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RE REGULATORY RECORD

RERA Document

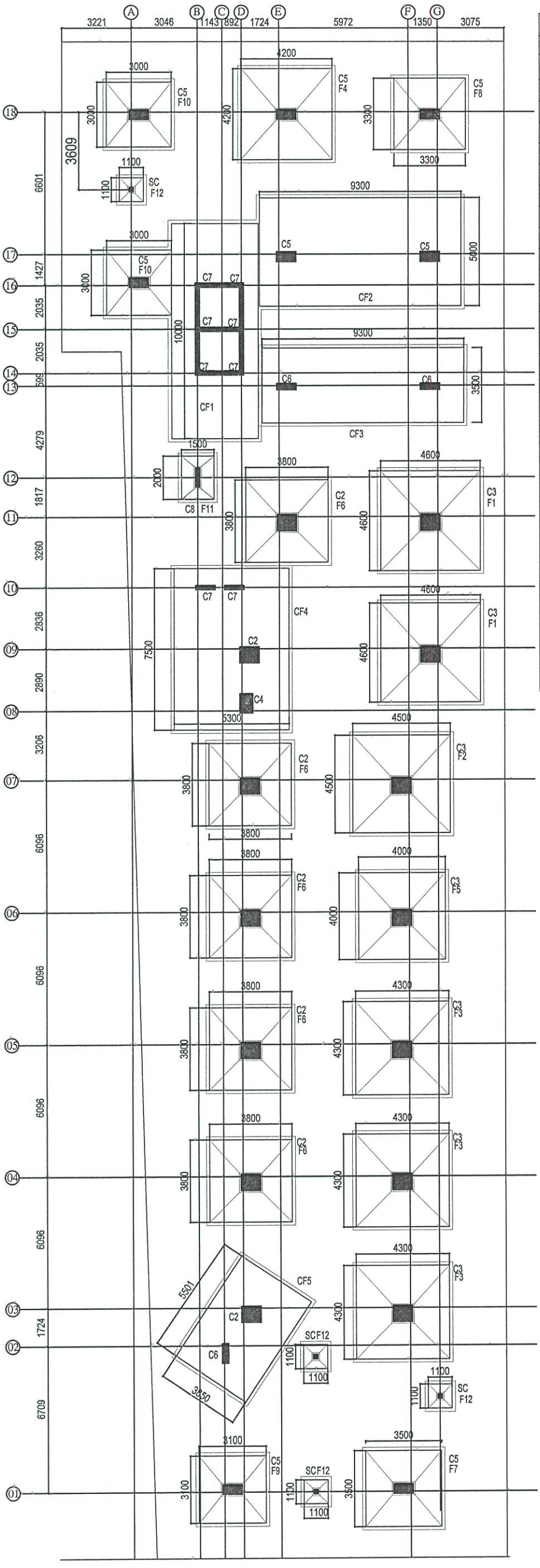
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Verified RealEstate™
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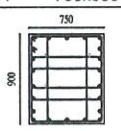
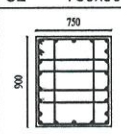
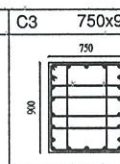
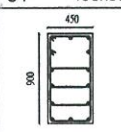
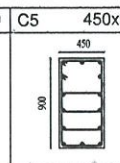
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+91 9996 12 9996
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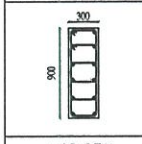
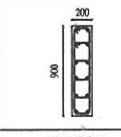
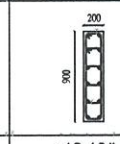
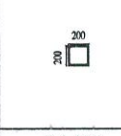
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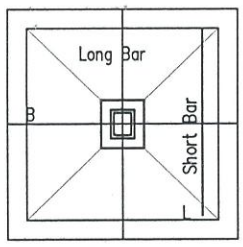


