Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

WHITEFIELD MUDRA PHASE C – Project at Medavakkam (Survey Nos. 134/2A3, 135/1C3, 135/2C3, 136/2C1D, 164/1A5 & 165/1A1A.)

Design Parameters:

1. Geometry:

   No of floors : Stilt + 5 floors

   Height : 18.3m

   Length and Breadth : 85.94m x 29.26m at stilt floor

2. Structure:
   RCC Framed structure
   Moment resistant frames with ductile detailing
   Concrete Mix M25 & steel Fe550 TMT bars

3. Foundation:
   Foundation RCC Isolated footings / raft foundation
   SBC of soil 30 MT/Sqm as per soil test report

4. Design Code:
   IS 456:2016 Plain and Reinforced Concrete - Code of Practice

   IS 13920:2016 Ductile Design and detailing of reinforced concrete structures subjected to seismic forces-Code of practice

5. Loadings:
   Dead Load:
   Staircase flight loads 1.25Mt/m on support beams
   AAC Block Wall load (full brick) 0.75 MT/m
   Half brick wall 0.70 MT/m
   AAC Block Wall load (Half brick) 0.51 MT/m
   Parapet wall 0.5 MT/m
   Floor slab 0.45MT/sqm
   Terrace slab 0.80 MT/sqm
   AC Ledge and Plant load 0.45 Mt/m

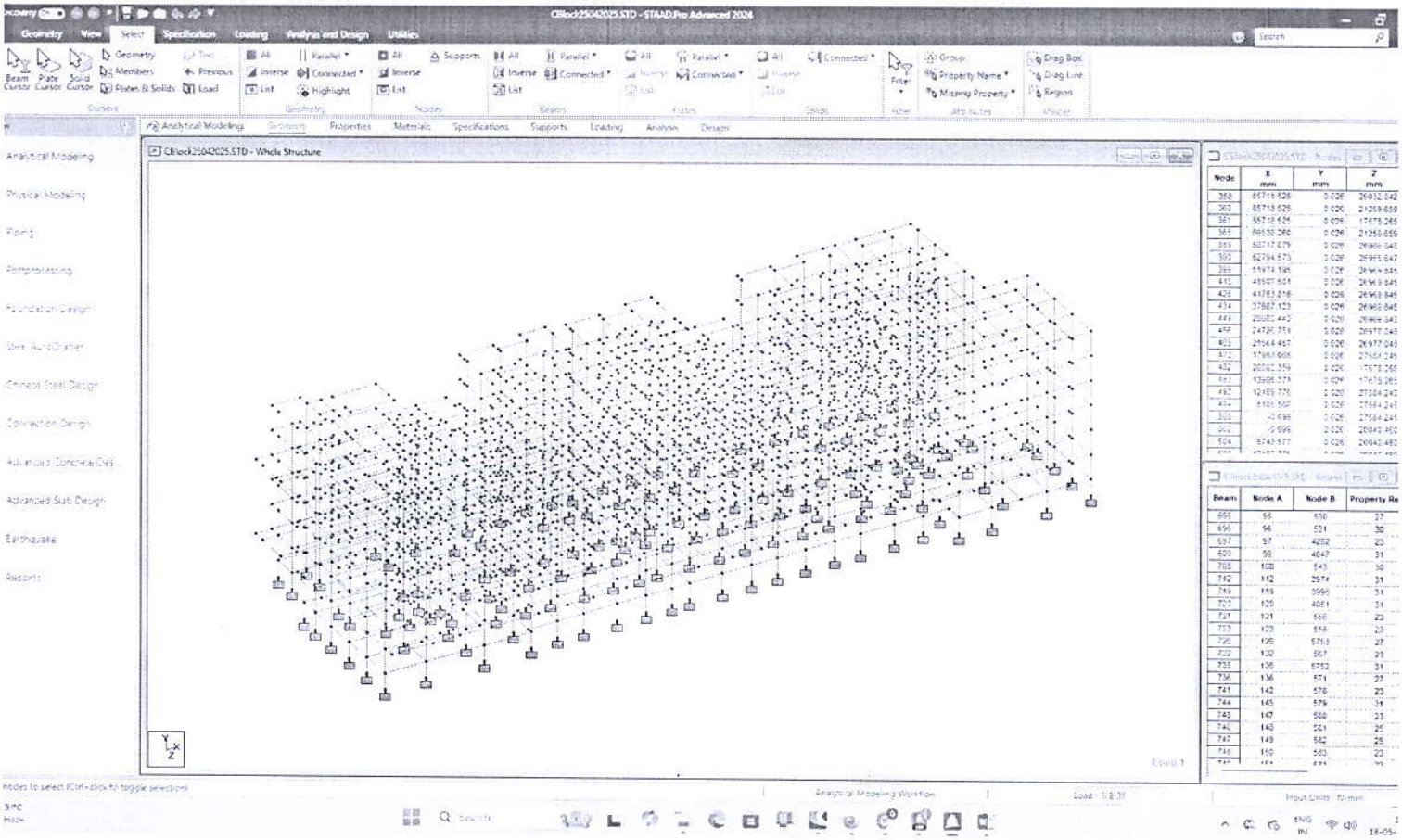
   Live Load:
   Floor Live load 0.2MT/Sqm
   Terrace Live Load 0.15MT/Sqm
   Machine room 0.3MT/sqm

