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RE REGULATORY RECORD

RERA Document

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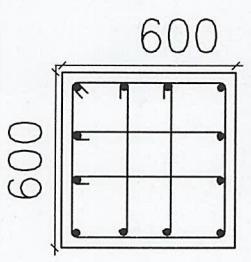
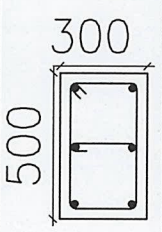
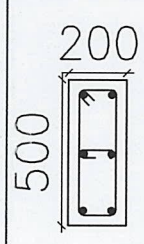
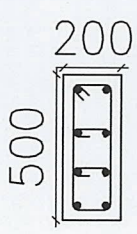
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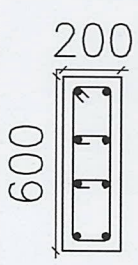
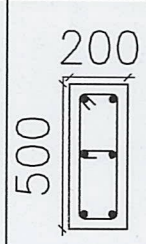
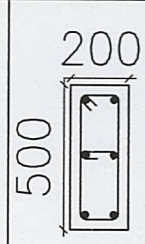
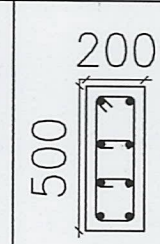
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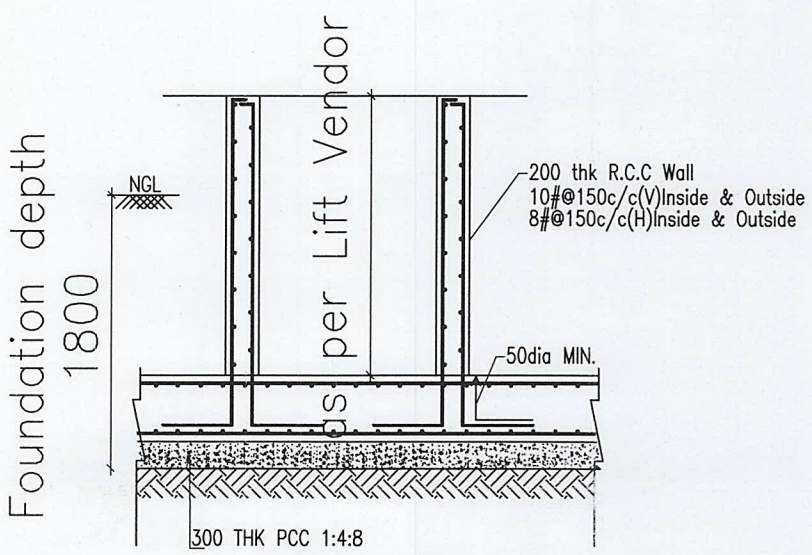
DIGITALLY VERIFIED RECORD

COLUMN DETAILS (M40-Fe550) UP TO STILT ROOF

C1 600x600	C2 300x500	C3 200x500	C4 200x500
			
• 12–25# 8#@150c/c	• 6–25# 8#@150c/c	• 6–25# 8#@150c/c	• 8–12# 8#@150c/c

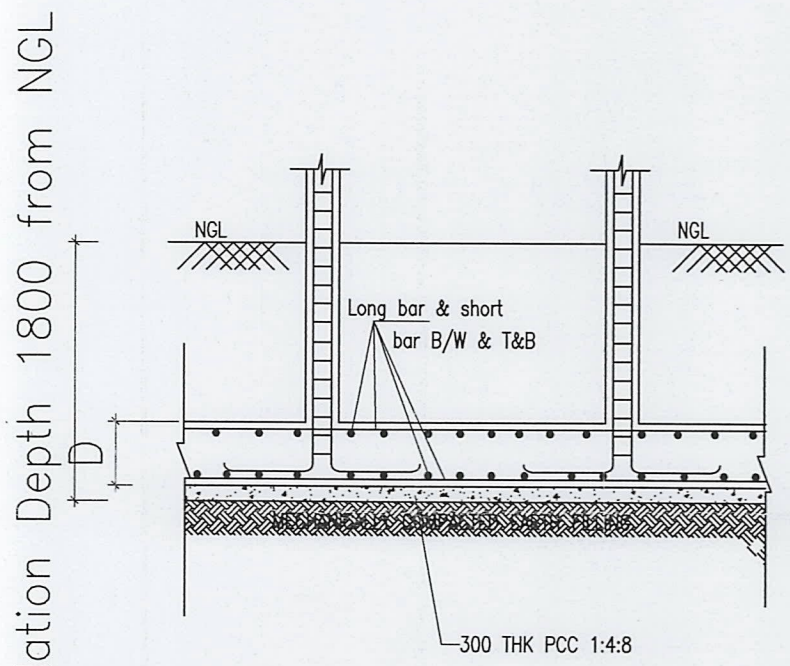
COLUMN DETAILS (M40-Fe550) ABOVE STILT ROOF

