Verified RealEstate™

RE REGULATORY RECORD

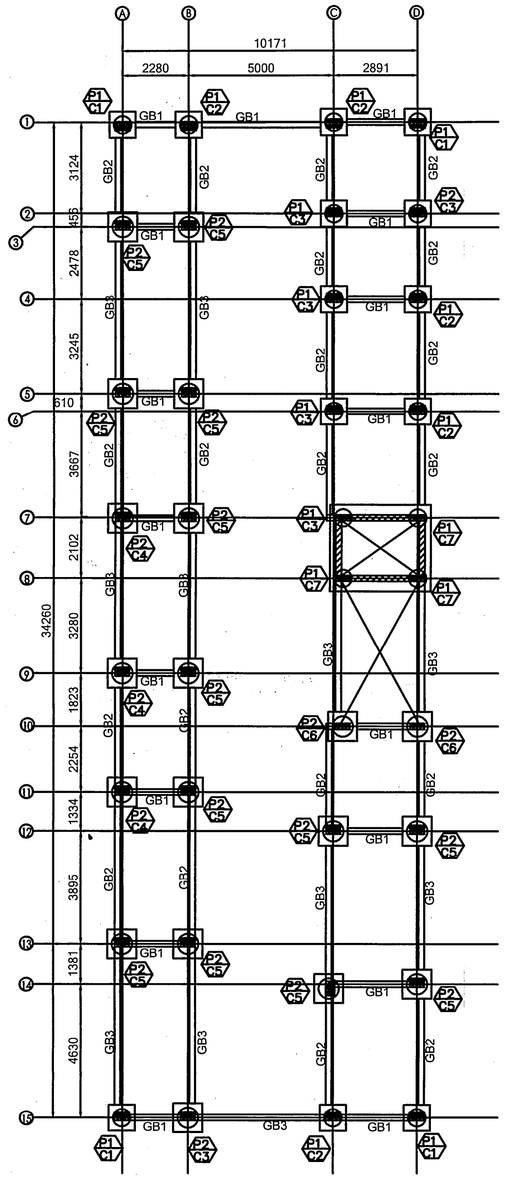
RERA Document

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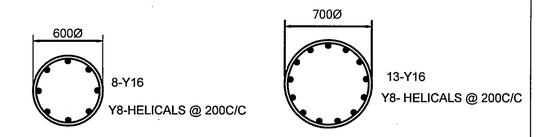
Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate



COL–NO	SIZE	REINFORCEMENT		SECTION	SHAPE OF TIES
		MAIN REINF.	TIES		
COL–C1	300 X 500	6–Y16	Y8–TIES @ 200C/C	300, 200, 500, 2–Y12	
COL–C2	300 X 500	4–Y16(c)+ 2–Y12(d)	Y8–TIES @ 200C/C	300, 200, 500, c, d, 2–Y12	
COL–C3	300X 500	6–Y20	Y8–TIES @ 200C/C	300, 200, 500, 2–Y12	
COL–C4	200X 500	8–Y20	Y8–TIES @ 200C/C	300, 200, 500, 2–Y12	
COL–C5	300 X 500	8–Y20	Y8–TIES @ 200C/C	300, 200, 500, 2–Y12	
COL–C6	200 X 500	8–Y20	Y8–TIES @ 200C/C	200, 500	
COL–C7 (LIFT WELL)	200 X 500	6–Y20	Y8–TIES @ 200C/C	200, 500	