FOUNDATION DETAILS (M35)						
TYPE	LENGTH	BREADTH	D	d	LONG BAR	SHORT BAR
F1	4600	4600	1050	525	16#@100c/c	16#@100c/c
F2	4500	4500	1000	500	16#@125c/c	16#@125c/c
F3	4300	4300	950	475	16#@130c/c	16#@130c/c
F4	4200	4200	900	450	16#@140c/c	16#@140c/c
F5	4000	4000	850	425	16#@150c/c	16#@150c/c
F6	3800	3800	780	390	12#@75c/c	12#@75c/c
F7	3500	3500	690	345	12#@125c/c	12#@125c/c
F8	3300	3300	630	315	12#@125c/c	12#@125c/c
F9	3100	3100	575	290	10#@100c/c	10#@100c/c
F10	3000	3000	550	275	10#@125c/c	10#@125c/c
F11	2000	1500	500	250	10#@150c/c	10#@150c/c
F12	1100	1100	300	150	10#@180c/c	10#@180c/c
CF1	10000	4000	–	–	REFER DETAILS	
CF2	9300	5000			REFER DETAILS	
CF3	9300	3500			REFER DETAILS	
CF4	7500	5300			REFER DETAILS	
CF5	5501	3850			REFER DETAILS	

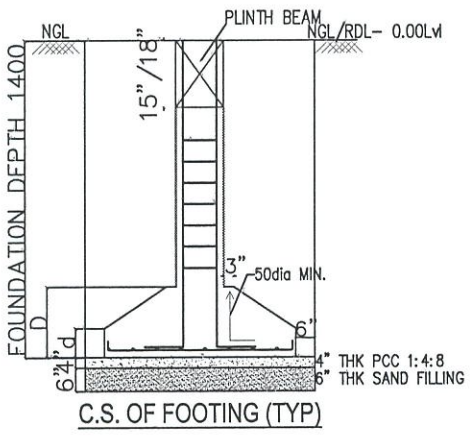
COLUMN DETAILS (M35)

C1 750x900	C2 750x900	C3 750x900	C4 450x900	C5 450x900
				
•22-32# 8#@200c/c	•22-25# 8#@200c/c	•22-20# 8#@200c/c	•14-25# 8#@200c/c	•14-20# 8#@200c/c

C6 300x900	C7 200x900	C8 200x900	SC 200x200
			
•12-25# 8#@200c/c	•12-20# 8#@200c/c	•12-16# 8#@200c/c	• 4-16# 8#@200c/c



PLAN OF FOOTING DETAIL(TYP)



C.S. OF FOOTING (TYP)

GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL.

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II
A) Vertical side of shuttering columns, Walls & beams – 24 Hours
B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days
C) Bottom shuttering of Beams (Keeping the Props) – 7 Days
d) Props to Slabs:
I) Spanning Upto 4.5M– 14 Days
ii) Spanning Over 4.5M–21 Days
e) Props to Beams & Arches:
I) Spanning Upto 6M – 21 Days
II) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars
I) At any cross section of the member not more than 50% of the Bars shall be lapped
II) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members
III) Lap length shall be 50 times the diameter of the bar for Tension & Compression members
Iv) Laps in columns shall be provided at midheight of floor and not at slab level
v) Laps in beams and columns shall be provided at the point of contraflexure.
vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer
vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

