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DOCUMENT NO. INDE-50	INNOVATIVE DESIGN	DATE : 03.07.2025
	Design Report - Proposed Apartment Building	0

Client	**M/s. Sukra Property Developers (P) LTDR.**
Project	PROPOSED APARTMENT BUILDING, COIMBATORE.
Structural Consultant	**INNOVATIVE DESIGN Structural Consultants** Coimbatore - 641025
Title :	Design Report

For SUKRA PROPERTY DEVELOPERS (P) LTD

DIRECTOR

Er. R. LOGANATHAN M.E., (Struct.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/19/04/033
No. 38, 1st Street, Sivaji Colony Extn.,
Edayarpalayam (Post), Coimbatore - 641 025.

- Self-weight of slab, floor finish and wall is applied explicitly as floor and member load.

Slab load :-

Slab load (125mm Tk) - 0.125x25 = 3.125 kN/sq.m,

Floor finish = 1.5 kN/sq.m,

Total load = 4.625 kN/sq.m.

2.2.2 Live Loads (LL)

Loads are considered slab area is 2.0 kN/sq.m.

2.3 LOAD COMBINATIONS

2.3.1 LOAD NAME AND COMBINATIONS ADOPTED FOR DESIGN

Number	Name	Type
1	DEAD LOAD	Dead
2	LIVE LOAD	Live Load

Strength combination:-

Comb	Combination L/C Name	Primary	Primary L/C Name	Factor
3	1.5(D.L+L.L)	1	DEAD LOAD	1.5
		2	LIVE LOAD	1.5

Serviceability combination:-

Comb	Combination L/C Name	Primary	Primary L/C Name	Factor
4	1.0(D.L+L.L)	1	DEAD LOAD	1.0
		2	LIVE LOAD	1.0

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Chapter 1

1.1 INTRODUCTION:-

The purpose of this report is to outline the design philosophy and loading calculation along with analysis and design of the proposed Apartment building at the Coimbatore.

The building includes the size of 17.83 m x19.01 m.

1.2 General

This document details the input data, principles, methods and performance criteria to be used in the structural engineering design of the project for M/s. Sukra Property Developers (P) LTDR.

1.3 Scope

The structure is a slit, ground and five floor for residential area. This report presents details of structural analysis and design of the structure. The sizes and details of the sections of structural elements are based on detailed analysis. This report specifies the details of structural layout, mathematical model, material properties, loads , load combinations and design of members.

Chapter 2

LOADS & LOAD COMBINATIONS

2.1 General

This chapter discusses applicable loading for structural analysis & design of the proposed building. The loading is classified and described in the following paragraph

2.2.1 Dead load (DL)

This comprises of self-weight of various structural elements indicated below:

- Self-weight of columns and Beam members.of the modeled elements is calculated by STAAD Pro through SELF WEIGHT command.

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Chapter 3

ANALYSIS

3.1 General

The analysis of the structure is carried out by mathematical modeling of the structure in STAAD Pro and performing an analysis run.

3.2 Mathematical Modeling of Structure

The Proposed structure is modeled and analyzed using STAAD Pro. The physical structure of building is transformed into a mathematical model for structural analysis using 3D frame elements. Entire structure is framed of integrated three dimensional structure of columns and beams forming frames tied together to act as one unit responding to the loading on the structure. The discretization of the structure involves structural components such as Column, and beams.

Chapter 4

DESIGN OF MEMBERS

4.1 General

Elements are designed as per IS: 456-2000 for combination of loads in the analysis of STAAD Pro.

Chapter 5

Analysis and Design

STAAD SPACE

START JOB INFORMATION

ENGINEER DATE 17-Jan-25

END JOB INFORMATION

INPUT WIDTH 79

UNIT METER KN

JOINT COORDINATES

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1 0 0 0; 2 4.95 0 0; 3 12.15 0 0; 6 18.75 0 1.52; 7 0 0 6.15; 8 4.95 0 6.15;

9 12.15 0 6.15; 10 18.75 0 6.15; 11 0 0 8.9; 12 4.95 0 8.9; 13 2.98 0 8.9;

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347 0 9.3 3.2; 348 0 9.3 14.5; 349 1.65 9.3 0; 350 1.65 9.3 3.2;

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489 382 386; 490 383 387; 491 384 102; 492 94 93; 493 99 98; 494 85 385;

495 385 386; 496 386 89; 497 89 93; 498 93 98; 499 98 387; 500 387 388;

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507 102 392; 508 389 393; 509 393 390; 510 390 391; 511 391 394; 512 394 392;

513 389 86; 514 393 395; 515 390 90; 516 391 95; 517 394 397; 518 392 100;

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531 398 403; 532 399 404; 533 403 404; 534 404 405; 535 405 400; 536 401 406;

537 406 402; 538 403 407; 539 402 408; 540 405 103; 541 400 409; 542 401 410;

543 406 87; 544 408 407; 545 408 91; 546 407 96; 547 410 87; 548 87 91;

549 91 96; 550 96 103; 551 103 409; 552 104 411; 553 411 108; 554 108 112;

555 112 117; 556 117 412; 557 412 121; 558 104 413; 559 411 414; 560 412 415;

For SUKRA PROPERTY DEVELOPERS (P) LTD

DIRECTOR

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Edayarpalayam (Post), Coimbatore - 641 025.

