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RE REGULATORY RECORD

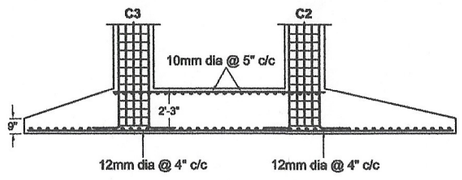
RERA Document

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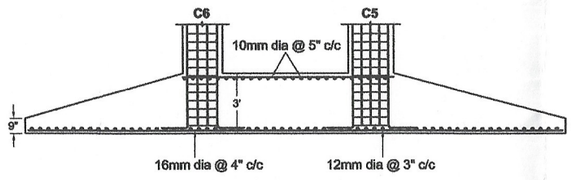
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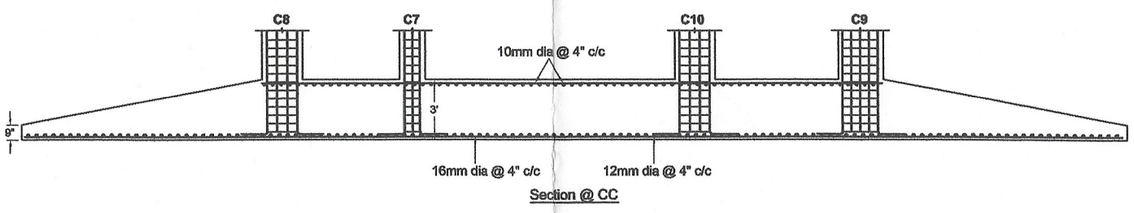
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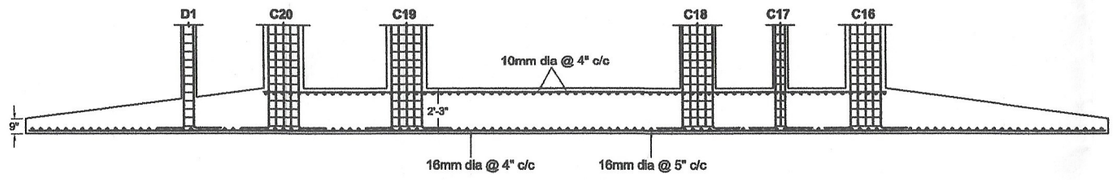
Section @ AA



