Verified RealEstate™

RE REGULATORY RECORD

RERA Document

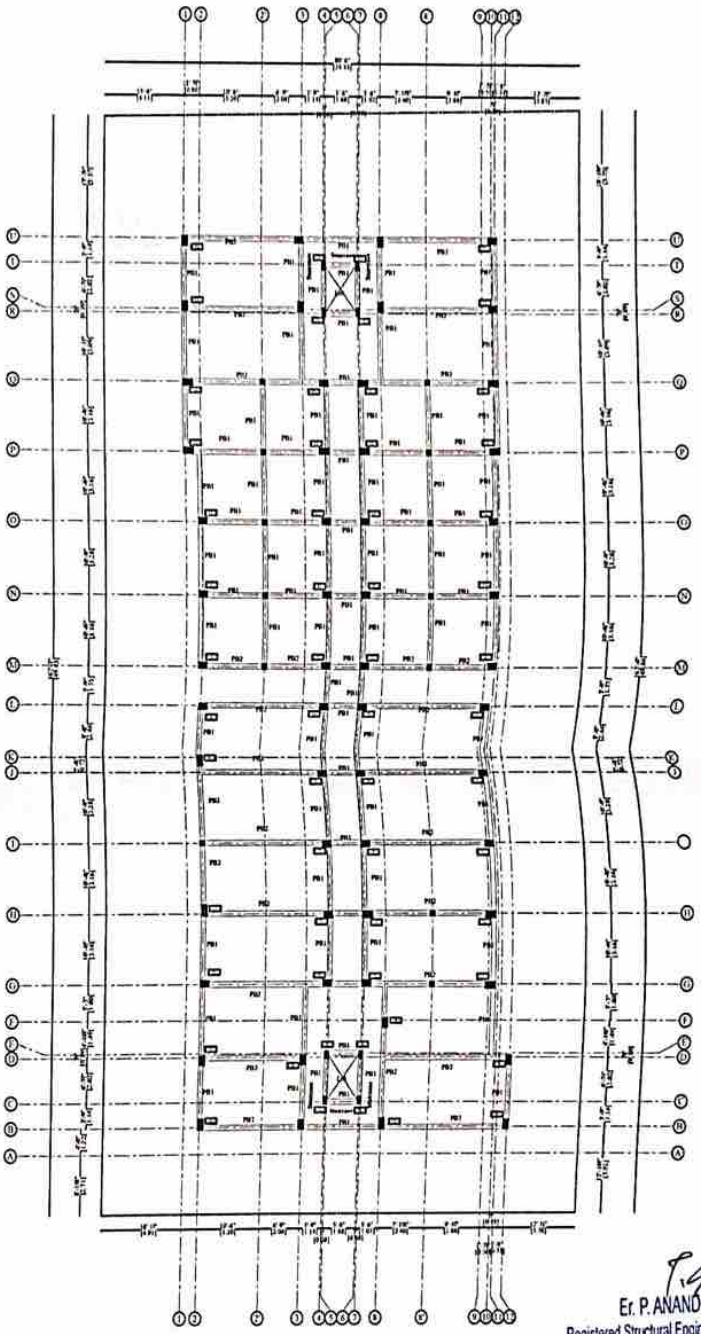
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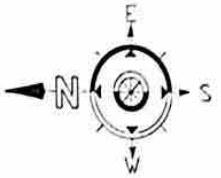
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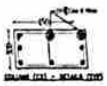
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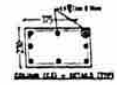
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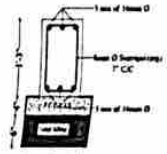




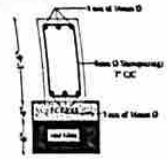








TYP C S OF PLINTH BEAM PB1



TYP C S OF PLINTH BEAM PB2

NOTES:

1. USE CONCRETE MIX 1 : 1 : 2(M20)
2. CLEAR COVER TO REINFORCEMENT IN SLAB =1/2" AND BEAM =1"
3. LAP LENGTH 50D
4. HIGH YIELD STRENGTH OF DEFORMED BARS CONFORMING TO I S 1786 : 1985 TO BE USED.
5. THIS DRAWING SHOULD BE READ ALONG WITH THE ARCHITECTURAL DRAWING
6. NO DIMENSION SHOULD BE SCALED OFF FROM THIS DRAWING ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
7. DISTANCE BETWEEN GRID & ALL LEVELS SHOULD BE THOROUGHLY CHECKED WITH THE ARCHITECTURAL DRAWING.