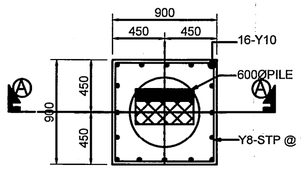


600Ø PILE –P1

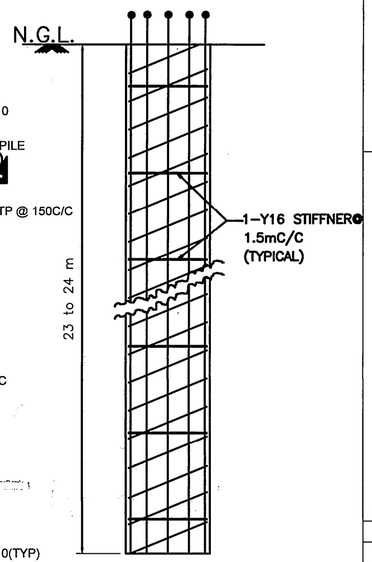
(SAFE LOAD 100 TONNES)

700Ø PILE–P2

(SAFE LOAD 130 TONNES)

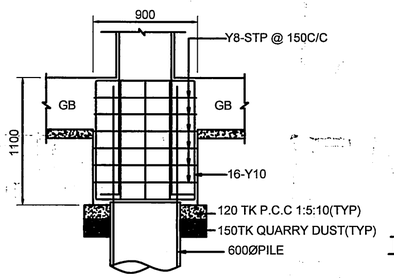


PILE – P1

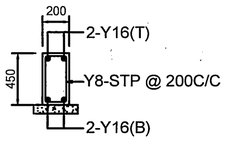


TYP. SEC. OF PILE

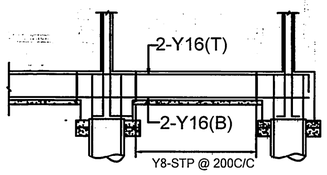
(BORED CAST–IN–SITU PILE)



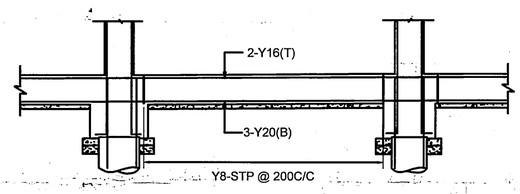
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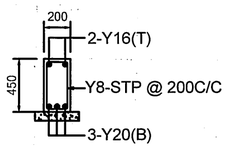
C.S OF GB1



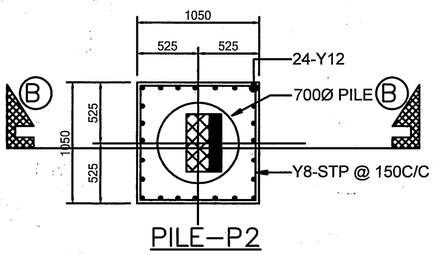
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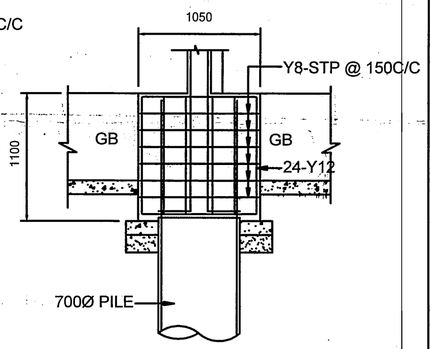
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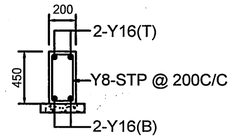
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PILE–P2