C1 300x600	C2 300x500	C3 200x500	C4 200x500
			
• 8–25# 8#@150c/c	• 6–25# 8#@150c/c	• 6–25# 8#@150c/c	• 8–12# 8#@150c/c



LIFT (PART)SECTION GA DRAWING NTS

WATER PROOFING TO BE DONE AS PER MANUFACTURE SPECIFICATION

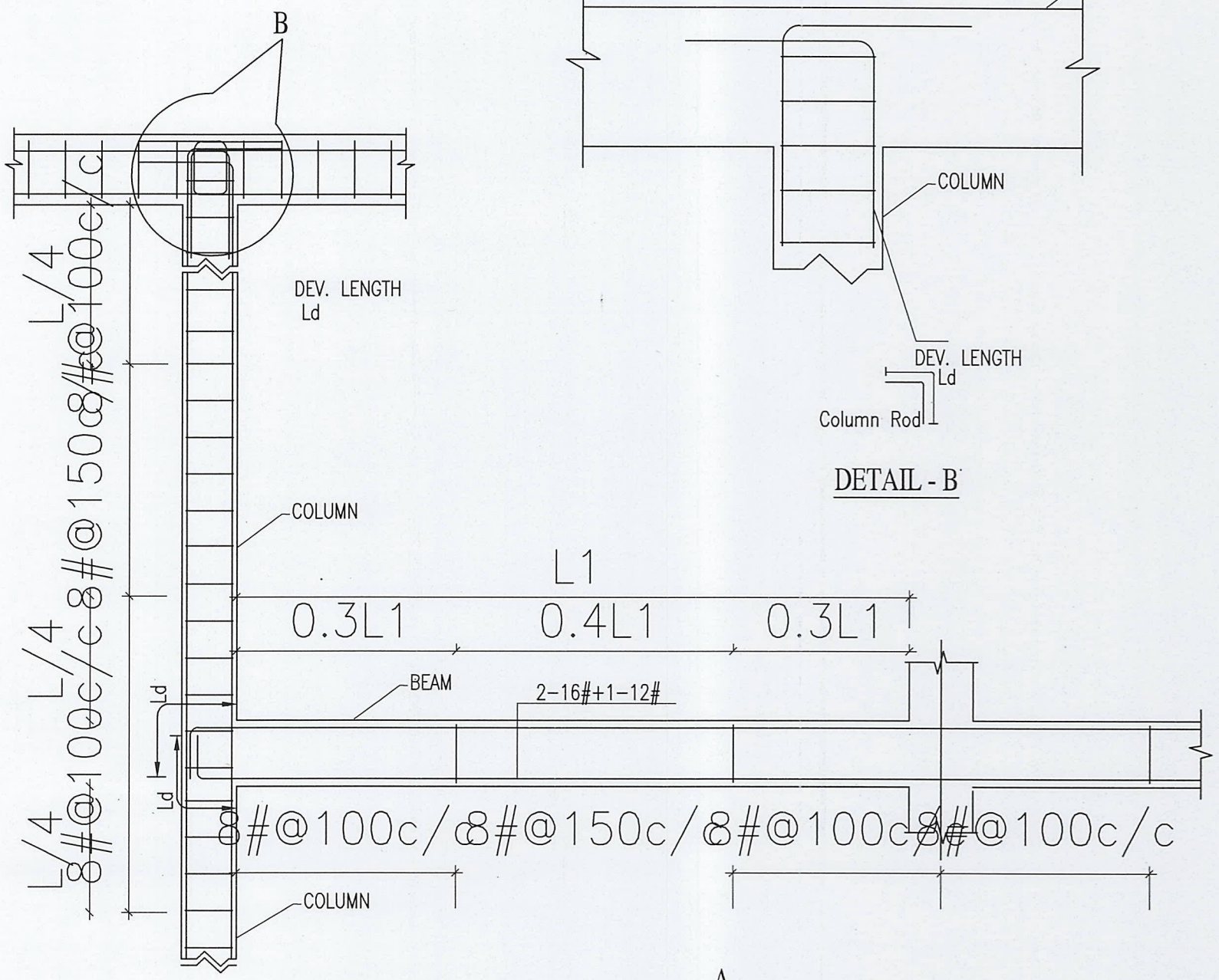


C.S. OF COMBINED FOOTING CF3 (TYP)

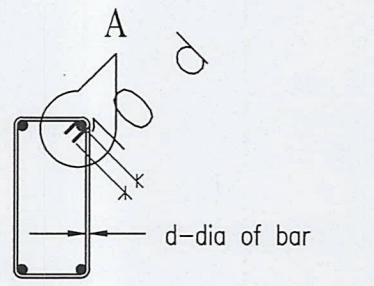
NOTES

1. All dimensions are in mm.
2. Dimensions to be read, not scaled, and to be Checked with arch. dwg only.
3. Clear cover to the main reinf. as follows
   a) Col 25mm for 12mm bars & 40mm for >12mm