561 121 416; 562 112 114; 563 117 119; 564 413 414; 565 415 416; 566 108 109;

567 114 119; 568 413 105; 569 414 418; 570 415 419; 571 416 122; 572 114 113;

573 119 118; 574 105 417; 575 417 418; 576 418 109; 577 109 113; 578 113 118;

579 118 419; 580 419 420; 581 420 122; 582 105 421; 583 417 425; 584 109 422;

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609 427 438; 610 110 434; 611 430 435; 612 431 436; 613 435 436; 614 436 437;

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675 454 130; 676 455 135; 677 458 461; 678 456 140; 679 126 459; 680 459 130;

681 135 460; 682 460 461; 683 461 140; 684 135 462; 685 460 463; 686 462 463;

687 140 464; 688 126 465; 689 459 470; 690 130 466; 691 462 467; 692 463 468;

693 467 468; 694 468 469; 695 469 464; 696 465 470; 697 470 466; 698 467 471;

699 466 472; 700 469 143; 701 464 473; 702 465 474; 703 470 127; 704 472 471;

705 472 131; 706 471 136; 707 474 127; 708 127 131; 709 131 136; 710 136 143;

711 143 473; 712 290 292; 713 292 294; 714 290 291; 715 294 297; 716 294 293;

717 297 296; 718 291 293; 719 293 296;

DEFINE MATERIAL START

ISOTROPIC CONCRETE

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E 2.17185e+07

POISSON 0.17

DENSITY 23.5616

ALPHA 1e-05

DAMP 0.05

G 9.28139e+06

TYPE CONCRETE

STRENGTH FCU 27579

END DEFINE MATERIAL

MEMBER PROPERTY

1 TO 14 22 TO 36 52 TO 58 83 TO 89 113 TO 147 PRIS YD 0.6 ZD 0.3

59 TO 82 90 TO 97 PRIS YD 0.38 ZD 0.23

227 231 262 264 265 267 273 275 276 278 284 287 288 290 291 298 299 301 302 -

305 TO 307 311 342 344 345 347 353 355 356 358 364 367 368 370 371 378 379 -

381 382 385 TO 387 391 422 424 425 427 433 435 436 438 444 447 448 450 451 -

458 459 461 462 465 TO 467 471 502 504 505 507 513 515 516 518 524 527 528 -

530 531 538 539 541 542 545 TO 547 551 582 584 585 587 593 595 596 598 604 -

607 608 610 611 618 619 621 622 625 TO 627 631 662 664 665 667 673 675 676 -

678 684 687 688 690 691 698 699 701 702 705 TO 707 711 PRIS YD 0.6 ZD 0.23

200 201 203 206 TO 208 212 213 215 TO 226 228 TO 230 232 233 236 TO 238 241 -

248 251 254 TO 256 259 TO 261 268 269 271 272 279 TO 283 293 TO 297 308 310 -

312 313 316 TO 318 321 328 331 334 TO 336 339 TO 341 348 349 351 352 359 -

360 TO 363 373 TO 377 388 390 392 393 396 TO 398 401 408 411 414 TO 416 419 -

420 TO 421 428 429 431 432 439 TO 443 453 TO 457 468 470 472 473 476 TO 478 -

481 488 491 494 TO 496 499 TO 501 508 509 511 512 519 TO 523 533 TO 537 548 -

550 552 553 556 TO 558 561 568 571 574 TO 576 579 TO 581 588 589 591 592 -

599 TO 603 613 TO 617 628 630 632 633 636 TO 638 641 648 651 654 TO 656 659 -

660 TO 661 668 669 671 672 679 TO 683 693 TO 697 708 -

710 PRIS YD 0.45 ZD 0.23

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239 240 244 TO 247 249 250 263 266 270 274 277 285 289 292 300 303 304 309 -