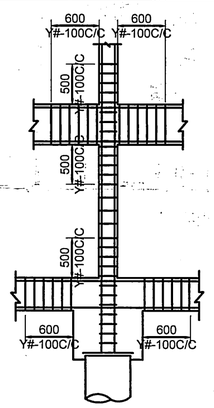


SECTION–B B

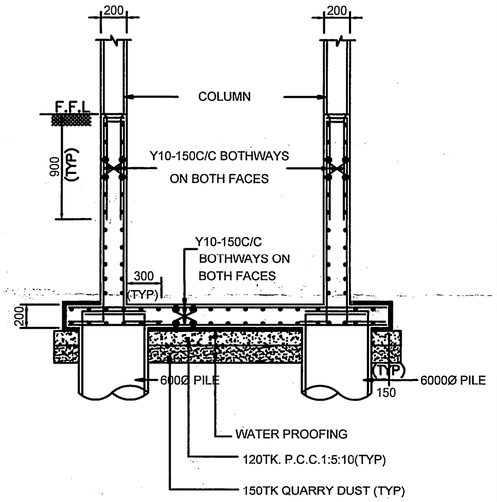


C.S OF GB2

 # DENOTES
8 or 10 or 12mm
WHICH EVER MAXIMUM DIA
OF THE STIRRUPS
BAR USED IN BEAM or COLUMN



TYPICAL SECTION FOR STIRRUPS DETAILS



LIFT WELL SECTION

NOTES

G+5

- REFER ARCH. DWG. FOR CENTRE LINE DIMENSIONS.
- CONCRETE MIX SHALL BE M30 FOR COLUMN & M25 FOR ALL OTHER R.C.C WORKS,
- CONCRETE MIX SHALL BE M35 FOR PILE WITH MINIMUM CEMENT CONTENT OF 400KG/m.^{3}
- ALL REINFORCEMENTS ARE OF Fe500 GRADE.
- CLEAR COVER TO MAIN REINFORCEMENT SHALL BE
  - (i) PILE 50mm
  - (ii) PILE CAP 50mm
  - (iii) COLUMN 40mm
  - (iv) GRADE BEAM 30mm
  - (v) R.C.C WALL 25mm
- LAP LENGTH SHALL BE 50 x DIA OF THE BAR

R.NO	Description of Revision	Date	Revised By

STRUCTURAL CONSULTANT

Dr.ALEX JACOB
CIVIL & STRUCTURAL CONSULTING ENGINEERS
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PROJECT TITLE

THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (HEIGHT–18.30M) WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO: 16, OLD DOOR NO: 39, BHEEMANNA GARDEN STREET, ALWARPET, COMPRISED IN T.S.NO. 3631/17 OF BLOCK COMPRISED IN T.S.NO. 3631/17 OF BLOCK NO: 72 MYLAPORE (PART 2) VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