FOUNDATION DETAILS

SHEET NO: C1

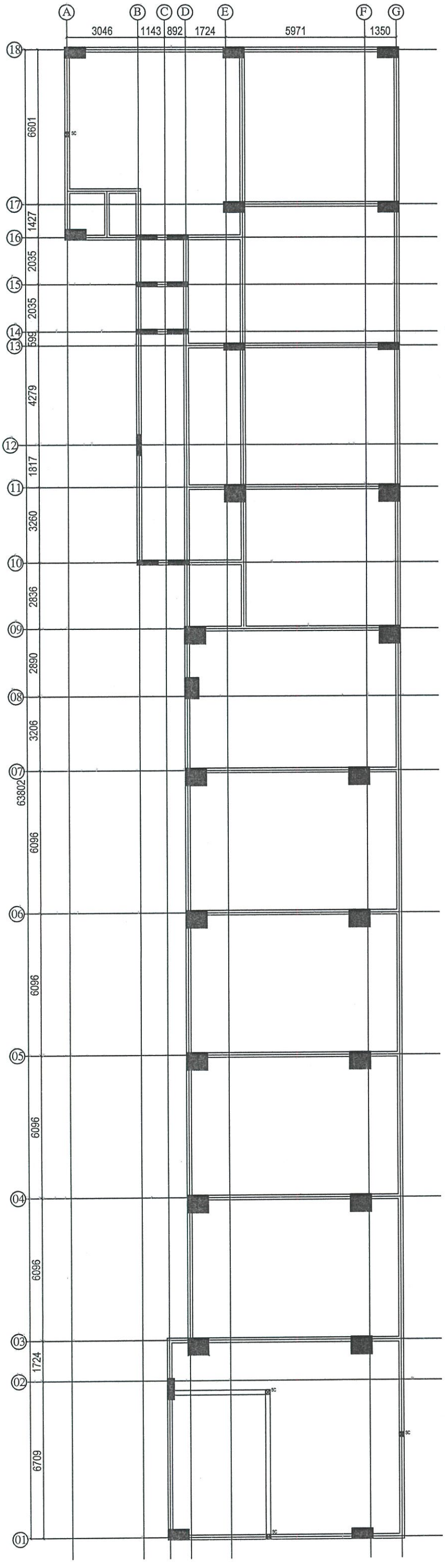
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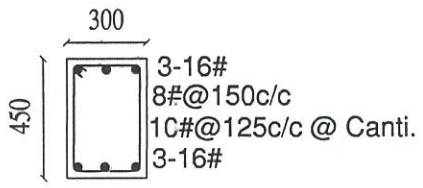
NORTH

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structural@carch.in
Mobile : 7299911063

STRUCTURAL ENGINEER

OWNERS





PLINTH BEAM
200x450

GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL.

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours
B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days
C) Bottom shuttering of Beams (Keeping the Props) – 7 Days
d) Props to Slabs:
I) Spanning Upto 4.5M– 14 Days
ii) Spanning Over 4.5M–21 Days
e) Props to Beams & Arches:
I) Spanning Upto 6M – 21 Days
II) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars
I) At any cross section of the member not more than 50% of the Bars shall be lapped
II) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members
III) Lap length shall be 50 times the diameter of the bar for Tension & Compression members
iv) Laps in columns shall be provided at midheight of floor and not at slab level
v) Laps in beams and columns shall be provided at the point of contraflexure.
vI) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer
vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