319 320 324 TO 327 329 330 343 346 350 354 357 365 369 372 380 383 384 389 -

399 400 404 TO 407 409 410 423 426 430 434 437 445 449 452 460 463 464 469 -

479 480 484 TO 487 489 490 503 506 510 514 517 525 529 532 540 543 544 549 -

559 560 564 TO 567 569 570 583 586 590 594 597 605 609 612 620 623 624 629 -

639 640 644 TO 647 649 650 663 666 670 674 677 685 689 692 700 703 704 709 -

714 PRIS YD 0.38 ZD 0.23

202 204 205 209 TO 211 214 234 235 242 243 252 253 257 258 286 314 315 322 -

323 332 333 337 338 366 394 395 402 403 412 413 417 418 446 474 475 482 483 -

492 493 497 498 526 554 555 562 563 572 573 577 578 606 634 635 642 643 652 -

653 657 658 686 712 713 715 TO 719 PRIS YD 0.3 ZD 0.23

45 TO 51 106 TO 112 PRIS YD 0.75 ZD 0.38

15 TO 21 37 TO 44 98 TO 105 PRIS YD 0.6 ZD 0.38

CONSTANTS

BETA 90 MEMB 1 TO 36 45 TO 51 83 TO 89 106 TO 112 120 TO 147

MATERIAL CONCRETE ALL

SUPPORTS

248 TO 267 FIXED

MEMBER RELEASE

239 240 244 245 263 266 268 274 277 285 286 289 293 296 300 303 304 319 320 -

324 325 343 346 348 354 357 365 366 369 373 376 380 383 384 399 400 404 405 -

423 426 428 434 437 445 446 449 453 456 460 463 464 479 480 484 485 503 506 -

508 514 517 525 526 529 533 536 540 543 544 559 560 564 565 583 586 588 594 -

597 605 606 609 613 616 620 623 624 639 640 644 645 663 666 668 674 677 685 -

686 689 693 696 700 703 704 START MP 0.95

244 245 249 250 263 266 272 274 277 286 289 292 295 297 300 303 304 324 325 -

329 330 343 346 352 354 357 366 369 372 375 377 380 383 384 404 405 409 410 -

423 426 432 434 437 446 449 452 455 457 460 463 464 484 485 489 490 503 506 -

512 514 517 526 529 532 535 537 540 543 544 564 565 569 570 583 586 592 594 -

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597 606 609 612 615 617 620 623 624 644 645 649 650 663 666 672 674 677 686 -

689 692 695 697 700 703 704 END MP 0.95

LOAD 1 LOADTYPE Dead TITLE DEAD LOAD

SELFWEIGHT Y -1

MEMBER LOAD

201 213 234 257 314 337 394 417 474 497 554 577 634 657 UNI GY -23

201 204 207 209 TO 211 214 232 TO 238 241 TO 243 246 TO 248 251 TO 253 258 -

264 265 270 275 276 279 TO 284 291 308 310 312 TO 318 321 TO 323 326 TO 328 -

331 TO 333 338 344 345 350 355 356 359 TO 364 371 388 390 392 TO 398 401 -

402 TO 403 406 TO 408 411 TO 413 418 424 425 430 435 436 439 TO 444 451 468 -

470 472 TO 478 481 TO 483 486 TO 488 491 TO 493 498 504 505 510 515 516 519 -

520 TO 524 531 548 550 552 TO 558 561 TO 563 566 TO 568 571 TO 573 578 584 -

585 590 595 596 599 TO 604 611 628 630 634 635 642 643 646 647 652 653 -

658 UNI GY -13.8

239 240 244 245 249 250 254 TO 256 259 TO 263 266 TO 269 271 TO 274 277 278 -

285 TO 290 292 TO 300 302 TO 307 309 319 320 324 325 329 330 334 TO 336 339 -

340 TO 343 346 TO 349 351 TO 354 357 358 365 TO 370 372 TO 380 382 TO 387 -

389 399 400 404 405 409 410 414 TO 416 419 TO 423 426 TO 429 431 TO 434 437 -

438 445 TO 450 452 TO 460 462 TO 467 469 479 480 484 485 489 490 494 TO 496 -

499 TO 503 506 TO 509 511 TO 514 517 518 525 TO 530 532 TO 540 542 TO 547 -

549 559 560 564 565 569 570 574 TO 576 579 TO 583 586 TO 589 591 TO 594 597 -

598 605 TO 610 612 TO 620 622 TO 627 629 UNI GY -7

266 267 288 289 301 311 346 347 368 369 381 391 426 427 448 449 461 471 506 -

507 528 529 541 551 586 587 608 609 621 631 TO 633 636 TO 638 641 648 651 -

662 667 673 678 687 688 701 702 707 TO 719 UNI GY -4.85

FLOOR LOAD

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 0 4.95 ZRANGE 0 6.15 GY

YRANGE 3.1 18.6 FLOAD -5.25 XRANGE 4.95 17.3 ZRANGE 6.15 11.2 GY

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 0 2.98 ZRANGE 8.9 11.2 GY

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YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 0 4.95 ZRANGE 11.2 17.35 GY

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 13.349 15.55 ZRANGE 11.2 12.85 GY

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 12.15 15.55 ZRANGE 12.849 17.35 GY

YRANGE 18.6 18.6 FLOAD -4.625 XRANGE 12.15 13.35 ZRANGE 11.2 12.85 GY

YRANGE 21.7 21.7 FLOAD -4.625 XRANGE 0 4.95 ZRANGE 6.15 11.2 GY

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 4.95 18.75 ZRANGE 1.52 6.15 GY

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 4.95 12.15 ZRANGE 11.2 16 GY