   b) Footings 50mm
4. Use M40 Conc & Fe500 Steel.
5. SBC– taken as 25 T/sqm
6. Foundation depth –1800mm as per soil test report.
7. Foundation designed for Stilt+5 Flrs. only.
8. Leave dowels wherever necessary.

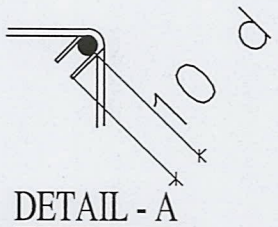
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DETAIL - B



CLOSED STIRRUPS / TIES
FOR BEAM & COLUMN



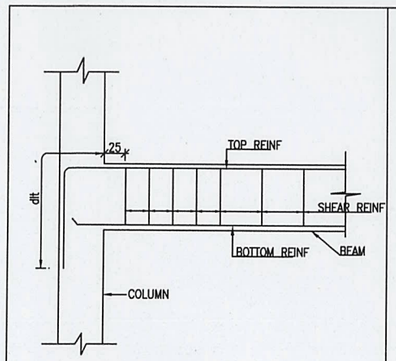
DETAIL - A

SEISMIC DETAILING

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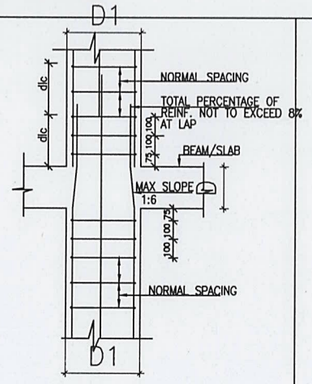
PAGE NO-3

