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RE REGULATORY RECORD

RERA Document

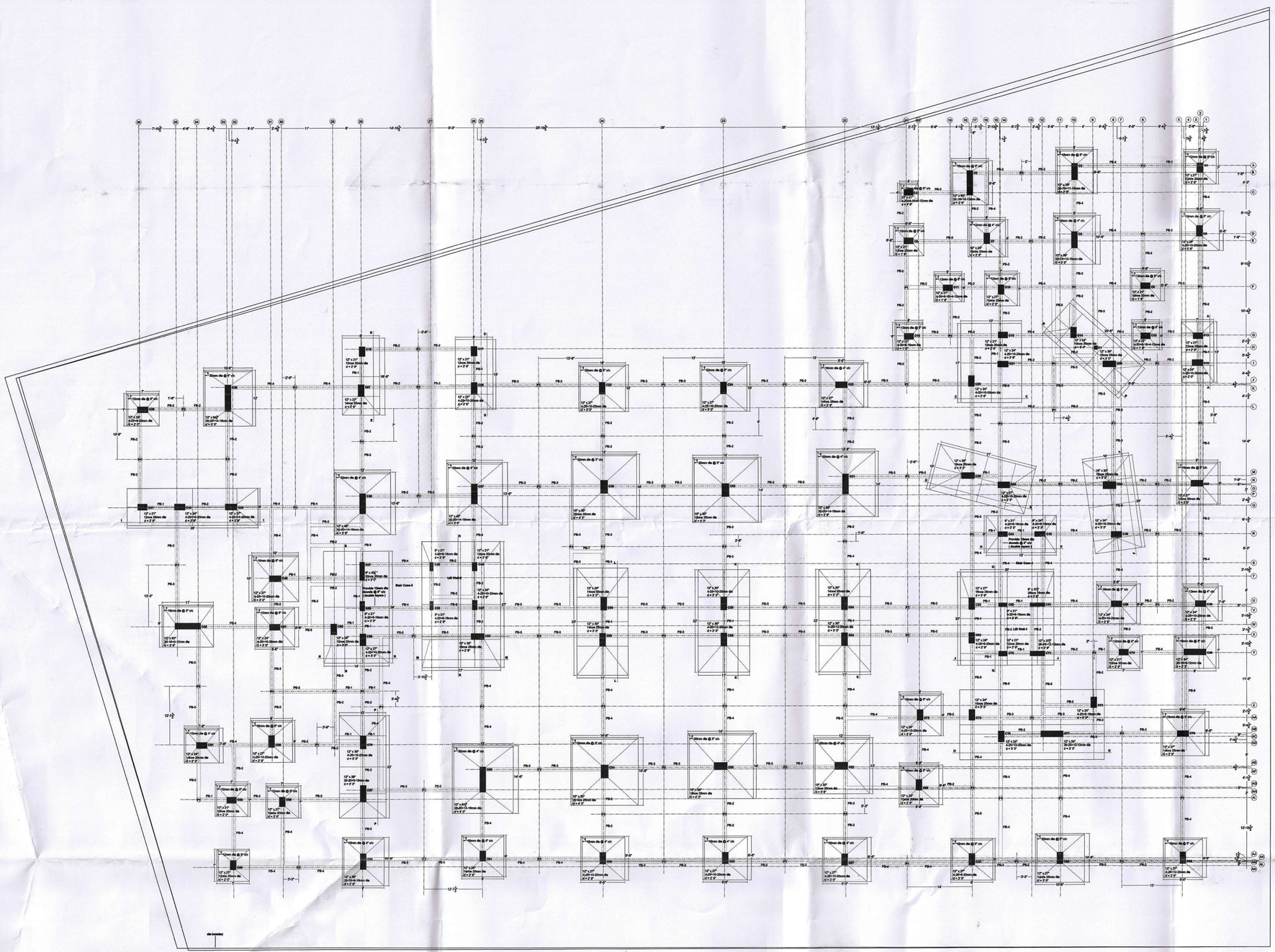
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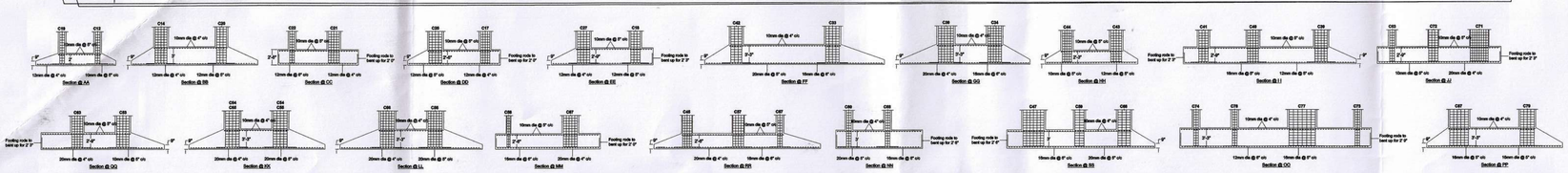
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DIGITALLY VERIFIED RECORD