YRANGE 3.1 18.6 FLOAD -4.625 XRANGE 15.55 18.75 ZRANGE 11.2 16 GY

YRANGE 3.1 15.55 FLOAD -2.5 XRANGE 0 2.98 ZRANGE 8.9 11.2 GY

YRANGE 3.1 15.55 FLOAD -2.5 XRANGE 13.35 15.55 ZRANGE 11.2 12.85 GY

ONEWAY LOAD

YRANGE 3.1 18.6 ONE -4.625 XRANGE 4.95 18.75 ZRANGE 0 1.52 GY

YRANGE 3.1 18.6 ONE -4.625 XRANGE 17.3 18.75 ZRANGE 6.15 11.2 GY

YRANGE 3.1 18.6 ONE -4.625 XRANGE 4.95 12.15 ZRANGE 16 17.35 GY

YRANGE 3.1 18.6 ONE -4.625 XRANGE 15.55 18.75 ZRANGE 16 17.35 GY

YRANGE 3.1 15.55 ONE -2.5 XRANGE 0 1.65 ZRANGE 0 3.2 GY

YRANGE 3.1 15.55 ONE -2.5 XRANGE 4.95 18.75 ZRANGE 0 1.52 GY

YRANGE 3.1 15.55 ONE -2.5 XRANGE 0 1.65 ZRANGE 14.5 17.35 GY

LOAD 2 LOADTYPE Live TITLE LIVE LOAD

FLOOR LOAD

YRANGE 3.1 18.6 FLOAD -2 XRANGE 0 4.95 ZRANGE 0 6.15 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 4.95 17.3 ZRANGE 6.15 11.2 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 0 2.98 ZRANGE 8.9 11.2 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 0 4.95 ZRANGE 11.2 17.35 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 13.349 15.55 ZRANGE 11.2 12.85 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 12.15 15.55 ZRANGE 12.849 17.35 GY

YRANGE 18.6 18.6 FLOAD -2 XRANGE 12.15 13.35 ZRANGE 11.2 12.85 GY

YRANGE 21.7 21.7 FLOAD -2 XRANGE 0 4.95 ZRANGE 6.15 11.2 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 4.95 18.75 ZRANGE 1.52 6.15 GY

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YRANGE 3.1 18.6 FLOAD -2 XRANGE 4.95 12.15 ZRANGE 11.2 16 GY

YRANGE 3.1 18.6 FLOAD -2 XRANGE 15.55 18.75 ZRANGE 11.2 16 GY

ONEWAY LOAD

YRANGE 3.1 18.6 ONE -2 XRANGE 4.95 18.75 ZRANGE 0 1.52 GY

YRANGE 3.1 18.6 ONE -2 XRANGE 17.3 18.75 ZRANGE 6.15 11.2 GY

YRANGE 3.1 18.6 ONE -2 XRANGE 4.95 12.15 ZRANGE 16 17.35 GY

YRANGE 3.1 18.6 ONE -2 XRANGE 15.55 18.75 ZRANGE 16 17.35 GY

LOAD COMB 3 1.5 D.L+L.L

1 1.5 2 1.5

LOAD COMB 4 1.0 D.L+L.L

1 1.0 2 1.0

PERFORM ANALYSIS PRINT ALL

LOAD LIST 3 4

START CONCRETE DESIGN

CODE INDIAN

ENSH 1 ALL

FC 25000 MEMB 1 TO 147 200 TO 243 246 247 252 TO 254 256 TO 260 262 264 265 -
267 268 270 271 273 275 276 278 279 281 282 284 TO 288 290 TO 294 296 298 -
299 301 302 304 TO 307 309 TO 323 326 327 332 TO 334 336 TO 340 342 344 345 -
347 348 350 351 353 355 356 358 359 361 362 364 TO 368 370 TO 374 376 378 -
379 381 382 384 TO 387 389 TO 403 406 407 412 TO 414 416 TO 420 422 424 425 -
427 428 430 431 433 435 436 438 439 441 442 444 TO 448 450 TO 454 456 458 -
459 461 462 464 TO 467 469 TO 483 486 487 492 TO 494 496 TO 500 502 504 505 -
507 508 510 511 513 515 516 518 519 521 522 524 TO 528 530 TO 534 536 538 -
539 541 542 544 TO 547 549 TO 563 566 567 572 TO 574 576 TO 580 582 584 585 -
587 588 590 591 593 595 596 598 599 601 602 604 TO 608 610 TO 614 616 618 -
619 621 622 624 TO 627 629 TO 643 646 647 652 TO 654 656 TO 660 662 664 665 -
667 668 670 671 673 675 676 678 679 681 682 684 TO 688 690 TO 694 696 698 -
699 701 702 704 TO 707 709 TO 719

