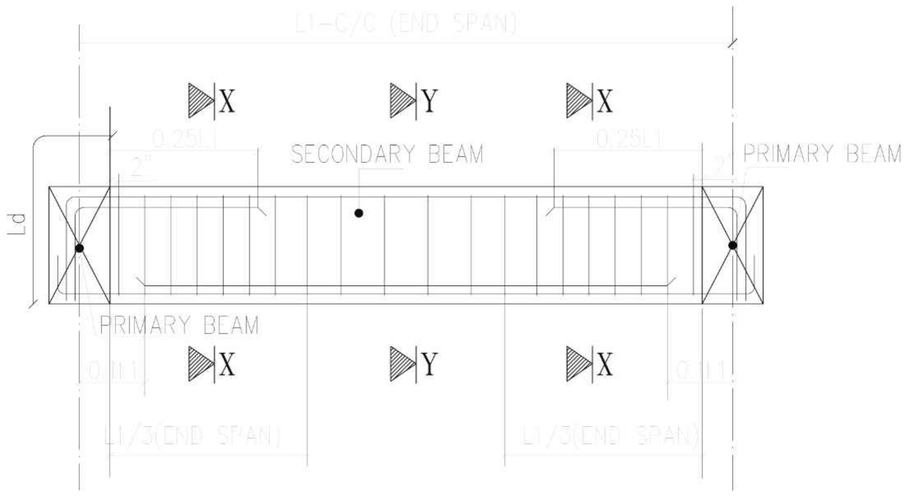
TYPE	THK	MAIN (along short span)	DIST (along long span)	REMARKS
S-1	5"	8mm @ 6" C/C	8mm @ 7" C/C	One Way Slab
S-2	5"	8mm @ 6" C/C	8mm @ 6" C/C	Two Way Slab
S-3	5"	10mm @ 6" C/C	10mm @ 6" C/C	Two Way Slab
S-4	6"	10mm @ 6" C/C	10mm @ 6" C/C	Two Way Slab
S-5	7"	10mm @ 4" C/C	10mm @ 5" C/C	Matt type (Top & Btm)



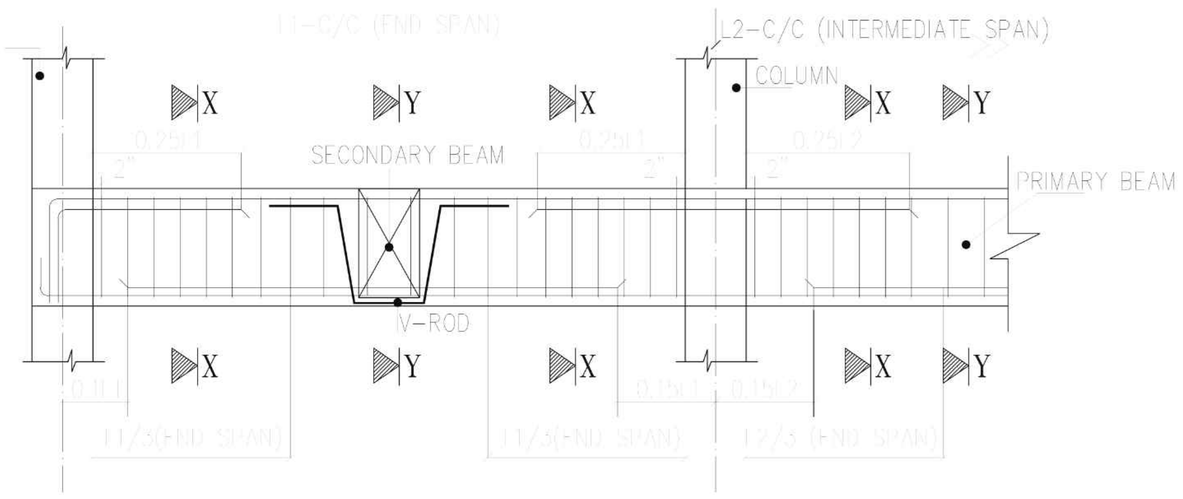
DETAIL – Z
(V-ROD DETAILS)
(N.T.S)



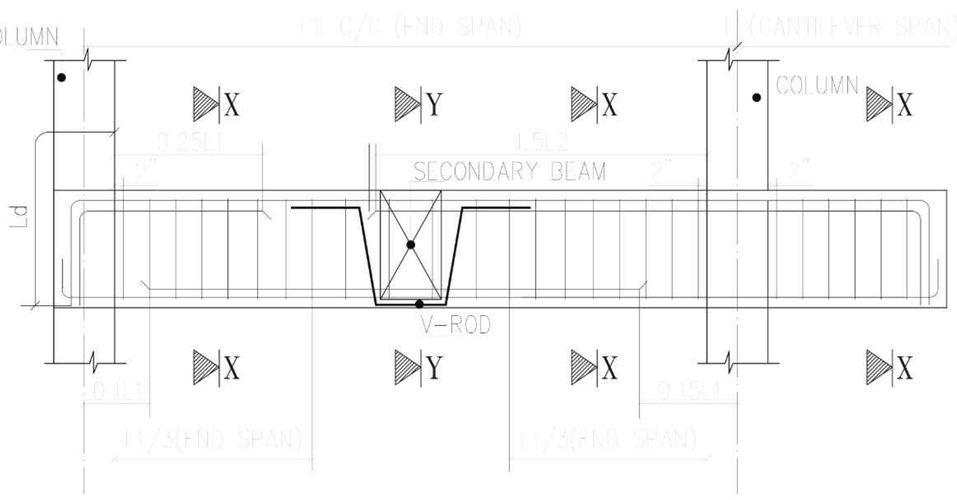
PLAN
(N.T.S)



SECTION V–V
TYPICAL BEAM SECTION
(N.T.S)



SECTION U–U
TYPICAL BEAM SECTION
(N.T.S)



SECTION W–W
TYPICAL CANTILEVER BEAM SECTION
(N.T.S)

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DRAWING TITLE: **STILT FLOOR ROOF DETAILS (2/2)**

PROJECT TITLE: **M/s.Greenfield Housing's Apartment [25 cents] @ Kalapatti**

PROJECT No.	327
DRG. No.	327-SFR-002
SCALE	NTS.
DATE	13-01-2026
DRAWING STATUS	DRG. BY GIRE
ISSUED FOR CONSTRUCTION - GFC	CHKD. BY GIRE

REVISION

No.	REVISED BY	DATE

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Ar. ROOPASHREE PARVATIKAR
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CUBISM ARCHITECTS & INTERIORS

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
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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.