   Seismic Load:
   Zone factor 0.16 for Zone III
   Response reduction factor 5
   Importance factor 1
   Rock and soil site factor 1
   Time period 0.6 seconds
   Depth of foundation 2m

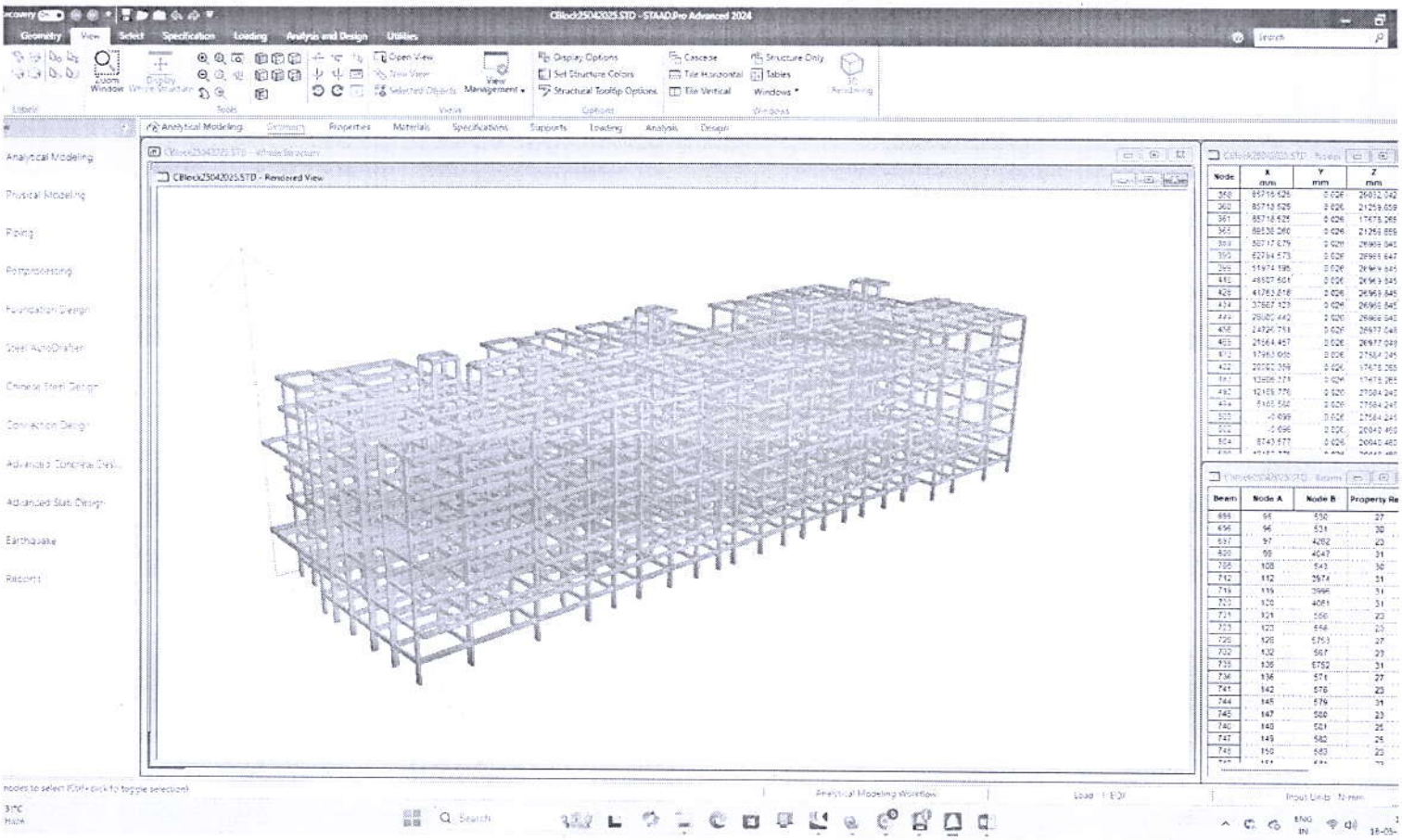
6. Analysis and Design:
   Structural Analysis and RCC Design using Staad Pro software

It is certified that the structure is "Structurally safe and sound"