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FYMAIN 500000 MEMB 1 TO 147 200 TO 243 246 247 252 TO 254 256 TO 260 262 264 -
265 267 268 270 271 273 275 276 278 279 281 282 284 TO 288 290 TO 294 296 -
298 299 301 302 304 TO 307 309 TO 323 326 327 332 TO 334 336 TO 340 342 344 -
345 347 348 350 351 353 355 356 358 359 361 362 364 TO 368 370 TO 374 376 -
378 379 381 382 384 TO 387 389 TO 403 406 407 412 TO 414 416 TO 420 422 424 -
425 427 428 430 431 433 435 436 438 439 441 442 444 TO 448 450 TO 454 456 -
458 459 461 462 464 TO 467 469 TO 483 486 487 492 TO 494 496 TO 500 502 504 -
505 507 508 510 511 513 515 516 518 519 521 522 524 TO 528 530 TO 534 536 -
538 539 541 542 544 TO 547 549 TO 563 566 567 572 TO 574 576 TO 580 582 584 -
585 587 588 590 591 593 595 596 598 599 601 602 604 TO 608 610 TO 614 616 -
618 619 621 622 624 TO 627 629 TO 643 646 647 652 TO 654 656 TO 660 662 664 -
665 667 668 670 671 673 675 676 678 679 681 682 684 TO 688 690 TO 694 696 -
698 699 701 702 704 TO 707 709 TO 719