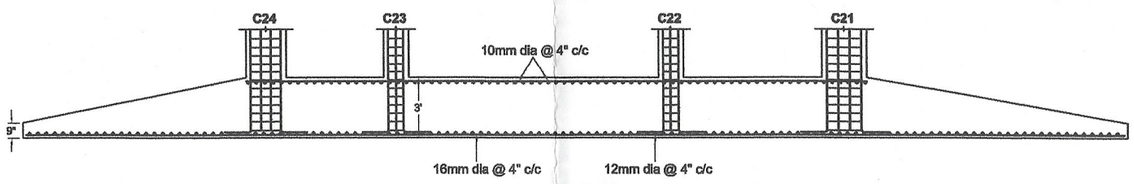
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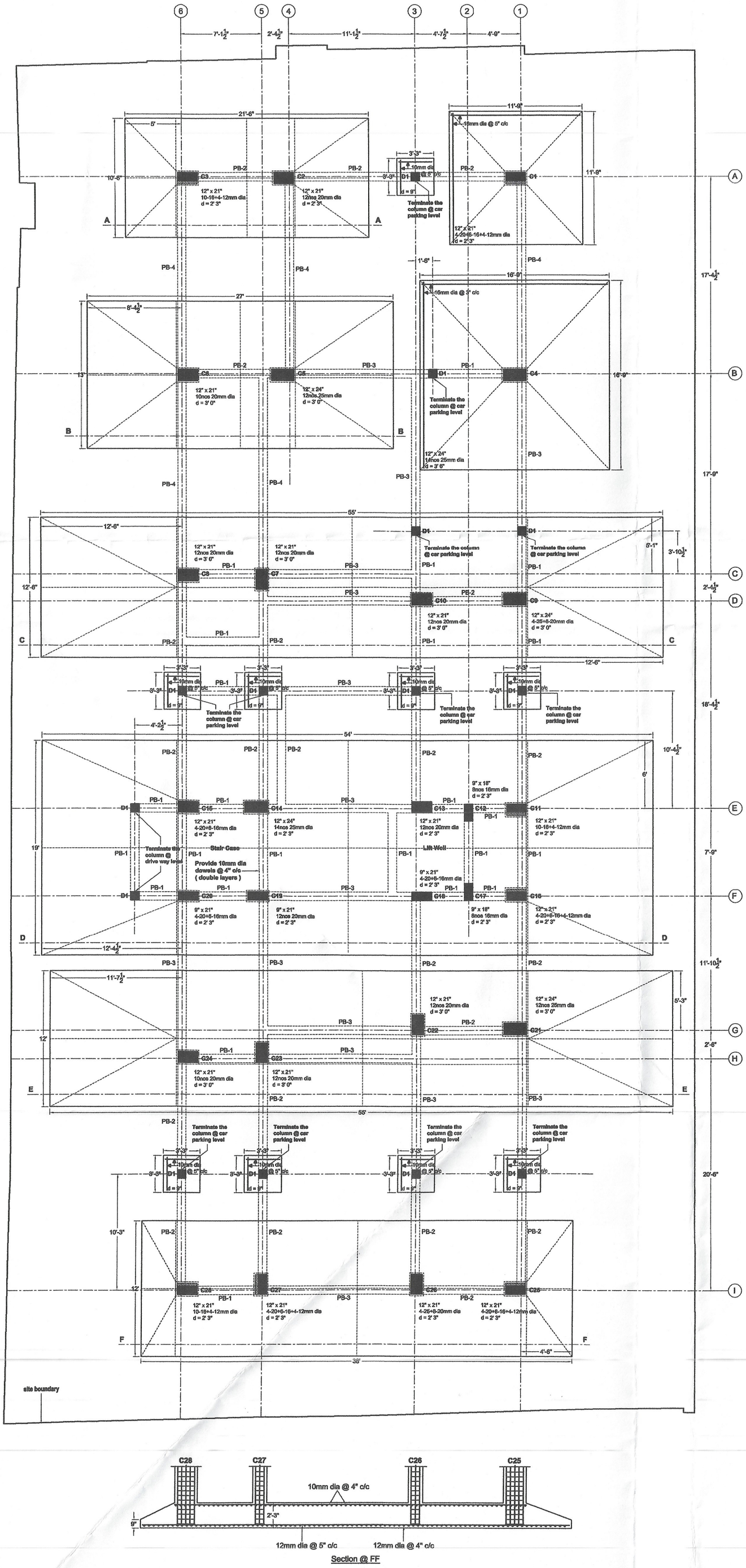
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Section @ DD



Section @ EE



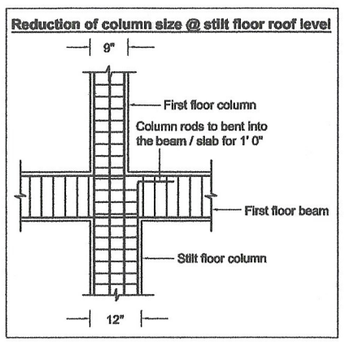
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Orientation Of Column Rods Details

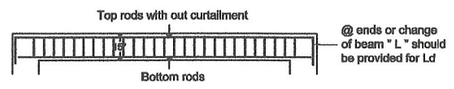
Column no.	Column Size	Pedestal Size	Stilt Floor	First & Second floors	Third, Fourth & Fifth Floors	Maximum Spacing of Rings / Confining Rings
C4 & C14	2' 0" x 1' 0"	2' 3" x 1' 3"	14nos 25mm	14nos 25mm	14nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C5 & C21	2' 0" x 1' 0"	2' 3" x 1' 3"	12nos 25mm	12nos 25mm	12nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C9	2' 0" x 1' 0"	2' 3" x 1' 3"	4-25 + 8-20	4-25 + 8-20	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C26	1' 9" x 1' 0"	2' 0" x 1' 3"	4-25 + 8-20	4-25 + 8-20	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C2, C7, C8, C10, C22 & C23	1' 9" x 1' 0"	2' 0" x 1' 3"	12nos 20mm	12nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C6 & C24	1' 9" x 1' 0"	2' 0" x 1' 3"	10nos 20mm	10nos 20mm	4-20 + 6-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C15	1' 9" x 1' 0"	2' 0" x 1' 3"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C13	1' 9" x 1' 0"	1' 9" x 1' 0"	12nos 20mm	12nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C1, C16, C25 & C27	1' 9" x 1' 0" & 1' 9" x 9"	2' 0" x 1' 3"	4nos 12mm 4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C3, C11 & C28	1' 9" x 1' 0" & 1' 9" x 9"	2' 0" x 1' 3"	4nos 12mm 10nos 16mm	10nos 16mm	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C19	1' 9" x 9"	2' 0" x 1' 0"	12nos 20mm	12nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C20	1' 9" x 9"	2' 0" x 1' 0"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C18	1' 9" x 9"	1' 9" x 9"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C12 & C17	1' 6" x 9"	1' 6" x 9"	8nos 16mm	8nos 16mm	8nos 16mm	4- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
D1 (terminate the column @ car parking level)	9" x 9"	9" x 9"	4nos 12mm			2- legged 8mm dia @ 6" c/c