PLINTH BEAM LAYOUT & DETAILS

SHEET NO: 02

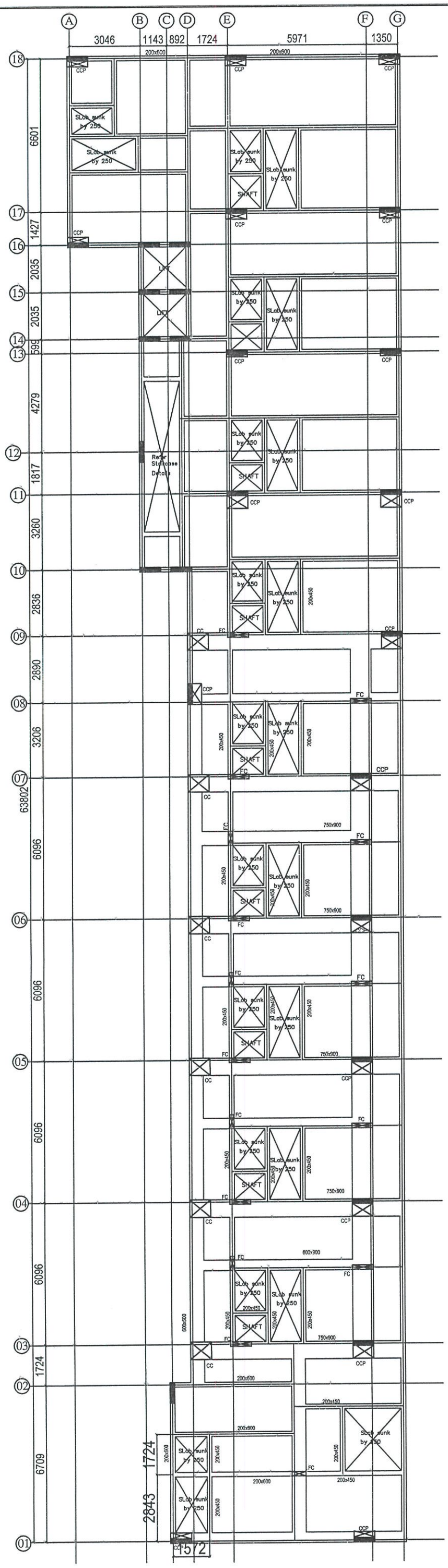
SCALE : NTS

NORTH
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S

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R.A. Puram, Chennai - 600 028.
structural@carch.in
Mobile : 7299911063

STRUCTURAL ENGINEER

O W N E R S



GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL.

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours
B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days
C) Bottom shuttering of Beams (Keeping the Props) – 7 Days
d) Props to Slabs:
I) Spanning Upto 4.5M– 14 Days
ii) Spanning Over 4.5M–21 Days
e) Props to Beams & Arches:
i) Spanning Upto 6M – 21 Days
II) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars
i) At any cross section of the member not more than 50% of the Bars shall be lapped
ii) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members
iii) Lap length shall be 50 times the diameter of the bar for Tension & Compression members
iv) Laps in columns shall be provided at midheight of floor and not at slab level
v) Laps in beams and columns shall be provided at the point of contraflexure.
vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer
vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 A¯ ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

STILT FLOOR ROOF BEAM LAYOUT

SHEET NO: 03

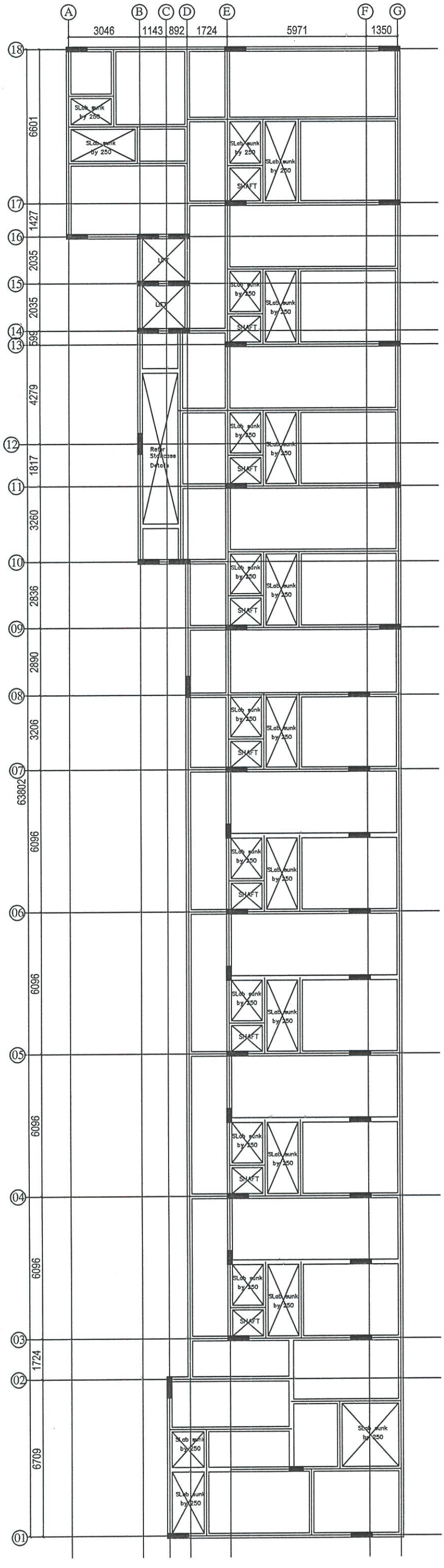
SCALE : NTS

NORTH

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structural@carch.in
Mobile : 7299911053

STRUCTURAL ENGINEER

OWNERS



GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL.