RATIO 4 ALL

TRACK 2 ALL

DESIGN BEAM 200 TO 719

DESIGN COLUMN 1 TO 147

CONCRETE TAKE

END CONCRETE DESIGN

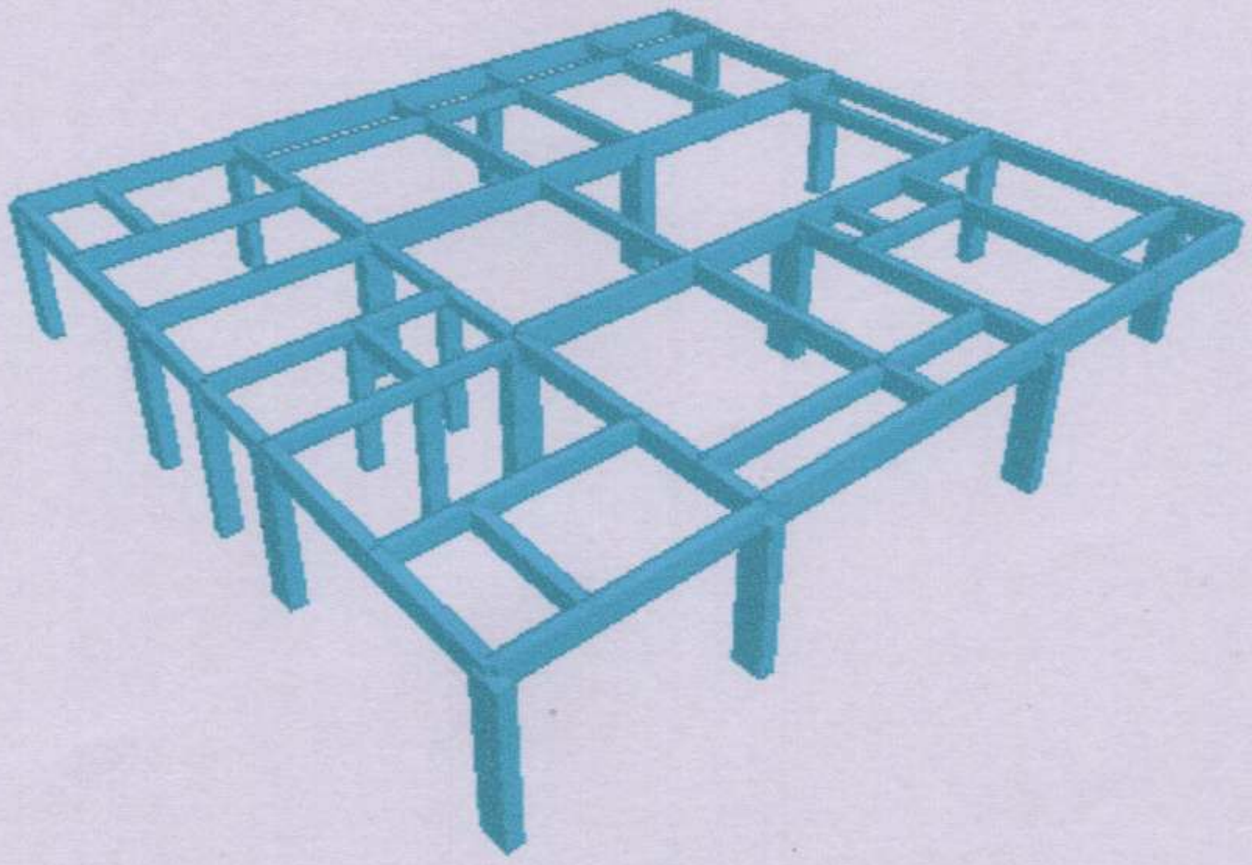
FINISH

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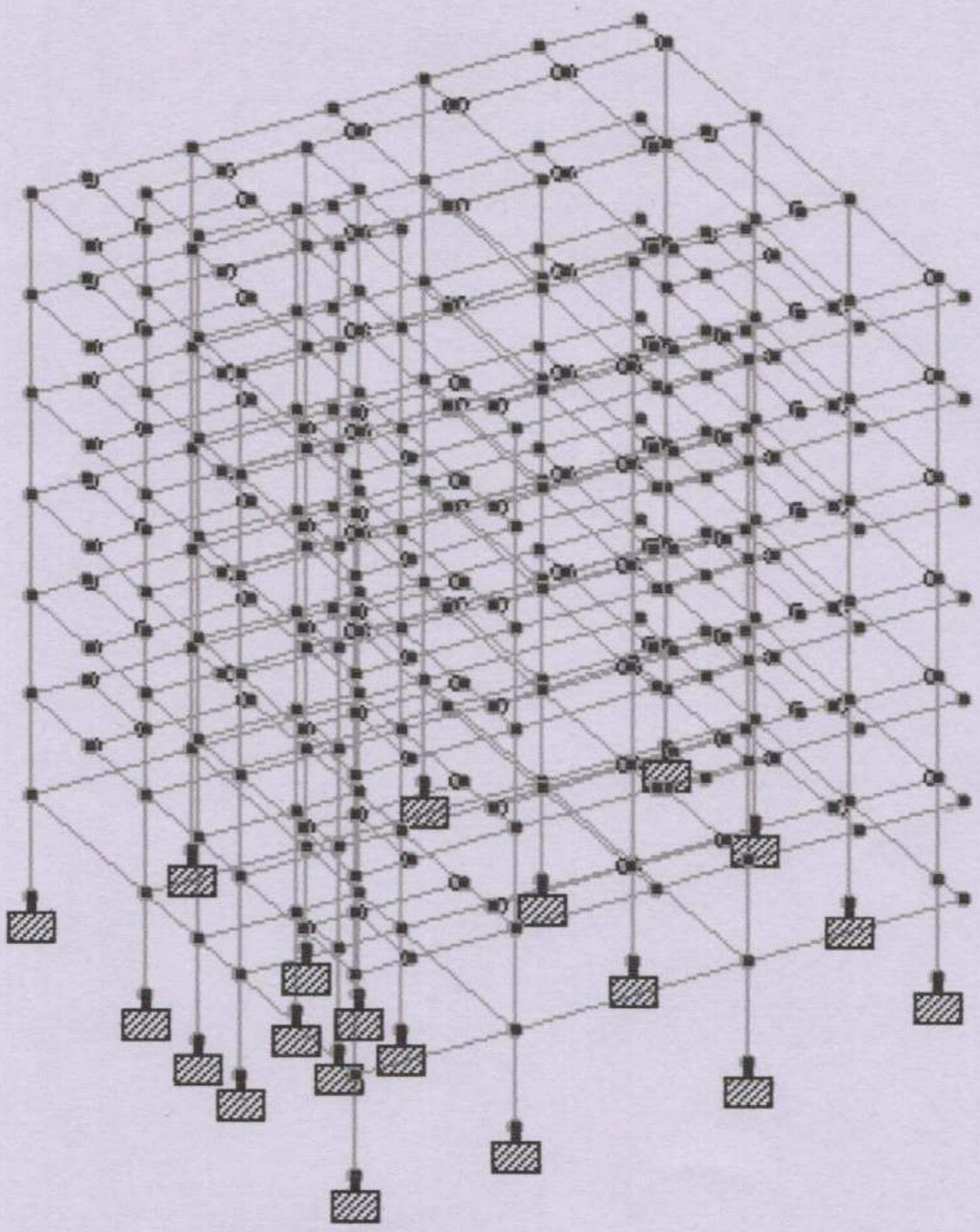
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DOCUMENT NO. INDE-50	INNOVATIVE DESIGN	DATE : 03.07.2025
	Design Report - Proposed Apartment Building	18