GENERAL DRAWING



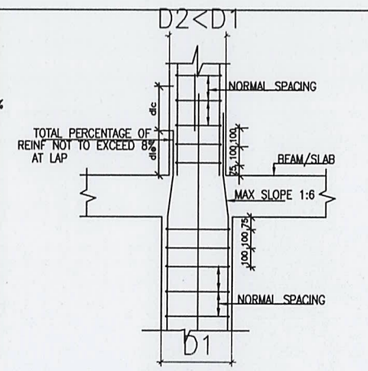
TYPICAL REINF. DETAILING OF COLUMN-BEAM JUNCTION

dlt - DEVELOPMENT LENGTH IN TENSION

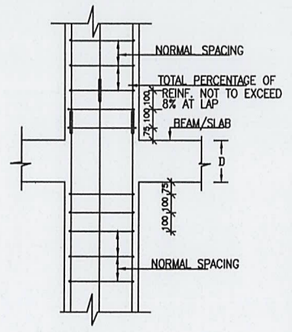


SAME COLUMN SIZE

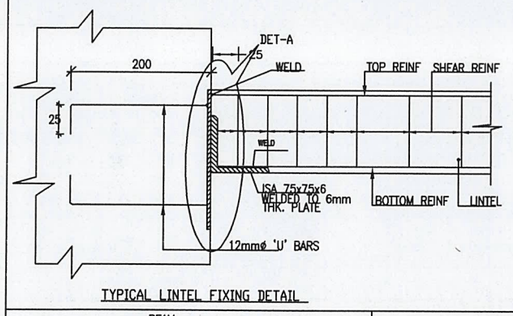
dlc - DEVELOPMENT LENGTH



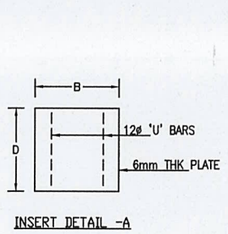
REDUCING COLUMN SIZE
TYPICAL COLUMN SPLICING DETAIL AT FLOOR LEVEL



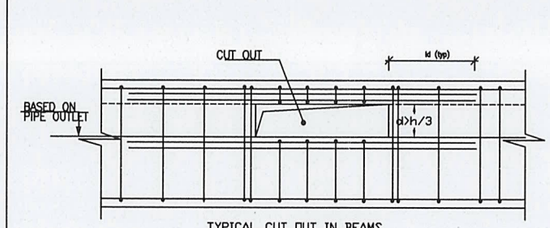
MECHANICAL SPLICING DETAIL



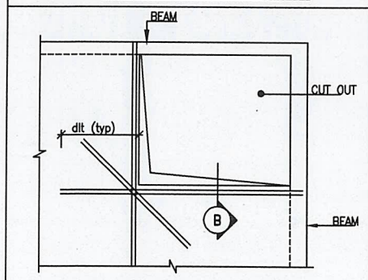
TYPICAL LINTEL FIXING DETAIL



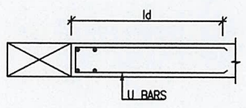
INSERT DETAIL -A



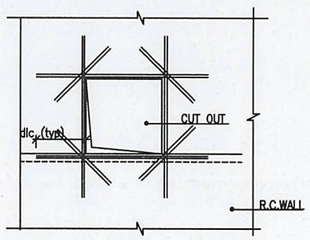
TYPICAL CUT OUT IN BEAMS



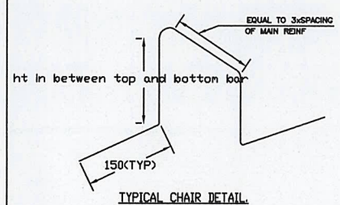
TYPICAL CUT OUT DETAIL IN SLABS



SECTION B-B



TYPICAL CUT OUT DETAIL IN R.C.WALLS



TYPICAL CHAIR DETAIL.

GENERAL NOTES

1. GENERAL

1.1 ALL DIMENSIONS ARE IN MM.

1.2 WORK TO FIGURED DIMENSIONS AND DO NOT SCALE THE DRAWING.

1.3 ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICE DRAWINGS.