DRAWING TITLE

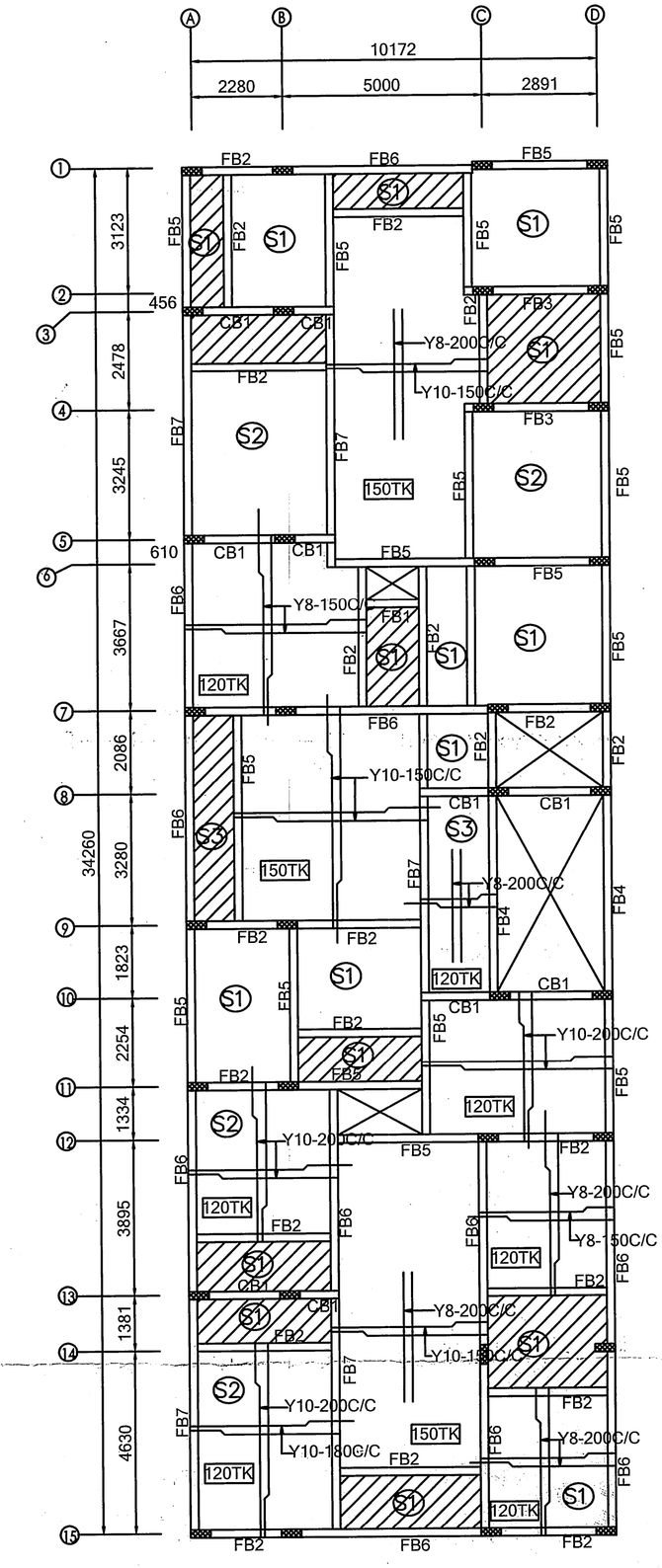
PILE FOUNDATION DETAIL

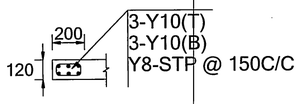
DWG NO

AJ–3658 – TROPICAL –ALWARPET

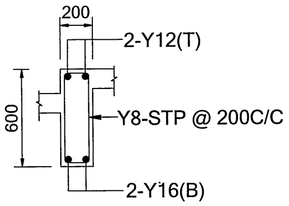
DSND	Dr.Alex Jacob
DRN	RAJESH
DATE	13.12.24
SCALE	1 : 100
FILE NAME	E:\RAJESH\AJ–3649–TROPICAL –ALWARPET – PILE FOUNDATION DETAIL

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M.I.E. (Aust), M.I.E. (Ind)
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Chennai - 600 090.
REG No. SE/GR-I/24/02/00[illegible]
REG No. BSE100[illegible]