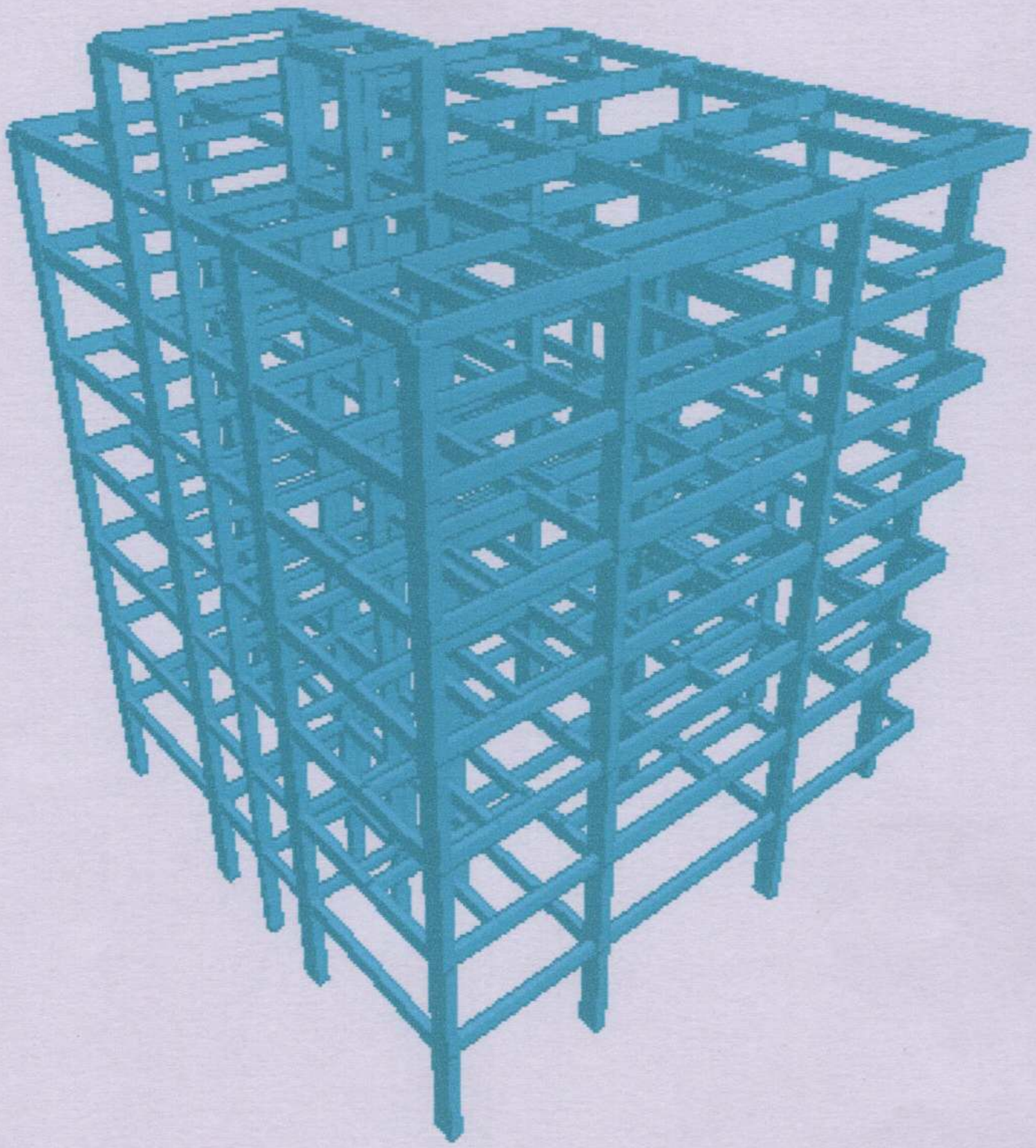
3-D Floor Plan



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3-D View

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Chapter 7

7.1 Pile Design - P1:-

Soil Test Report

8.0 RECOMMENDATIONS

a) The type of foundation depends upon the founding strata, loading intensity at the foundation level and configuration at loading points.

b) Pile foundation shall be adopted ensuring that the tip of foundation is located into the hard stratum by at least 0.50m.

c) The capacity of the pile is recommended as below.

S.No	Pile Diameter, D (m)	Length of Pile, (m)	Safe Pile Capacity (kN)
1	0.30	7.50	225
2	0.45	7.50	536
3	0.60	7.50	885

Unfactored load from the column	Pu	=	3200	kN
Safe bearing capacity of soil for 600 mm Diameter pile		=	885	kN
Number of pile required	N required	=	3.62	Nos
Number of pile provided	N provided	=	4	Nos
If N required < N provided **"HENCE SAFE"**				