1.4 ANY DISCREPANCY IN THE DRAWING SHALL BE BROUGHT TO THE NOTICE OF CONSULTANTS BEFORE COMMENCING THE WORK.

1.5 THE STRUCTURE IS DESIGNED FOR :

AS PER PLAN

2. DESIGN CRITERIA

2.0 STANDARDS AND LOADS.

2.1 THE CONCRETE DESIGN IS BASED ON IS: 456–2000.

2.2 LIVE LOADS ARE BASED ON IS:875 PART II:

a) GENERATORS

b) LIVE,ELECTRICAL PANNEL, EQIPMENT : AS PER ACTUALS 300 Kg/Sq.m

c) STAIRS

d) TERRACES : 400Kg/Sq.m

2.3 SHUTTERING FOR FOOTING 200KG/SQ.M STEEL/PLYWOOD SHEETING.
SHUTTERING FOR COLUMN AND BEAMS BY STEEL/ PLYWOOD SHEETING.
SHUTTERING FOR SLABS BY STEEL/PLYWOOD SHEETING.

3. CONCRETE

3.1 ALL CONCRETE SHALL BE OF DESIGN MIX AND ARE TO BE OBTAINED FROM REPUTEDTESTING LABORATORIES AND APPROVED BY CONSULTANTS, THE MATERIALS THAT ARE PROPOSED TO BE USED IN THE PROJECT SHALL BE TESTED AND TEST CERTIFICATE TO BE FURNISHED BEFORE USE OF MATERIAL AT SITE.

3.2 IRRESPECTIVE OF WHAT MENTIONED ON DRAWING THE PCC MIX SHALL BE AS FOLLOWS.

I). PCC FOR PILE CAP / PLINTH BEAM / RAFT SLAB MIX 1:4:8

3.3 CANTILEVERED SLAB/BEAMS SHALL BE PROPPED TILL COUNTER BALANCING WEIGHT BECOMES EFFECTIVE.

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GENERAL DETAILS

PALENO-4

4. REINFORCING STEEL/DEVELOPMENT AND ANCHORAGE LENGTHS

4.1 ALL REINFORCEMENT STEEL SHALL CONFORM TO IS:1786 –1985 HIGH STRENGTH DEFORMED STEEL BARS,PRODUCED BY THE THERMO–MECHANICAL TREATMENT PROCESS, OF GRADE Fe500, HAVING ELONGATION MORE THAN 14.5% CAN BE USED

4.4 COUPLER CAN BE PROVIDED INSTEAD OF LAPPING.

Developed Length & Anchorage length

FOR Fe500 in mm	BAR IN TENSION M25	BAR IN COMPRESSION M25
10	485	388
12	583	466
16	777	621
20	971	777
25	1214	971

5. SOIL DATA & WATER TABLE

5.1 FOOTING CARRYING CAPACITY IS BASED ON SOIL REPORT.
5.2 MINIMUM DEPTH OF EXCAVATION SHALL BE AS INDICATED IN DRAWINGS.
5.3 FOR LIME SAND COMPACTION FILLING REFER ARCH DWG.
5.4 GROUND WATER LVL AS PER SOIL REPORT.

6. CONCRETE CLEAR COVER TO MAIN REINFORCEMENT

6.1 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 75MM.

6.2 PILE	---	50MM (BOTTOM), 50MM (SIDES)
PILE CAP		75MM (BOTTOM), 75MM (TOP)
FOOTING		50MM (BOTTOM & SIDES)
LINTELS		20MM
BEAMS		30MM
COLUMNS		40MM >12#Rod & 25MM≤12#Rod
SLABS		20MM
RCC WALLS		40MM ON EARTH SIDE/WATER SIDE
		20MM ON ATMOSPHERE SIDE

6.3 COVER BLOCKS SHALL BE USED TO GIVE CORRECT COVER TO REINFORCEMENT.

7. WATER PROOFING

7.1 WATER PROOFING SHALL BE DONE FOR : SUMP TANKS, OVERHEAD TANK, TOILET SLABS, TERRACE, LIFT RCC WALL, AS PER STANDARD SPECIFICATIONS.

8. CURING

8.1 CURING BY WATER SHALL BE DONE FOR ALL RCC STRUCTURE FOR A MINIMUM PERIOD OF 10 DAYS FOR OPC AND 12 DAYS FOR PPC CONCRETE.