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

Reduction of column size @ stilt floor roof level

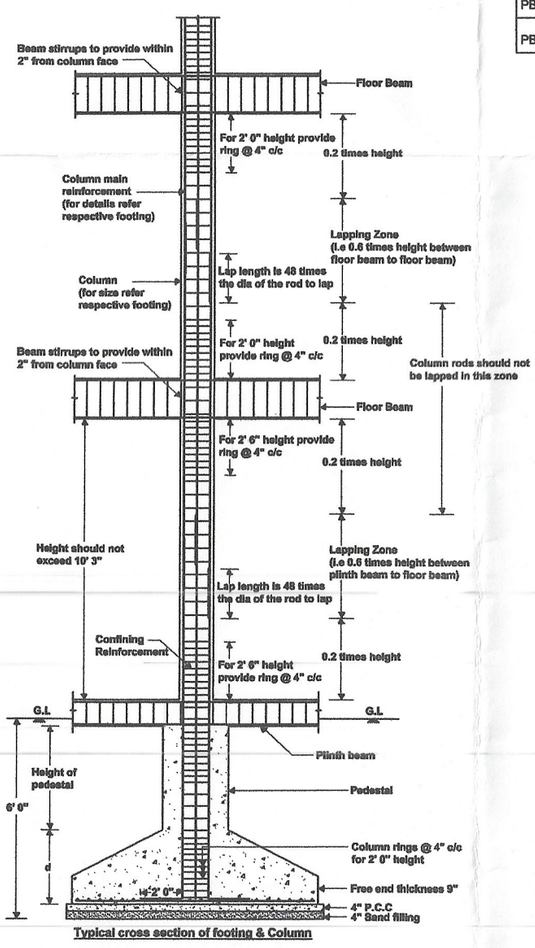


LS of Plinth Beam:



Plinth Beam Details: (beam bottom @ 3" below ground level)

PB NO	Size	Top rods	Bottom rods	Stirrups spacing
PB- 1	9" x 15"	3-12mm dia	3-12 mm dia	8mm dia @ 5" c/c
PB- 2	9" x 15"	3 -12 mm dia	2-12+1-16 mm dia	8mm dia @ 5" c/c
PB- 3	9" x 15"	2-12+1-16 mm dia	2-16+1-12 mm dia	8mm dia @ 5" c/c
PB- 4	9" x 15"	2-16+1-20 mm dia	2-20+1-16 mm dia	8mm dia @ 4" c/c



Typical cross section of footing & Column

Notes:

1. Foundation and column are designed for stilt + five floors in accordance with seismic zone - III as per IS 1893 (Part-1): 2016
2. Cover & grade of concrete

	Cover	Grade of concrete
Footing	2"	M25
Column	1½"	M25
Plinth beam	1"	M25

3. Grade of steel to be used is Fe 500
4. Lap length for column rods is 48 times dia of the bar
5. Depth of foundation and SBC considered are as per Nagadi Consultants (P) Ltd., soil report no: G(C)10033 dated
6. Plinth beam bottom level is to be @ 3" below existing ground level
7. Designing is done based on the details shown in drawing dated 01.04.2025
8. Footing side shuttering should be done
9. Use potable water for all construction activities including curing
10. Column rods lapping should be done only @ mid height between floors
11. Do not provide pedestal for columns C12 ,C13, C17 & C18

Project Title:

Proposed Residential Building @ New Door No.7, Padmavathy Road, Jaypore Nagar, Gopalapuram, Chennai - 600 086

Drawing Title:

Foundation, Column and Plinth Beam Details

Scale: N.T.S | Date: 19.06.2025 | N

Promoter:

KCee Properties
Door No: 8 / 19, Second Street,
Ragavan Colony, Ashok Nagar,
Chennai - 600 083

Structural Consultant:

N. Kanagavel M.E., M.B.A., M.I.E., F.I.V
CA-12, Tarangini Complex,
Ambattur Industrial Estate,
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

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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.