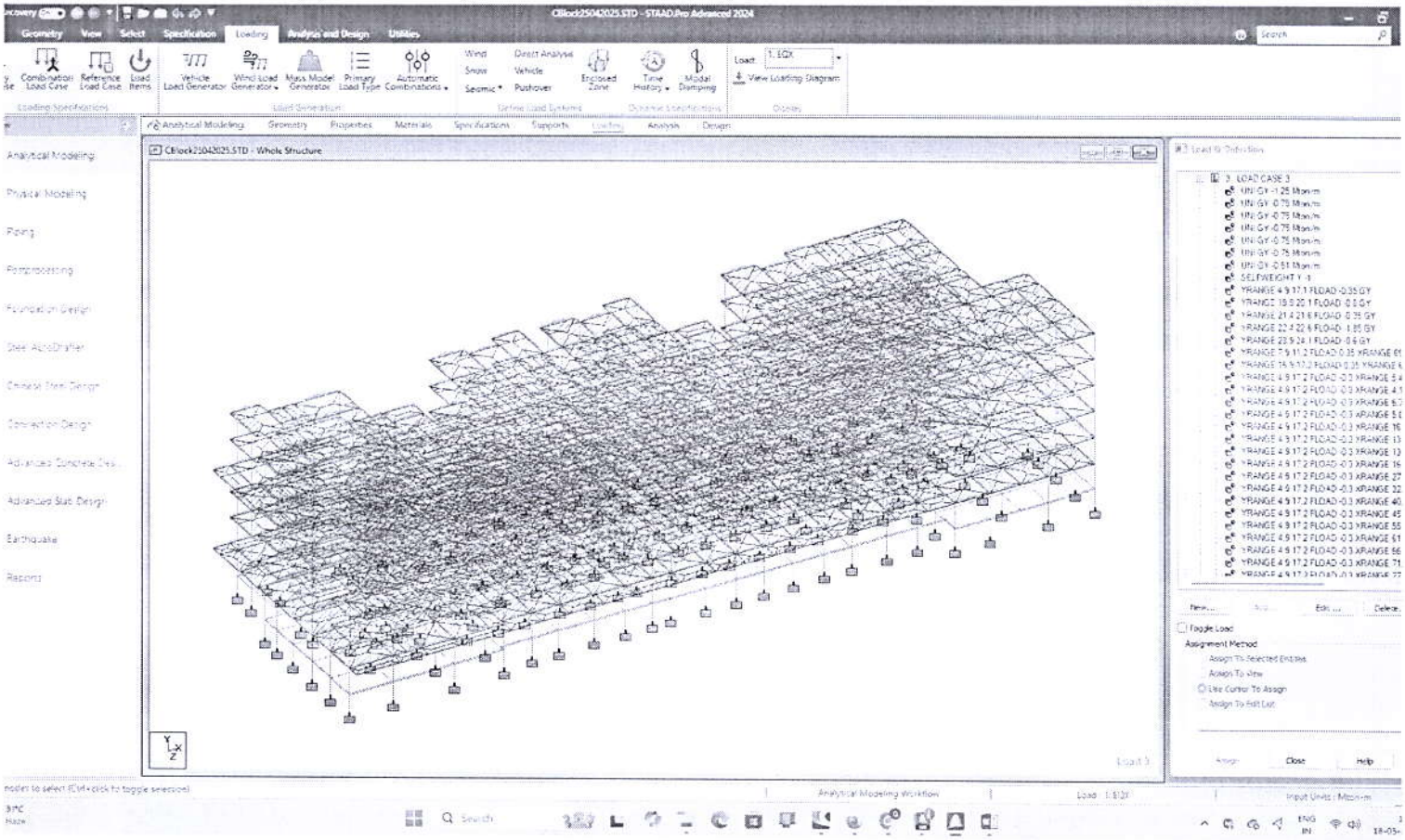
Er. K. MURALI, BE(Civil), M.E(Struct)
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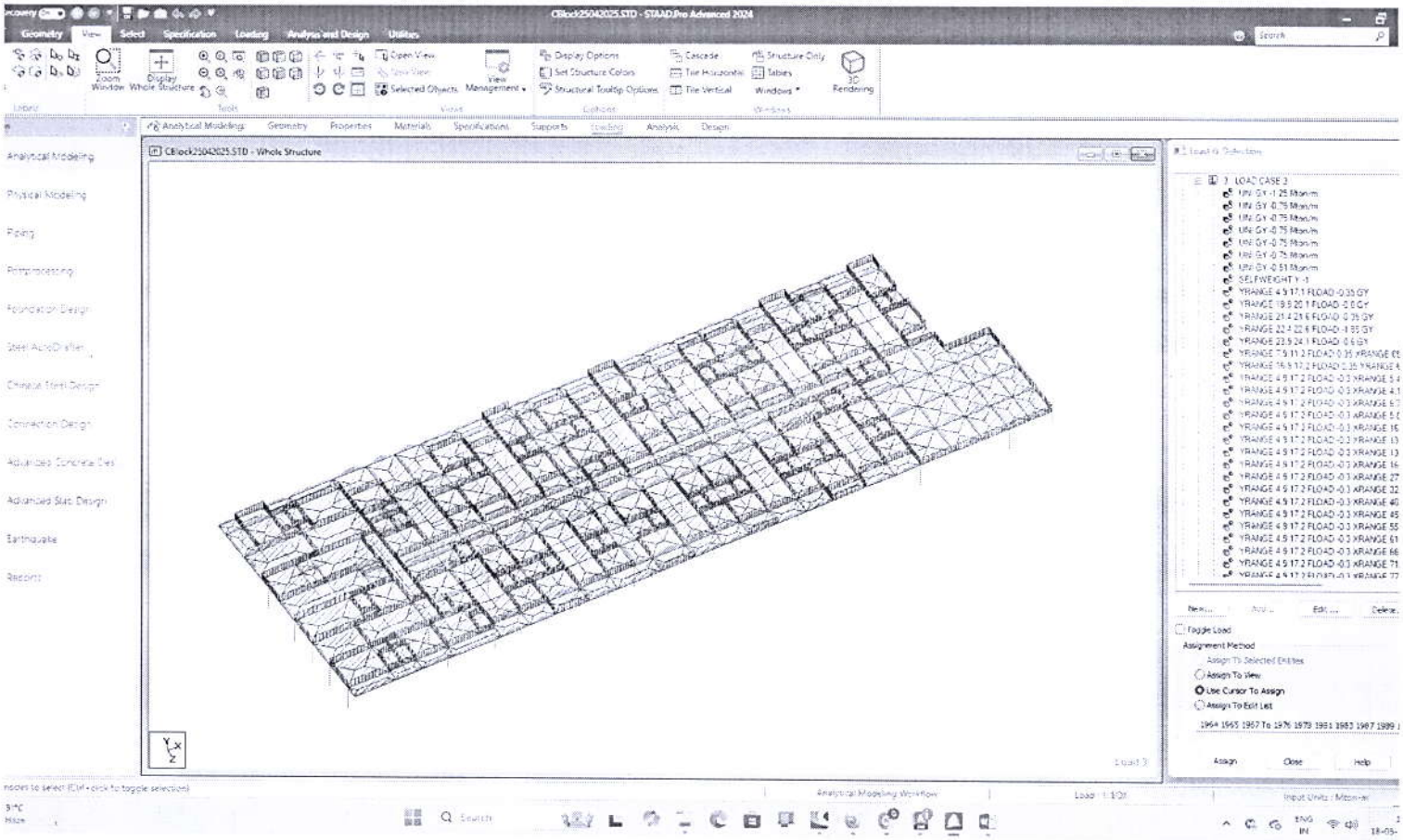