9. DESHUTTERING TIME

9.1 TYPE OF FORM WORK FOR :	MINIMUM PERIOD BEFORE STRIKING (EXCLUDING THE DAY OF CASTING)
a. SLABS	14 DAYS
b. BEAMS UPTO 6.0M	14 DAYS
OVER 6.0M	21 DAYS
c. WALL/COLUMN VERTICAL FACES	1 DAY

9.2 SHUTTERING CAN BE RELEASED EARLIER THAN SPECIFIED ABOVE PROVIDED THE PROPS ARE RETAINED AT REASONABLE SPACINGS AND CONCRETE ATTAINS THE FULL STRENGTH AT THE TIME OF DESHUTTERING AS PER IS 456 – 2000. DESHUTTERING SHALL BE DONE BY PROVIDING DAMPENING MATERIAL BELOW IN ORDER TO REDUCE THE IMPACT AT THE LOWER LEVEL.

9.3 SIMPLY SUPPORTED AND CONTINUOUS SPANS SHALL BE DESHUTTERED FROM MID SPAN TOWARDS SUPPORTS.

CANTILEVERS SHALL BE DESHUTTERED FROM FREE END TOWARDS SUPPORTS

9.4 SLAB/BEAMS SHALL BE REPROPPED UNTIL THE NEXT LEVEL SLAB IS CAST AND DESHUTTERED.

10. CONSTRUCTION JOINTS

10.1 SLABS : AT MIDDLE ONE THIRD OF THE SPAN.

10.2 BEAMS : AT MIDDLE ONE THIRD OF THE SPAN. IF ANY CROSS BEAMS ARE LOCATED IN THIS REGION THE JOINT SHALL BE LOCATED TWO TIMES THE WIDTH OF THE BEAM AWAY FROM THE BEAM.

10.3 RETAINING WALL : AT THE JUNCTION OF THE WALL AND FOOTING WITH A KEY JOINT AND AT MIDDLE OF VERTICAL SPAN, VERTICAL JOINTS TO BE AVOIDED.

10.4 RAFT SLAB : AT MIDDLE ONE THIRD OF THE SPAN.

10.5 CANTILEVERS : CONSTRUCTION JOINT SHALL NOT BE PROVIDED IN CANTILEVERS.

10.6 AT CONSTRUCTION JOINTS OF WATER RETAINING STRUCTURES AND BASEMENTS: PRE FORMED PLASTIC WATER STOP (SYNKOFLEX OR EQUIVALENT) SHALL BE PROVIDED.

11. SLUMP OF CONCRETE

11.1 SLUMP OF CONCRETE SHALL RANGE BETWEEN 100 TO 180MM DEPENDING ON THE MANNER OF CONCRETING.

THE TABLE BELOW GIVE THE GENERAL GUIDANCE:

PILING	SLUMP(in mm) Min.	Max.	
A	100	180	POURING IN TO WATER–FREE UNLINED BORE HAVING WIDELY SPACED REINFORCEMENT. WHERE REINFORCEMENT IS NOT SPACED WIDELY ENOUGH, CUT–OFF LVL OF PILE IS WITHIN THE CASTING AND DIAMETER OF PILE IS LESS THAN OR EQUAL TO 600MM, HIGHER ORDER OF SLUMP WITH IN THIS RANGE MAY BE USED.
B	150	180	WHERE CONCRETE IS TO BE PLACED UNDER WATER OR DRILLING MUD BY TREMIE OR BY PLACER.

12. MISCELLANEOUS

12.1 ROD EQUAL AND ABOVE 20mm DOUBLE BINDING TO BE DONE.
12.2 CHAIR ROD TO BE PROVIDED AT PROPER SPACING NOT MORE THAN 3'0".
12.3 AT CONSTRUCTION JOINTS A COAT OF SBR–LATEX TO BE APPLIED BEFORE CONCRETING
12.4 COLUMN CAN BE RAISED AFTER 1 COMPLETE DAY FOR CONCRETING.

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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
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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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