TITLE:
DETAILS OF ROOF BEAM & SLAB LAYOUT

Dwg No : 1/3	Date : 21.10.2023
Scale 1 : 100	Drawn

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED

Project:

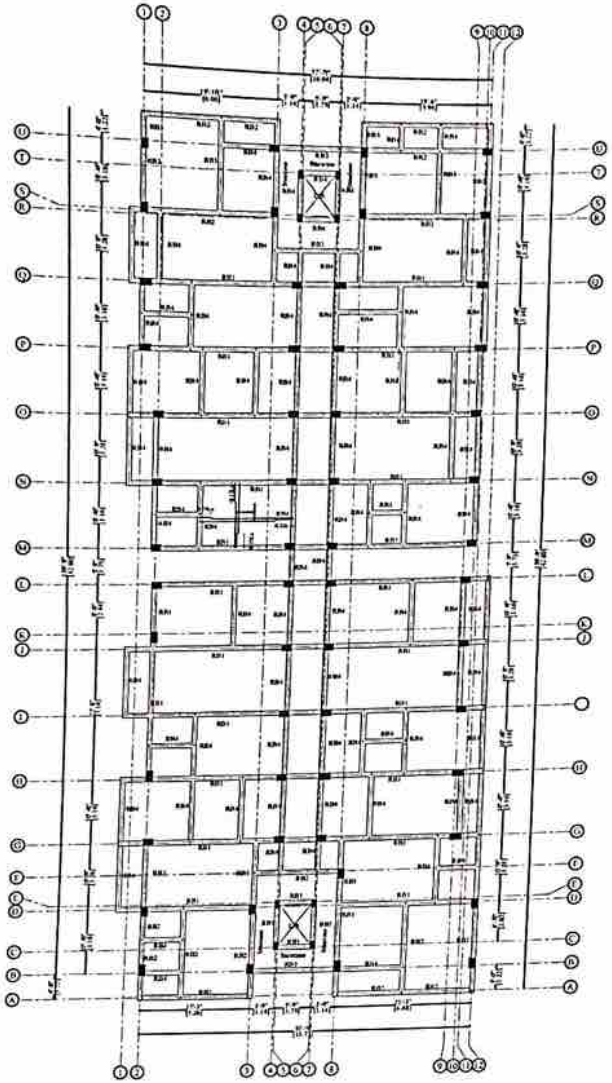
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 6 FLOORS RESIDENTIAL BUILDING (HEIGHT - 19.25M) WITH 42 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.48, OLD DOOR NO."8, NEW DOOR NO.50, ORAGADAM ROAD, AMBATTUR, CHENNAI - 600053 COMPRISED IN OLD SURVEY NO.610/1A2PT AND T.S.NO.135, BLOCK NO.18, WARD - 8 OF AMBATTUR VILLAGE WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION DIVISION 81, ZONE 7