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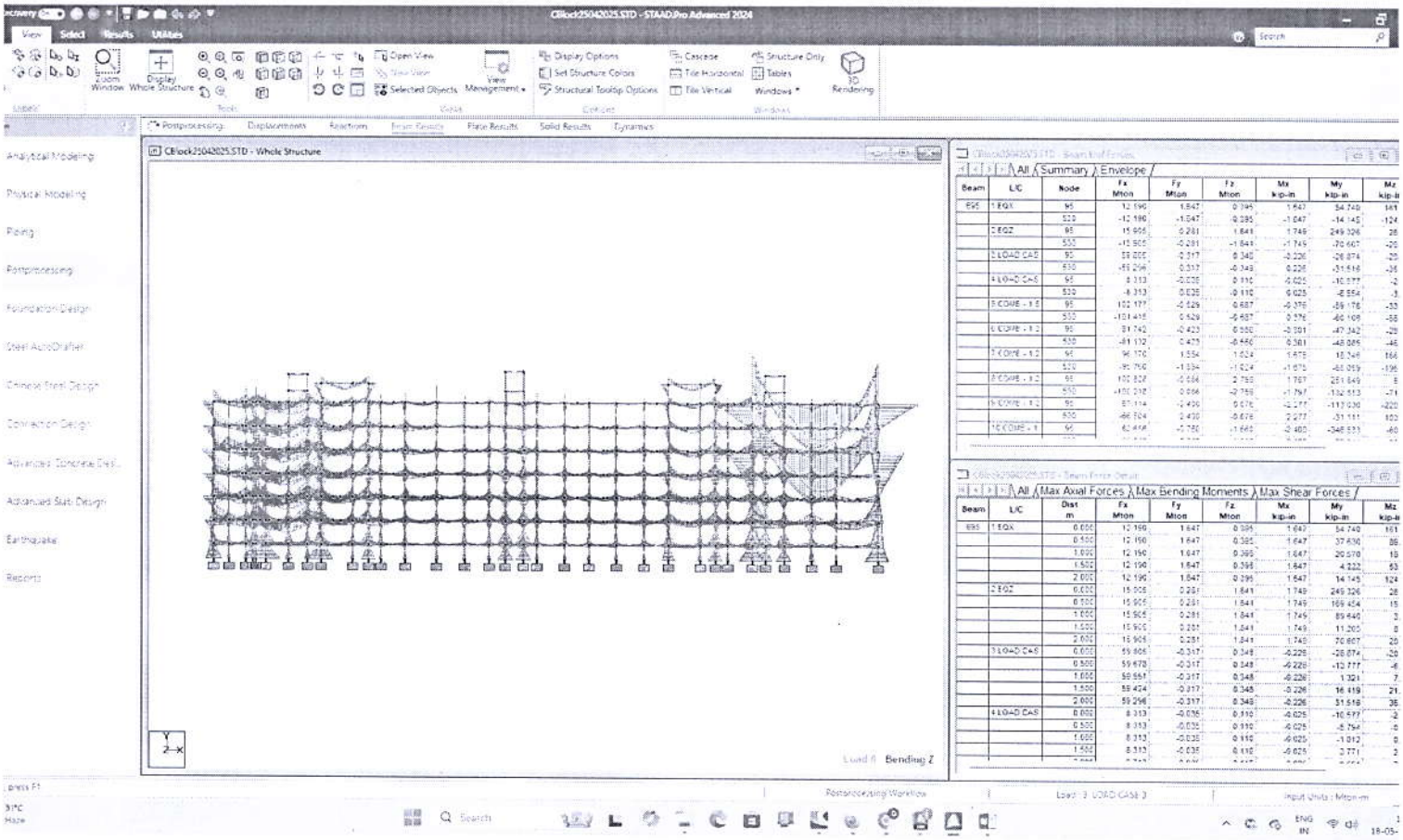
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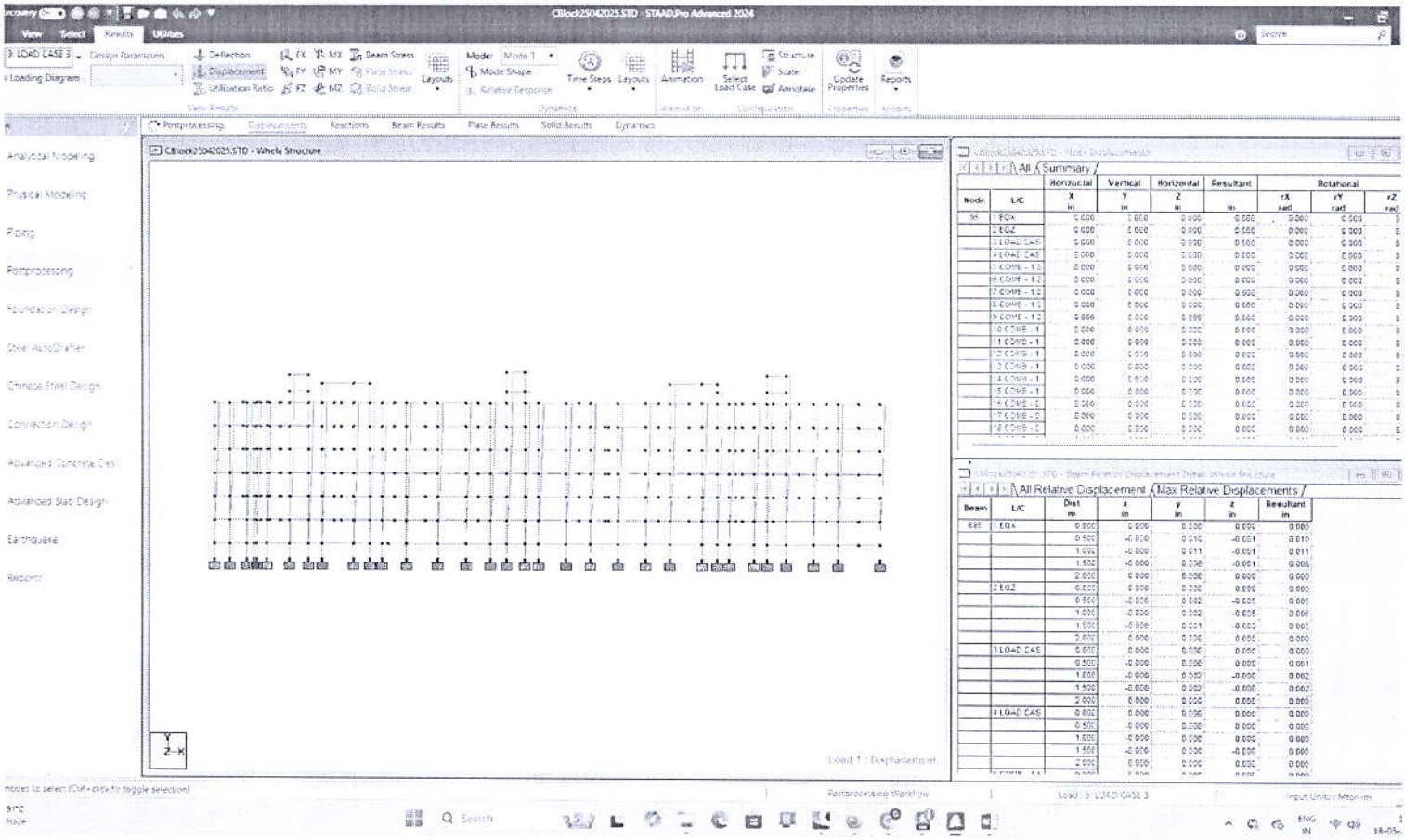