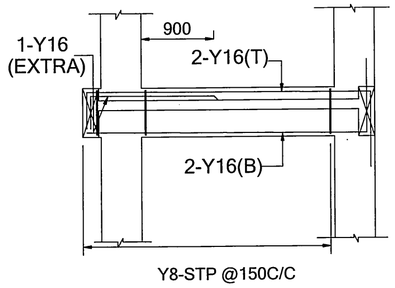




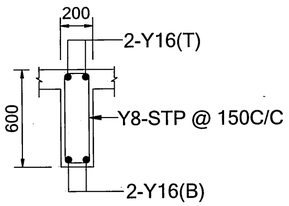
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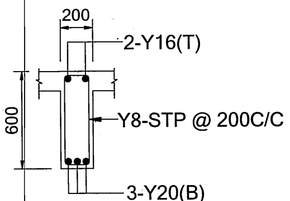
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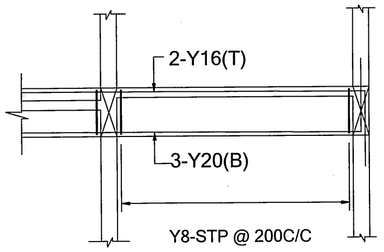
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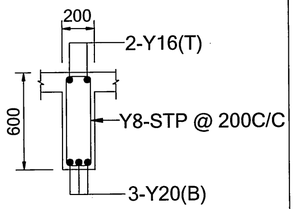
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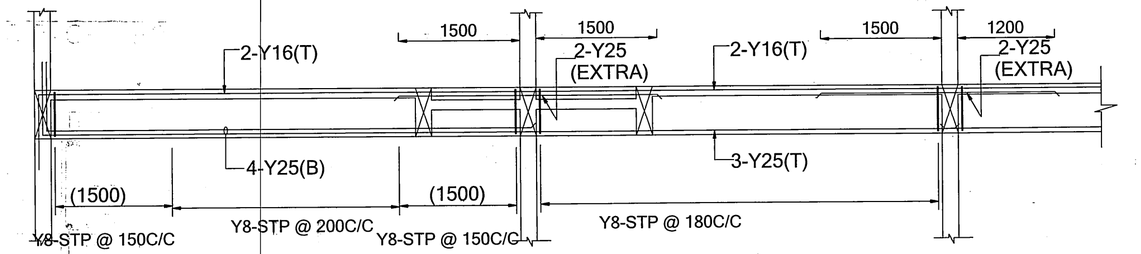
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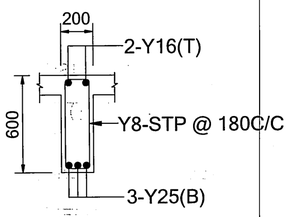
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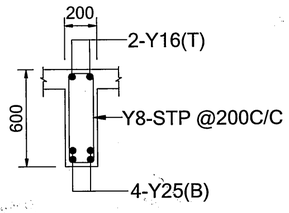
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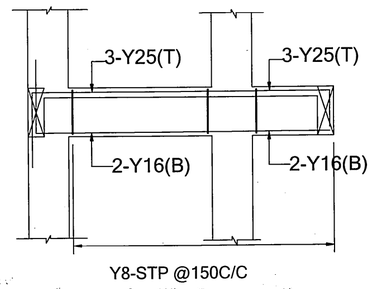
L.S OF FB7 L.S OF FB6



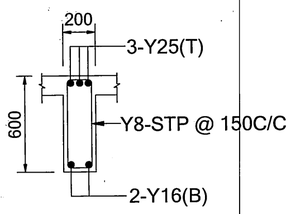
C.S OF FB6



C.S OF FB7



L.S OF CB1 L.S OF CB1



C.S OF CB1

SUNKEN 150 MM

NOTES

G+5

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  - (i) COLUMN 40mm
  - (ii) BEAM 30mm
  - (iii) SLAB 25mm
  - (iv) R.C.C WALL 20mm
- LAP LENGTH SHALL BE 50 x DIA OF THE BAR

R.NO	Description of Revision	Date	Revised By

STRUCTURAL CONSULTANT

Dr.ALEX JACOB

CIVIL & STRUCTURAL CONSULTING ENGINEERS
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KALAKSHETRA COLONY
BESANT NAGAR, CHENNAI – 600 090.
PH. NO. 044– 2491 09 45, 24464478.
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web site: www.unitedconsultants.in

PROJECT TITLE

THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (HEIGHT–18.30M) WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO: 16, OLD DOOR NO: 39, BHEEMANNA GARDEN STREET, ALWARPET, COMPRISED IN T.S.NO. 3631/17 OF BLOCK COMPRISED IN T.S.NO. 3631/17 OF BLOCK NO:72 MYLAPORE (PART 2) VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION..

DRAWING TITLE

TYPICAL FLOOR ROOF DETAIL

DWG NO

AJ–3658 – CORPORATION –TROPICAL –ALWARPET

DSND	Dr.Alex Jacob
DRN	RAJESH
DATE	28.12.24
SCALE	1 : 100
FILE NAME	E:\RAJESH\AJ-3649-TROPICAL -ALWARPET - TYPICAL FLOOR ROOF DETAIL

Dr. ALEX JACOB
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Chennai - 600 090.
REG No. SE/GR-I/24/02/001
REG No. RSE10059/025

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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+91 9996 12 9996

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.