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours

B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days

C) Bottom shuttering of Beams (Keeping the Props) – 7 Days

d) Props to Slabs:

i) Spanning Upto 4.5M– 14 Days

ii) Spanning Over 4.5M–21 Days

e) Props to Beams & Arches:

i) Spanning Upto 6M – 21 Days

ii) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars

i) At any cross section of the member not more than 50% of the Bars shall be lapped

ii) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members

iii) Lap length shall be 50 times the diameter of the bar for Tension & Corinpression members

iv) Laps in columns shall be provided at midheight of floor and not at slab level

v) Laps in beams and columns shall be provided at the point of contraflexure.

vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer

vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

FIRST FLOOR ROOF BEAM LAYOUT

SHEET NO: 04

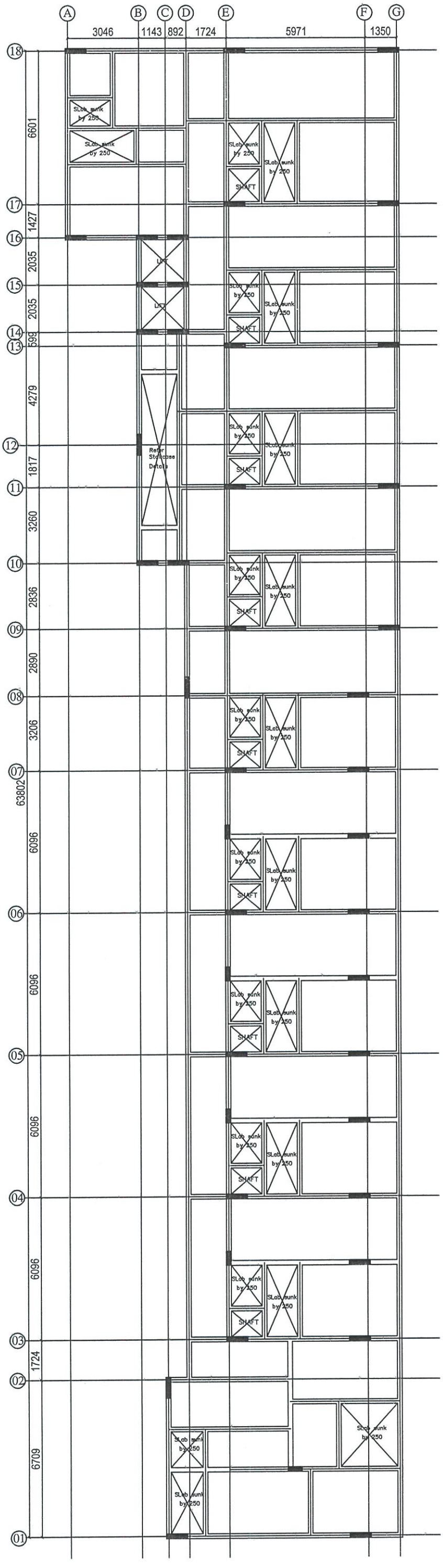
SCALE : NTS

NORTH W E S

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structural@carch.in
Mobile : 7299911063

STRUCTURAL ENGINEER

O W N E R S



GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL.