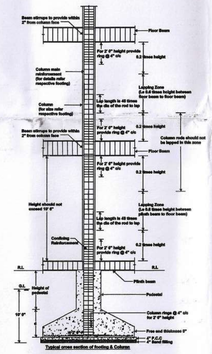


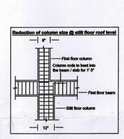
Orientation Of Column Rods Details

Column no.	Column Size	Pedestal Size	Stilt Floor	First & Second floors	Third, Fourth & Fifth Floors	Minimum Spacing of Rings / Confining Rings
C38 & C84	2'-6"x1'-3"	3'-9"x1'-9"	20mm 20mm	20mm 20mm	20mm 20mm	8- legged 6mm dia @ 6" c/c / 6mm dia @ 4" c/c
C39 & C83	2'-6"x1'-3"	3'-9"x1'-9"	16mm 20mm	16mm 20mm	16mm 20mm	
C33	2'-6"x1'-3"	3'-9"x1'-9"	16mm 20mm	16mm 20mm	16mm 20mm	
C82	2'-6"x1'-3"	3'-9"x1'-9"	12mm 20mm	12mm 20mm	4-20 = 5-16	
C20 & C87	2'-6"x1'-3"	3'-9"x1'-9"	16mm 20mm	16mm 20mm	4-20 = 14-16	
C30	2'-6"x1'-3"	3'-9"x1'-9"	16mm 20mm	16mm 20mm	4-20 = 13-16	
C64 & C65	2'-6"x1'-3"	3'-9"x1'-9"	4-20 = 13-20	4-20 = 13-20	4-20 = 13-16	
C54, C56 & C66	2'-6"x1'-3"	3'-9"x1'-9"	14mm 20mm	14mm 20mm	4-20 = 13-16	
C55 & C79	2'-6"x1'-3"	3'-9"x1'-9"	4-20 = 13-20	4-20 = 13-20	4-20 = 13-16	
C29	2'-3"x1'-3"	3'-6"x1'-3"	16mm 20mm	16mm 20mm	4-20 = 14-20	
C63	2'-3"x1'-3"	3'-6"x1'-3"	16mm 20mm	16mm 20mm	4-20 = 12-20	
C34	2'-3"x1'-3"	3'-6"x1'-3"	4-20 = 13-20	4-20 = 13-20	4-20 = 13-16	
C23, C27, C76 & C95	2'-3"x1'-3"	3'-6"x1'-3"	16mm 20mm	16mm 20mm	4-20 = 13-16	
C24, C25, C26, C34, C45, C85, C90, C95, C97 & C97	2'-3"x1'-3"	3'-6"x1'-3"	4-20 = 13-20	4-20 = 13-20	4-20 = 13-16	
C88	2'-3"x1'-3"	3'-6"x1'-3"	4-20 = 9-20	4-20 = 9-20	4-20 = 9-16	