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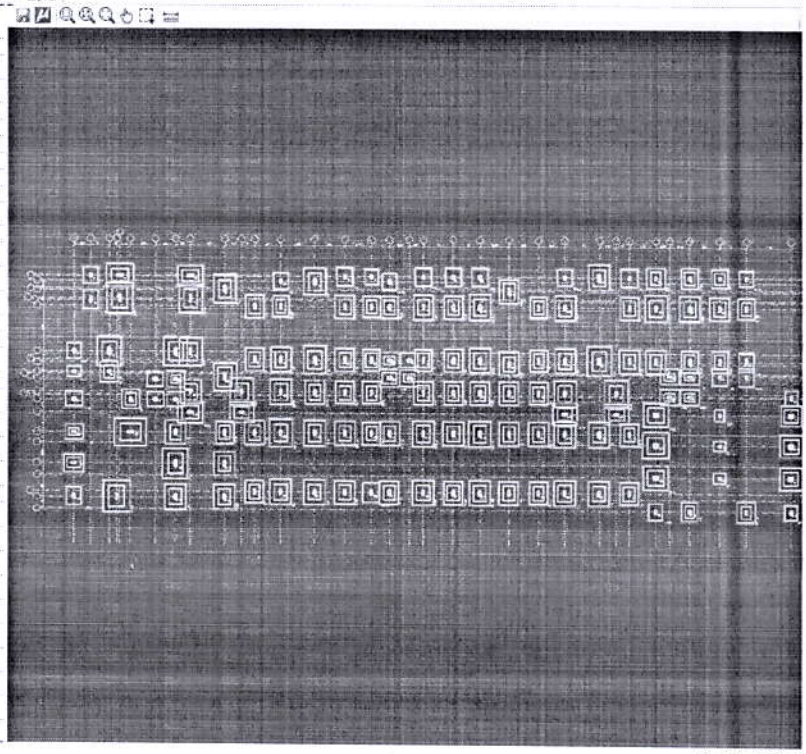
RCDC 2023 [Advanced Concrete Design] - [Untitled]