Structural Consultants: Ph : 044 - 42643714

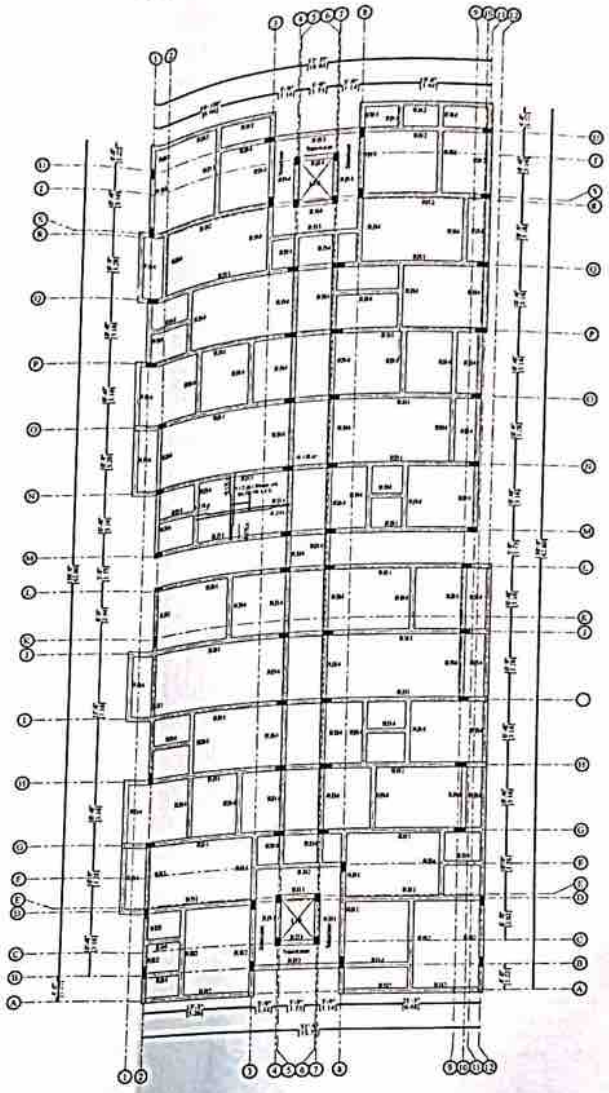
M/s. ANAND ASSOCIATES
Flat No.2, First Floor, Old No.113,
New No.67,5 Block, 6th Main Road
Anna Nagar, Chennai - 600 040.
Email : aanandassociate@yahoo.co.in

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CMDA No: SE/GR-I/2024/02/004
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6th Main Road, Anna Nagar, Chennai -600 040
Ph/Fax: 044 42643214, Cell: 9840488820,
E-Mail: aanandassociate@gamil .com

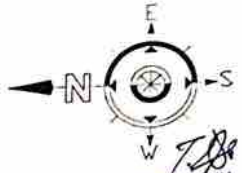
COLUMN & PLINTH BEAM LAYOUT



STILT FLOOR ROOF BEAM & SLAB LAYOUT



TYPICAL FLOOR ROOF BEAM & SLAB LAYOUT



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Ph/Fax: 044 42643214, Cell: 9840488820.
E-Mail: aanandassociate@gamil .com

NOTES:

1. USE CONCRETE MIX 1 : 1 : 2(M25)
2. CLEAR COVER TO REINFORCEMENT IN SLAB =1/2" AND BEAM =1"
3. LAP LENGTH 50D
4. HIGH YIELD STRENGTH OF DEFORMED BARS CONFORMING TO I S 1786 - 1985 TO BE USED
5. THIS DRAWING SHOULD BE READ ALONG WITH THE ARCHITECTURAL DRAWING
6. NO DIMENSION SHOULD BE SCALED OFF FROM THIS DRAWING ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED
7. DISTANCE BETWEEN GRIDS & ALL LEVELS SHOULD BE THOUROUGHLY CHECKED WITH THE ARCHITECTURAL DRAWING.

TITLE:
DETAILS OF ROOF BEAM & SLAB LAYOUT

Dwg No : 2/3	Date : 21.10.2025
Scale :1 : 100	Drawn :

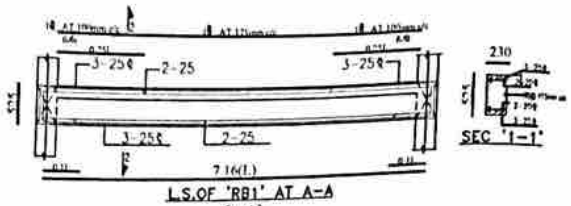
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Project:

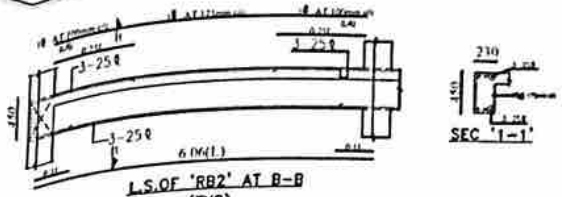
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS RESIDENTIAL BUILDING (HEIGHT - 15.25M) WITH 32 DWELLING UNITS AVAILING PREMIUM FSI. AT PLOT NO:48, OLD DOOR NO.79, NEW DOOR NO.38, ORAGADAM ROAD, AMBATTUR, CHENNAI - 600053, COMPRISED IN OLD SURVEY NO:419/1APT AND T.S.NO.33, BLOCK NO.18, WARD - B OF AMBATTUR VILLAGE,WITH IN THE LIMITS OF GREATER CHENNAI COPORATION,DIVISION : 81, ZONE : 7 .