C32	2'-3"x1'-3"	3'-6"x1'-3"	12mm 20mm	12mm 20mm	4-20 = 9-16	
C70	2'-0"x1'-3"	3'-3"x1'-3"	4-20 = 13-20	4-20 = 13-20	4-20 = 13-16	
C8, C19, C21, C22, C42, C43, C49, C60, C91 & C75	2'-0"x1'-3"	3'-3"x1'-3"	4-20 = 13-20	4-20 = 13-20	4-20 = 10-16	
C81 & C91	2'-0"x1'-3"	3'-3"x1'-3"	16mm 20mm	16mm 20mm	4-20 = 10-16	
C28 & C83	2'-0"x1'-3"	3'-3"x1'-3"	4-20 = 9-20	4-20 = 9-20	4-20 = 9-16	
C60	2'-0"x1'-3"	3'-3"x1'-3"	16mm 20mm	16mm 20mm	4-20 = 9-16	
C7, C14, C74 & C86	2'-0"x1'-3"	3'-3"x1'-3"	16mm 20mm	16mm 20mm	4-20 = 9-16	
C73	2'-0"x1'-3"	3'-3"x1'-3"	4-20 = 9-16	4-20 = 9-16	10mm 16mm	
C57	2'-0"x1'-3"	3'-3"x1'-3"	4-20 = 9-20	4-20 = 9-20	10mm 16mm	
C1, C6, C12, C45, C17, C18, C41, C70 & C88	1'-9"x1'-3"	2'-9"x1'-3"	10mm 20mm	10mm 20mm	4-20 = 9-16	
C9, C10, C88 & C89	1'-9"x1'-3"	2'-9"x1'-3"	10mm 20mm	10mm 20mm	4-20 = 9-16	
C16	1'-9"x1'-3"	2'-9"x1'-3"	4-20 = 9-16	4-20 = 9-16	10mm 16mm	
C4, C11 & C13	1'-9"x1'-3" & 1'-6"x1'-3"	2'-3"x1'-3"	4mm 10mm 4-20 = 9-16	4-20 = 9-16	10mm 16mm	
C48 & C72	1'-9"x1'-3"	1'-9"x1'-3"	10mm 20mm	10mm 20mm	4-20 = 9-16	
C40	2'-0"x1'-3"	2'-3"x1'-3"	4-20 = 9-16	4-20 = 9-16	10mm 16mm	
C44 & C59	1'-9"x1'-3"	2'-3"x1'-3"	4-20 = 9-16	4-20 = 9-16	10mm 16mm	
C46, C62 & C66	1'-9"x1'-3"	1'-9"x1'-3"	4-20 = 9-16	4-20 = 9-16	10mm 16mm	
D1 (besides the column @ car parking level)	9"x1'-0"	12" x 12"	4mm 10mm			2- legged 6mm dia @ 6" c/c