Settings Design View Modify Reports BBS Help

Design Output | Design Input

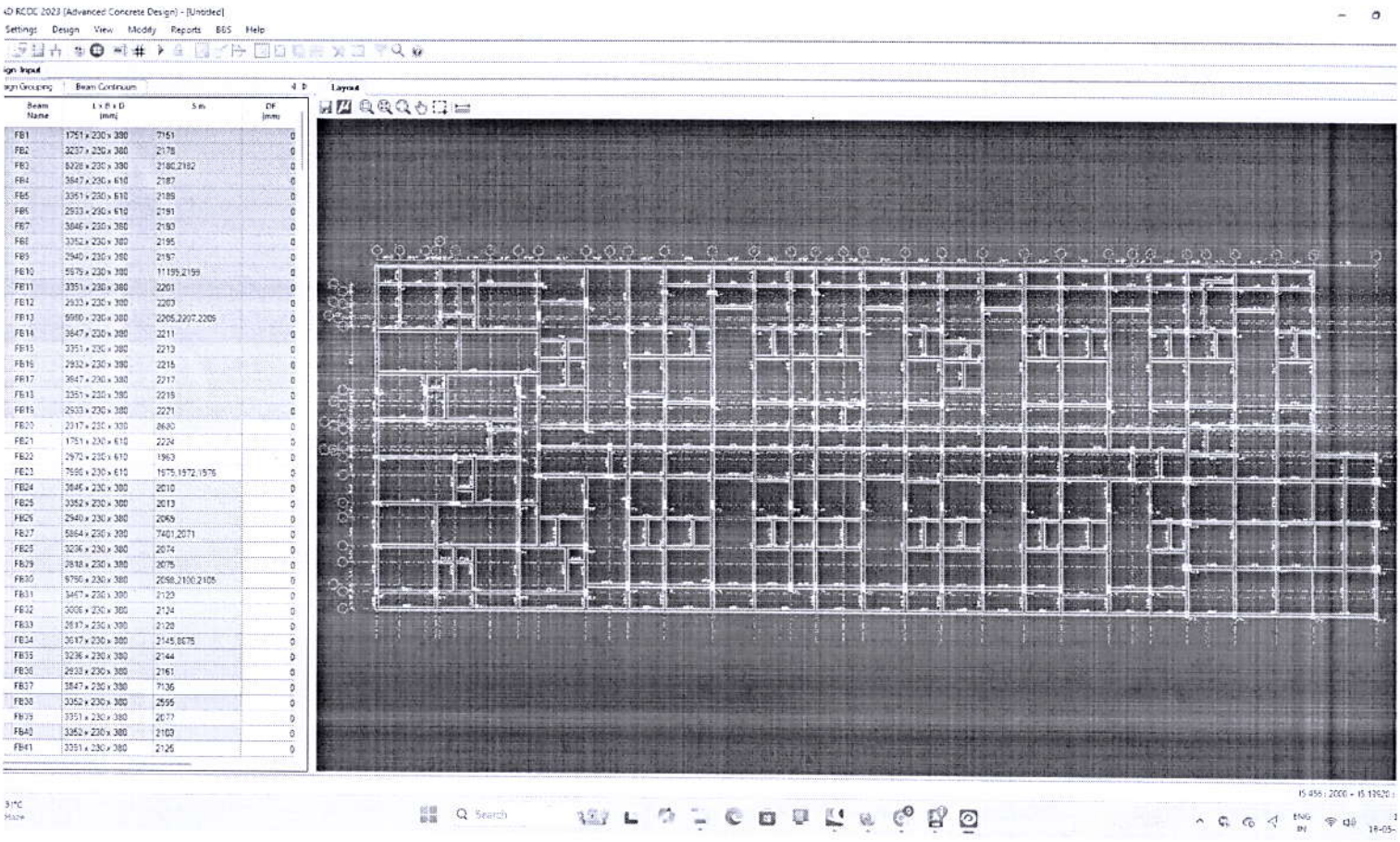
Footing Mark	Column Mark	Footing Type	Material Property	Column Size (mm)	Footing Size dx*B*D (mm)	Loss of contact (%)	Bottom ∅ L	Bottom ∅ B
FC1	C1	Pad	M25 : Fe415	230 X 460	2050 x 1800 x 475	0	T10 @ 115	T10 @ 125
FC2	C2	Step	M25 : Fe415	230 X 760	1. 3200 x 2650 x 325 2. 2100 x 1550 x 350	0	T12 @ 115	T12 @ 125
FC3	C3	Step	M25 : Fe415	230 X 760	1. 3000 x 2450 x 300 2. 2000 x 1450 x 350	0	T12 @ 125	T12 @ 125
FC4	C4	Pad	M25 : Fe415	230 X 460	2150 x 1900 x 475	0	T10 @ 110	T10 @ 115
FC5	C5	Pad	M25 : Fe415	230 X 460	1850 x 1600 x 425	0	T10 @ 115	T10 @ 135
FC6	C6	Pad	M25 : Fe415	230 X 460	2150 x 1900 x 475	0	T10 @ 110	T10 @ 115
FC7	C7	Pad	M25 : Fe415	230 X 460	2100 x 1050 x 475	0	T10 @ 110	T10 @ 125
FC8	C8	Pad	M25 : Fe415	230 X 460	2150 x 1900 x 475	0	T10 @ 110	T10 @ 120
FC9	C9	Pad	M25 : Fe415	230 X 460	2000 x 1750 x 450	0	T10 @ 120	T10 @ 125
FC10	C10	Step	M25 : Fe415	230 X 760	1. 3050 x 2500 x 300 2. 1950 x 1500 x 325	0	T12 @ 125	T12 @ 130
FC11	C11	Pad	M25 : Fe415	230 X 460	2150 x 1900 x 475	0	T10 @ 110	T10 @ 115
FC12	C12	Step	M25 : Fe415	230 X 460	1. 2400 x 2150 x 275 2. 1500 x 1250 x 275	0	T10 @ 100	T10 @ 105
FC13	C13	Step	M25 : Fe415	230 X 460	1. 2250 x 2100 x 250 2. 1350 x 1300 x 300	0	T10 @ 100	T10 @ 110
FC14	C14	Step	M25 : Fe415	230 X 460	1. 2200 x 1950 x 260 2. 1400 x 1150 x 250	0	T10 @ 105	T10 @ 110
FC15	C15	Pad	M25 : Fe415	230 X 460	1850 x 1600 x 425	0	T10 @ 115	T10 @ 135
FC16	C16	Pad	M25 : Fe415	230 X 460	2000 x 1750 x 450	0	T10 @ 120	T10 @ 125