Structural Consultants: Ph : 044 - 42643214

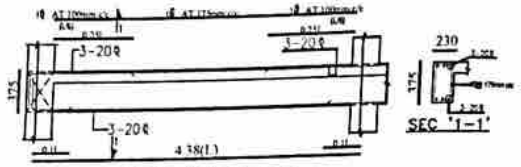
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Email : anandassociates@yahoo.co.in



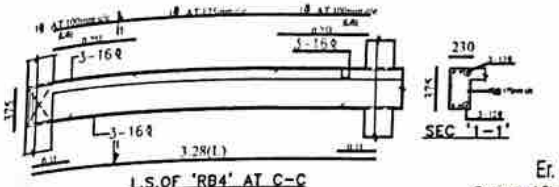
L.S.OF 'RB1' AT A-A
(TYP)
REINFORCEMENT DETAILS OF BEAMS (TYP)



L.S.OF 'RB2' AT B-B
(TYP)
REINFORCEMENT DETAILS OF BEAMS (TYP)



L.S.OF 'RB3' AT C-C
(TYP)
REINFORCEMENT DETAILS OF BEAMS (TYP)



L.S.OF 'RB4' AT C-C
(TYP)
REINFORCEMENT DETAILS OF BEAMS (TYP)

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E-Mail: anandassociate@gamil .com

NOTES:

1. USE CONCRETE MIX 1 : 1.2(M40)
2. CLEAR COVER TO REINFORCEMENT IN SLAB 1/2" AND BEAM 1"
3. LAP LENGTH 560
4. HIGH YIELD STRENGTH OF DEFORMED BARS CONFORMING TO I.S 1786 - 1985 TO BE USED
5. THIS DRAWING SHOULD BE READ ALONG WITH THE ARCHITECTURAL DRAWING
6. NO DIMENSION SHOULD BE SCALED OFF FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
7. DISTANCE BETWEEN GRIDS & ALL LEVELS SHOULD BE THOUROUGHLY CHECKED WITH THE ARCHITECTURAL DRAWING

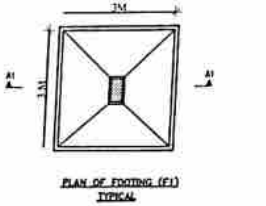
TITLE:
DETAILS OF FOUNDATION,STAIRCASE & ROOF BEAM

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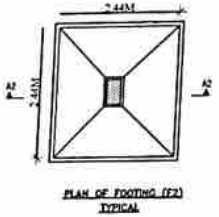
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Project:
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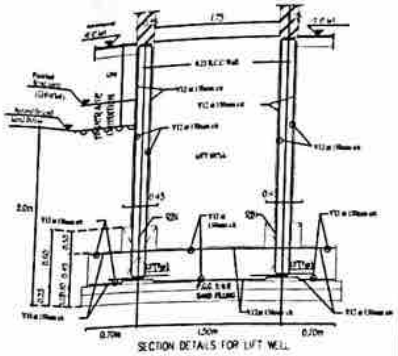
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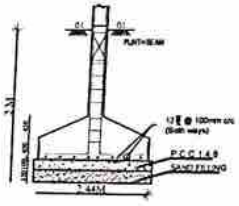
PLAN OF FOOTING (F1)
TYPICAL



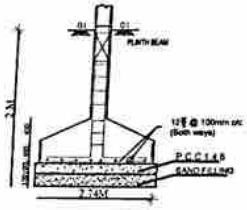
PLAN OF FOOTING (F2)
TYPICAL



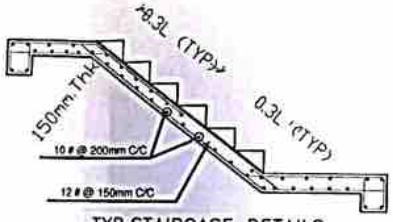
SECTION DETAILS FOR LIFT WELL



TYP.SECTION DETAILS OF FOOTING F1



TYP.SECTION DETAILS OF FOOTING F2



TYP.STAIRCASE DETAILS

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.