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours

B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days

C) Bottom shuttering of Beams (Keeping the Props) – 7 Days

d) Props to Slabs:

i) Spanning Upto 4.5M– 14 Days

ii) Spanning Over 4.5M–21 Days

e) Props to Beams & Arches:

i) Spanning Upto 6M – 21 Days

II) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars

i) At any cross section of the member not more than 50% of the Bars shall be lapped

ii) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members

iii) Lap length shall be 50 times the diameter of the bar for Tension & Compression members

iv) Laps in columns shall be provided at midheight of floor and not at slab level

v) Laps in beams and columns shall be provided at the point of contraflexure.

vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer

vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

SECOND FLOOR ROOF BEAM LAYOUT

SHEET NO: 05

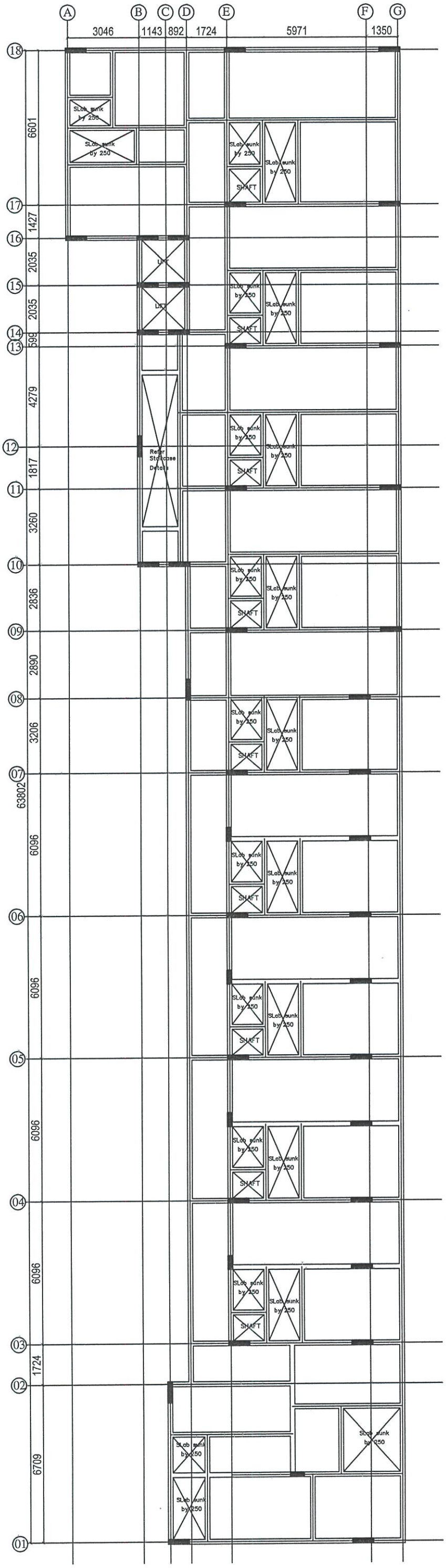
SCALE : NTS

NORTH

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R.A. Puram, Chennai - 600 028.
structural@carch.in
Mobile : 7299911063

STRUCTURAL ENGINEER

OWNERS



GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours

B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days

C) Bottom shuttering of Beams (Keeping the Props) – 7 Days

d) Props to Slabs:

i) Spanning Upto 4.5M– 14 Days

ii) Spanning Over 4.5M–21 Days

e) Props to Beams & Arches:

i) Spanning Upto 6M – 21 Days

II) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars

i) At any cross section of the member not more than 50% of the Bars shall be lapped

ii) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members

iii) Lap length shall be 50 times the diameter of the bar for Tension & Compression members

iv) Laps in columns shall be provided at midheight of floor and not at slab level

v) Laps in beams and columns shall be provided at the point of contraflexure.

vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer

vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

THIRD FLOOR ROOF BEAM LAYOUT

SHEET NO: 06

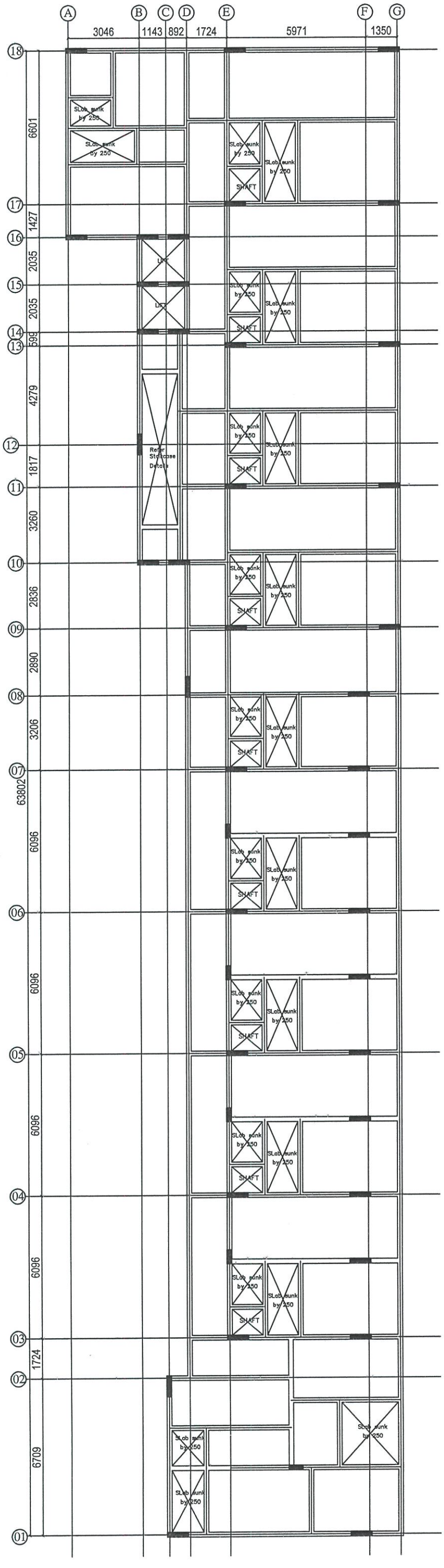
SCALE : NTS

NORTH

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STRUCTURAL ENGINEER

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GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL.

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours

B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days

C) Bottom shuttering of Beams (Keeping the Props) – 7 Days

d) Props to Slabs:

i) Spanning Upto 4.5M– 14 Days

ii) Spanning Over 4.5M–21 Days

e) Props to Beams & Arches:

I) Spanning Upto 6M – 21 Days

II) Spanning Over 6M – 28 Days Lap joints for Reinforcement bars

I) At any cross section of the member not more than 50% of the Bars shall be lapped

II) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members

III) Lap length shall be 50 times the diameter of the bar for Tension & Compression members

Iv) Laps in columns shall be provided at midheight of floor and not at slab level

v) Laps in beams and columns shall be provided at the point of contraflexure.

vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer

vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

FOURTH FLOOR ROOF BEAM LAYOUT

SHEET NO: 07

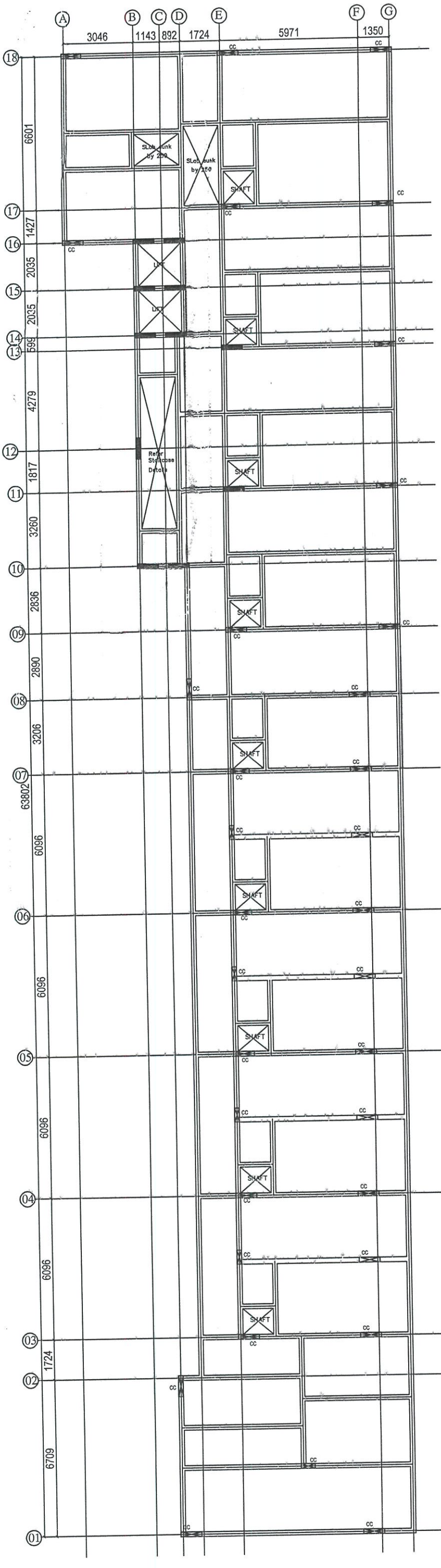
SCALE : NTS

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GENERAL NOTES:–

1. All dimensions in Millimeters
2. Dimensions to be read, not scaled.
3. Clear cover to the main reinf. as follows
a) Col 25mm for 12mm bars & 40mm for >12mm
b) Footings 50mm
c) Plinth beams 30mm
d) Roof Slab 20mm
e) Roof Beams 25mm
f) Raft Slab & Beam 50 mm
4. Slab thickness 150 thk unless specified otherwise.
5. Provide 8#@200c/c as Dist. Steel wherever required
6. Crank length 0.25L of short span
6. Top rod extn 0.30L of short span
7. Use M35Conc & Fe500 unless specified otherwise.
8. Found. designed for Stilt +5 Flrs. only.
9. Footing CL to coincide with Column CL

Removal of formwork(Shuttering)

1. Shuttering of any part of the structure shall not be removed until the concrete attains 70% of the specified strength of concrete at seventh day. However the following minimum period after final pour) shall be allowed before removal of shuttering as per IS 1489–1991 Part I & part II

A) Vertical side of shuttering columns, Walls & beams – 24 Hours
B) Bottom shuttering of Slabs (Keeping the Props) – 3 Days
C) Bottom shuttering of Beams (Keeping the Props) – 7 Days
d) Props to Slabs:
i) Spanning Upto 4.5M– 14 Days
ii) Spanning Over 4.5M–21 Days
e) Props to Beams & Arches:
i) Spanning Upto 6M – 21 Days
ii) Spanning Over 6M – 28 Days Lap joints for Reinforcment bars
i) At any cross section of the member not more than 50% of the Bars shall be lapped
ii) Laps shall be staggered with a minimum centre to centre distance of 1.3 times lap length of the bar for Tension & Compression members
iii) Lap length shall be 50 times the diameter of the bar for Tension & Compression members
iv) Laps in columns shall be provided at midheight of floor and not at slab level
v) Laps in beams and columns shall be provided at the point of contraflexure.
vi) Welding of bars shall be done as a stitch weld for 5 times diameter of bar and a gap of 5 times higher diameter bar and bar using arc welding and special electrodes after obtaining written approval from the structural designer
vii) Detailing of Rebars shall confirm to SP–34 & IS 13920

THE PROPOSED AFFORDABLE HOUSING BUILDING RESIDENTIAL (STILT+5 FLOORS)IN S.F.No. 24/ 12 AT ATHIYANDHAL VILLAGE, TIRUVANNAMALAI MUNICIPAL , CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

FIFTH FLOOR ROOF BEAM LAYOUT

SHEET NO: 08

SCALE : NTS

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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.