FC17	C17	Step	M25 : Fe415	230 X 760	1. 3150 x 2600 x 325 2. 2050 x 1500 x 350	0	T12 @ 125	T12 @ 125
FC18	C18	Pad	M25 : Fe415	230 X 460	1900 x 1650 x 450	0	T10 @ 130	T10 @ 150
FC19	C19	Step	M25 : Fe415	230 X 760	1. 3200 x 2650 x 325 2. 2100 x 1550 x 350	0	T12 @ 125	T12 @ 125
FC20	C20	Step	M25 : Fe415	230 X 760	1. 2000 x 2250 x 275 2. 1900 x 1350 x 300	0	T12 @ 135	T10 @ 100
FC21	C21	Step	M25 : Fe415	230 X 760	1. 3600 x 3050 x 350 2. 2300 x 1750 x 400	0	T12 @ 100	T12 @ 105
FC22	C22	Step	M25 : Fe415	230 X 760	1. 3350 x 2800 x 350 2. 2150 x 1600 x 375	0	T12 @ 115	T12 @ 115
FC23	C23	Pad	M25 : Fe415	230 X 610	2200 x 1900 x 475	0	T10 @ 115	T10 @ 140
FC24	C24	Step	M25 : Fe415	230 X 610	1. 2650 x 2250 x 275 2. 1750 x 1350 x 300	0	T10 @ 105	T10 @ 105
FC25	C25	Step	M25 : Fe415	230 X 610	1. 2350 x 1950 x 250 2. 1550 x 1150 x 250	0	T10 @ 100	T10 @ 125
FC26	C26	Step	M25 : Fe415	230 X 610	1. 2650 x 2250 x 275 2. 1750 x 1350 x 300	0	T10 @ 100	T10 @ 100
FC27	C27	Step	M25 : Fe415	230 X 610	1. 2400 x 2000 x 250 2. 1600 x 1200 x 275	0	T10 @ 100	T10 @ 120
FC28	C28	Step	M25 : Fe415	230 X 610	1. 2450 x 2050 x 250 2. 1650 x 1250 x 300	0	T10 @ 100	T10 @ 120
FC29	C29	Step	M25 : Fe415	230 X 610	1. 2800 x 2400 x 300 2. 1800 x 1400 x 325	0	T12 @ 145	T12 @ 140
FC30	C30	Step	M25 : Fe415	230 X 610	1. 2650 x 2250 x 275 2. 1750 x 1350 x 300	0	T10 @ 100	T10 @ 105
FC31	C31	Step	M25 : Fe415	230 X 610	1. 2950 x 2550 x 300 2. 1950 x 1550 x 350	0	T12 @ 130	T12 @ 125
FC32	C32	Step	M25 : Fe415	230 X 610	1. 2400 x 2000 x 250 2. 1600 x 1200 x 250	0	T10 @ 110	T10 @ 115