Orientation Of Shear Wall rods Details

C28	6'-4"+1'-0" & 6'-0"+2'-0"	5'-7"x1'-3"	10mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 20mm	6- legged 6mm dia @ 6" c/c / 8mm dia @ 4" c/c
C82	5'-3"+1'-0" & 5'-0"+2'-0"	5'-0"x1'-3"	8mm 10mm 20mm 16mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C85	5'-1"+1'-0" & 4'-9"+1'-0"	5'-4"x1'-3"	10mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C3	5'-3"+1'-0" & 5'-0"+2'-0"	5'-3"x1'-3"	8mm 12mm 20mm 16mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C77	4'-9"+1'-0" & 4'-6"+2'-0"	4'-6"x1'-3"	8mm 12mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 20mm	
C69	4'-9"+1'-0" & 4'-6"+2'-0"	4'-6"x1'-3"	8mm 16mm 20mm 16mm	8mm dia 10mm 20mm 16mm	8mm dia 10mm 20mm 16mm	
C31, C37 & C36	4'-3"+1'-0" & 4'-0"+2'-0"	4'-0"x1'-3"	10mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C6	3'-9"+1'-0" & 3'-6"+2'-0"	3'-6"x1'-3"	10mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 20mm	
C2	3'-3"+1'-0" & 3'-0"+2'-0"	3'-0"x1'-3"	10mm 16mm 20mm 16mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C87	3'-3"+1'-0" & 3'-0"+2'-0"	3'-0"x1'-3"	8mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C82	3'-3"+1'-0" & 3'-0"+2'-0"	3'-0"x1'-3"	8mm 16mm 20mm 16mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C47	3'-1"+1'-0" & 2'-10"+2'-0"	3'-10"x1'-3"	8mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C71	3'-1"+1'-0" & 2'-10"+2'-0"	3'-1"x1'-3"	8mm 16mm 20mm 16mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 16mm	
C81	3'-1"+1'-0" & 2'-10"+2'-0"	3'-1"x1'-3"	8mm 16mm 20mm 20mm	8mm dia 10mm 20mm 20mm	8mm dia 10mm 20mm 20mm	



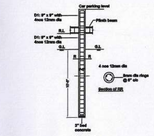


LB of Plinth Beam:



Plinth Beam Details: (beam bottom @ roof level)

PB NO	Size	Top rods	Bottom rods	Stirrups spacing
PB-1	9" x 18"	3-12mm dia	3-12 mm dia	8mm dia @ 6" c/c
PB- 2	9" x 18"	3-12+1-16 mm dia	3-12+1-16 mm dia	8mm dia @ 6" c/c
PB- 3	9" x 18"	3-12+1-16 mm dia	3-12+1-12 mm dia	8mm dia @ 6" c/c
PB- 4	9" x 18"	3-16+1-12 mm dia	3-16+1-20 mm dia	8mm dia @ 6" c/c
PB- 5	9" x 18"	3-16+1-20 mm dia	3-20+1-16 mm dia	8mm dia @ 6" c/c



Notes:

1. Foundation and column are designed for seismic load of stiff + Soil Rock as per IS:1893(part-1):2016
   (wall load considered is for light weight block with unit weight not to exceed 8.5kn/m²)
2. Cover & grade of concrete

Footing	50mm	M30
Column	40mm	M30
Columns	25mm	M30

3. Grade of steel to be used is Fe 500
4. Lap length for column and footing 48 times dia of the bar
5. Soil bearing capacity of 20 T/sqm is considered as per Unipod Consultants (P) Ltd., soil report no GCC 10007 dated 17.04.2020
6. Plinth beam bottom level is to be provided at +0.00 m from road level
7. Earth filling should be done in layers not exceeding 150mm thickness
8. Footing side shuttering should be done
9. Use plastic cover for all construction joints and slabs including curing
10. Concrete mix design to be submitted to GCC and Unipod Consultants
11. Do not provide stirrups for columns C45, C46, C81, C82, C87, C88, C71 & C72

Project Title:

Proposed Residential Apartment Building Reet P.S.NO.2/90 & Rs/ 44 / SAS, Ashwan Road, Vasudhanapuram, Kundrathur, Chennai - 600 069.

Drawing Title:

Foundation, Column And Plinth Beam Details

Scale: N.T.S	Date: 15.07.2025	N

Promoter:

The Head
No. 53, 4th street,
Kamarajar Nagar,
Choolaimedu, Chennai - 600 094.

Structural Consultant:

N. Kanagaval, M.E., M.B.A., M.I.E., F.I.V
(A+ G, Tarangani Complex,
Ambattur Industrial Estate,
Chennai - 600 098.

N. KANAGAVEL, M.E, M.B.A., MIE., FIV
Registered Structural Engineer Grade-I
CMDA Reg.No. SE/GR-I/19/03/049
GCC Reg.No.RSE100022019
CA-12, Tarangani Complex,
Ambattur Industrial Estate
Mogappair West, Chennai - 600 058

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.