7.2 Column Design- C1 :-

Area of steel required : 5831 mm2

Required Percentage of Reinforcement ; 2.06 %

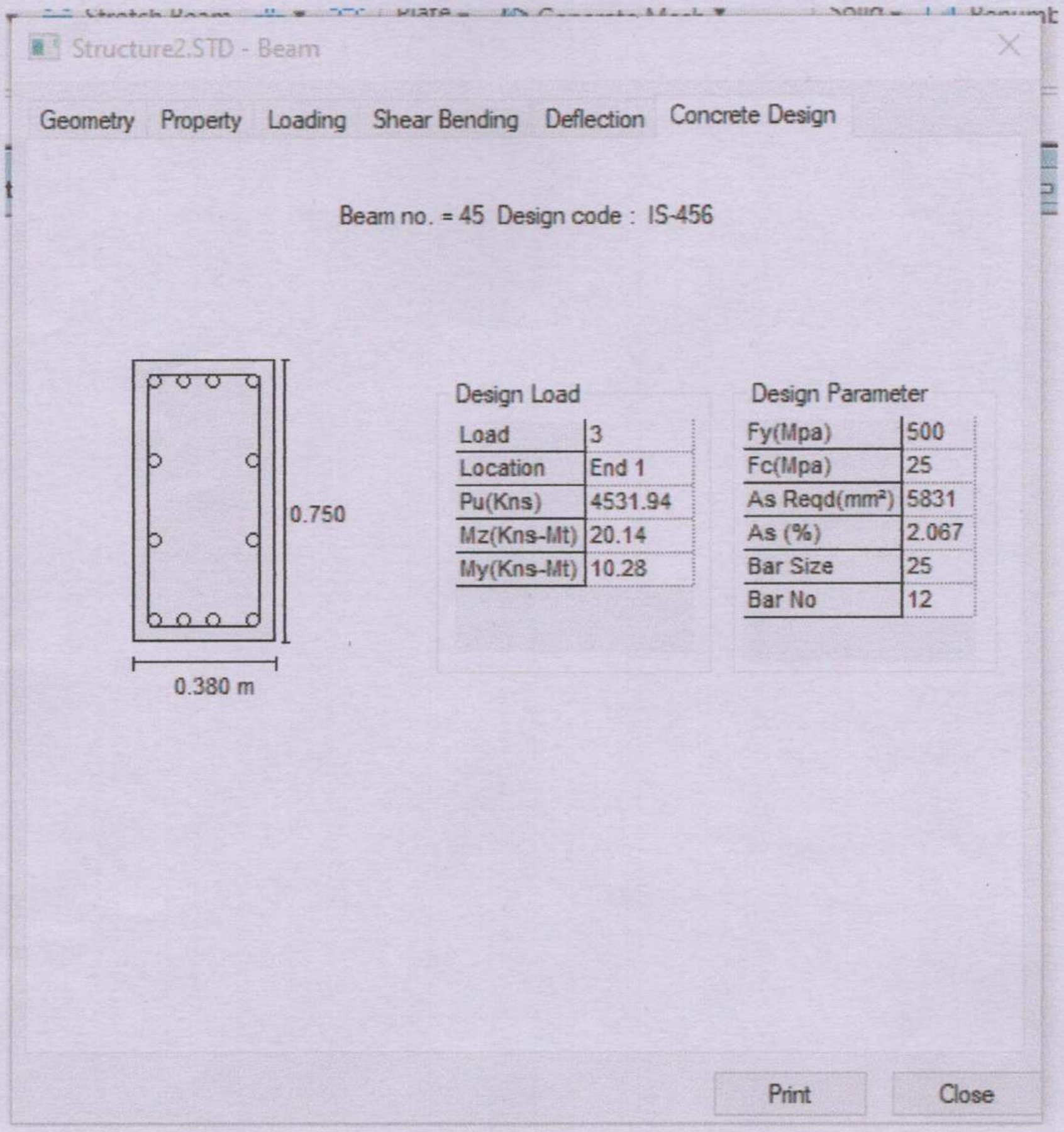
Area of steel provided : 5890 mm2

Provided Percentage of Reinforcement ; 2.10 %

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Hence Safe

7.3 Beam Design :-

Input data :			
Over all Depth		**600**	mm
Breadth(b) mm		**300**	mm
Factored Momemt(Mu) kN.m		380	kNm
Grade of Steel (fy) Mpa		500	N/mm2

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Grade of Concrete (fck) Mpa		25	N/mm2
Effective cover Bottom(d')		60	mm
Effective cover Top(dc)		47.5	mm
Amount of redistribution (%)		20	%
Solution :			
Effective depth		540	mm
Xu.max		246.3	mm
Ku.max		0.5	
Moment		290.3	kNm
Area of steel-1		1525.5	mm2
Area of steel-2		418.8	mm2
Area of steel required Ast		**1944.4**	mm2
Percentage of reinforcement Pt		1.2	%
Depth ratio d'/d		0.1	
Stress in compression fsc		353.5	
Area of steel in compression Asc		515.4	mm2
Result :			
Ast required		**1945.0**	mm2
Ast provided		3-25 Diameter(Ast.1-1472.68) + 2-20 Diameter(Ast.2-628.31)	
Ast pr = Ast.1+ Ast.2		= 1472+628 = **2100** mm2	
Ast reqired < Ast provided		1945< 2100	
Hence safe			

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Provided		
Top reinforcement :3-25 diameter + 2-20 diameter		
Bottom reinforcement : 3-25 diameter + 3-25 diameter		
Design for Shear		
Breadth (b)	**300**	mm
Depth (D)	**600**	mm
Effective depth	540	mm
Percentage of reinforcement Pt	1.20	%
Diameter of stirrups	10	mm
No of leg	2	
Shear V	275	kN
Nominal shear stress Tv	1.70	kN/m2
Maximum nominal shear stress tc max	3.10	kN/m2
If tv < tc max	1.70 < 3.10	kN/m2
τcmax check	ok	
Permissible nominal shear stress tc	0.66	kN/m2
Total Shear Vus	167433.0	kN/m2
Spacing		
Reinforcement Required in mm	**180**	mm
Reinforcement Provided in mm	**125**	mm
Hence safe		

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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.