Layout

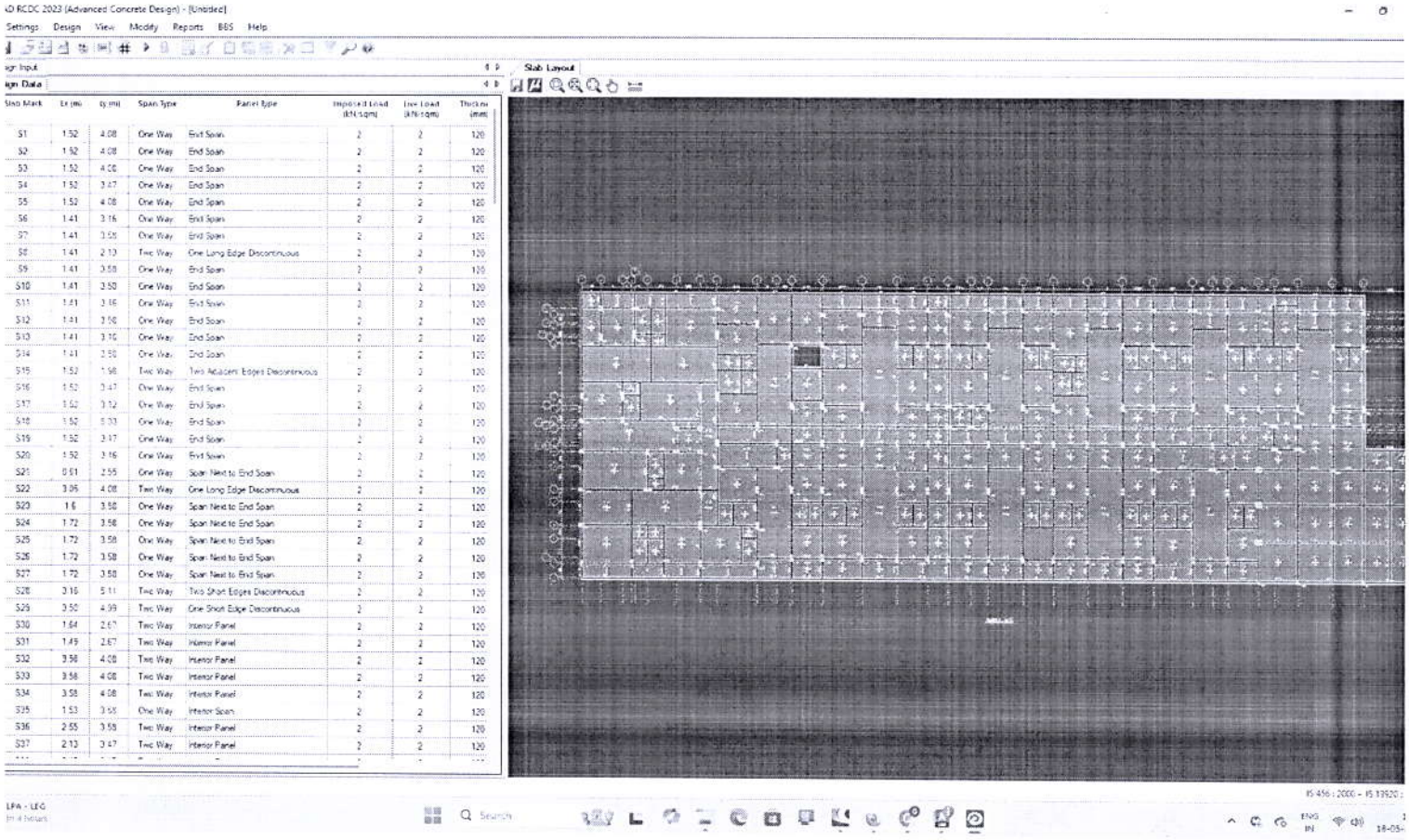


IS 456 : 2000 - IS 13920 : 2

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Slab Mark	Lx (m)	Ly (m)	Span Type	Panel Type	Imposed Load (kN/sqm)	Live Load (kN/sqm)	Thickness (mm)
S1	1.52	4.08	One Way	End Span	2	2	120
S2	1.52	4.08	One Way	End Span	2	2	120
S3	1.52	4.08	One Way	End Span	2	2	120
S4	1.52	3.47	One Way	End Span	2	2	120
S5	1.52	4.08	One Way	End Span	2	2	120
S6	1.41	3.16	One Way	End Span	2	2	120
S7	1.41	3.55	One Way	End Span	2	2	120
S8	1.41	2.13	Two Way	One Long Edge Discontinuous	2	2	120
S9	1.41	3.58	One Way	End Span	2	2	120
S10	1.41	3.58	One Way	End Span	2	2	120
S11	1.41	3.16	One Way	End Span	2	2	120
S12	1.41	3.58	One Way	End Span	2	2	120
S13	1.41	3.16	One Way	End Span	2	2	120
S14	1.41	3.58	One Way	End Span	2	2	120
S15	1.52	1.98	Two Way	Two Adjacent Edges Discontinuous	2	2	120
S16	1.52	3.47	One Way	End Span	2	2	120
S17	1.52	3.12	One Way	End Span	2	2	120
S18	1.52	5.33	One Way	End Span	2	2	120
S19	1.52	3.47	One Way	End Span	2	2	120
S20	1.52	3.16	One Way	End Span	2	2	120
S21	0.61	2.55	One Way	Span Next to End Span	2	2	120
S22	3.05	4.08	Two Way	One Long Edge Discontinuous	2	2	120
S23	1.6	3.58	One Way	Span Next to End Span	2	2	120
S24	1.72	3.58	One Way	Span Next to End Span	2	2	120
S25	1.72	3.58	One Way	Span Next to End Span	2	2	120
S26	1.72	3.58	One Way	Span Next to End Span	2	2	120
S27	1.72	3.58	One Way	Span Next to End Span	2	2	120
S28	3.16	5.11	Two Way	Two Short Edges Discontinuous	2	2	120
S29	3.50	4.99	Two Way	One Short Edge Discontinuous	2	2	120
S30	1.64	2.67	Two Way	Interior Panel	2	2	120
S31	1.49	2.67	Two Way	Interior Panel	2	2	120
S32	3.58	4.08	Two Way	Interior Panel	2	2	120
S33	3.58	4.08	Two Way	Interior Panel	2	2	120
S34	3.58	4.08	Two Way	Interior Panel	2	2	120
S35	1.53	3.55	One Way	Interior Span	2	2	120
S36	2.55	3.58	Two Way	Interior Panel	2	2	120
S37	2.13	3.47	Two Way	Interior Panel	2	2	120

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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.