Verified RealEstate™

RE REGULATORY RECORD

RERA Document

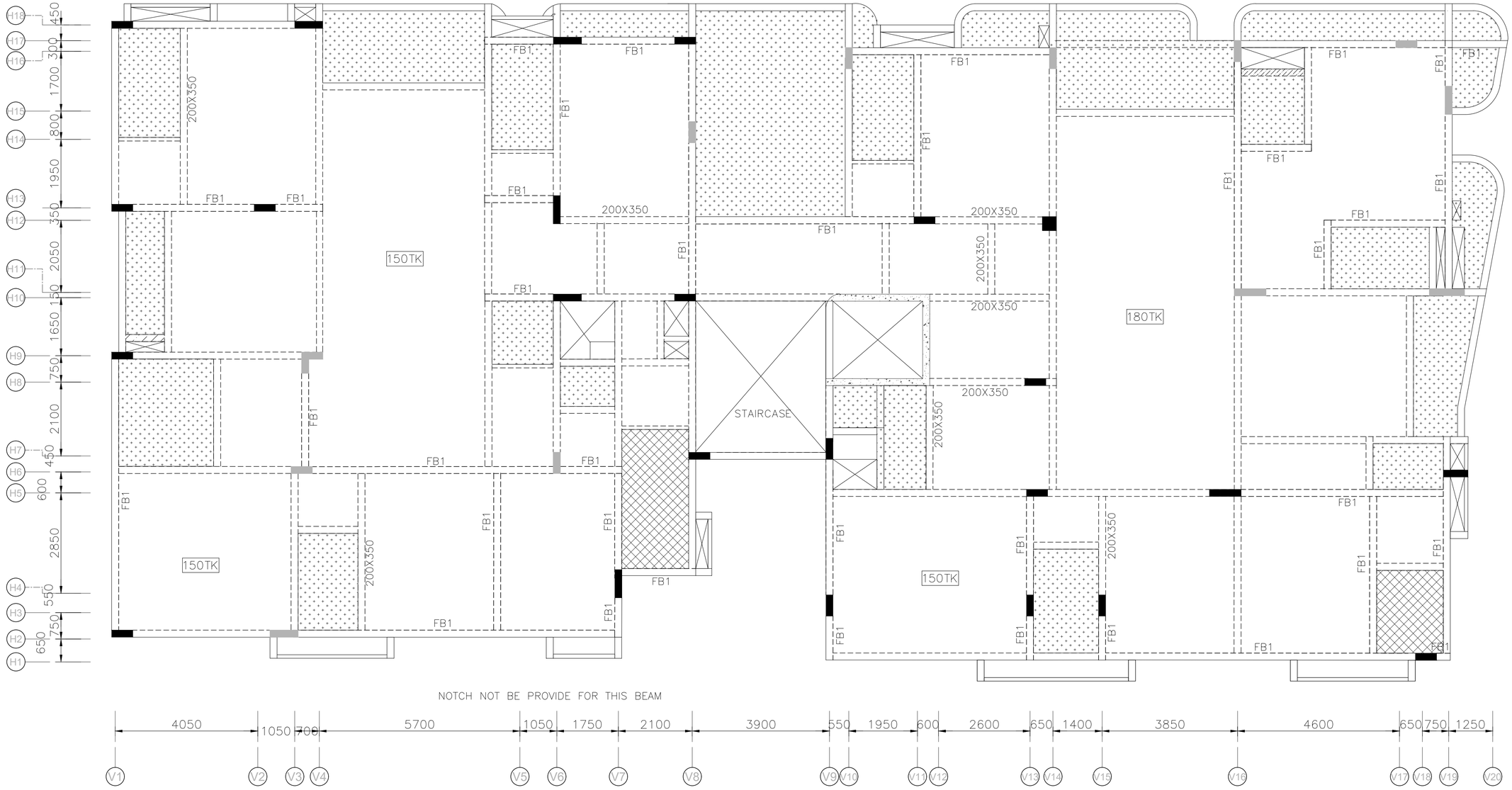
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

NOTCH NOT BE PROVIDE FOR THIS BEAM



NOTCH NOT BE PROVIDE FOR THIS BEAM

= 150mm SUNKEN

= 75mm SUNKEN

=BEAM BOTTOM SUNKEN

ALL BEAMS ARE 200X450 UNLESS OTHERWISE SPECIFIED

BEAM NO	BEAM SIZE
FB1	200x600

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985. Grade – Fe 500
4. Clear cover to the main steel
   - 60 for Pile
   - 50 for Pile Cap, Footings , Raft Slabs & Raft Beams.
   - 40 for Columns.
   - 25 for Lintel & Beams.
   - 15 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. ——— Bottom Reinforcement
7. – – – Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Stilt plus Five upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893–2016 code.
15. Removal of formworks :
    - i) For Slabs :
    - a. Slabs spanning upto 4.5 m (15'–0") – 7 days
    - b. Slabs spanning over 4.5 m (15'–0") – 14 days
    - ii) For Beams and Arches :
    - c. Beams and Arches spanning upto 6 m (20'–0") –14days
    - d. Beams and Arches spanning over 6 m (20'–0") –21days

PROJECT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PARKING + 3 FLOORS + 4TH FLOOR PART + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT–18.30M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.3, OLD DOOR NO. 2/22 & 2/23, ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.86, NEW R.S.NOS.86/3, 86/4 AND 86/12, BLOCK NO.15 OF NUNGAMBAKKAM VILLAGE, EGMORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

THIRD FLOOR ROOF LAYOUT

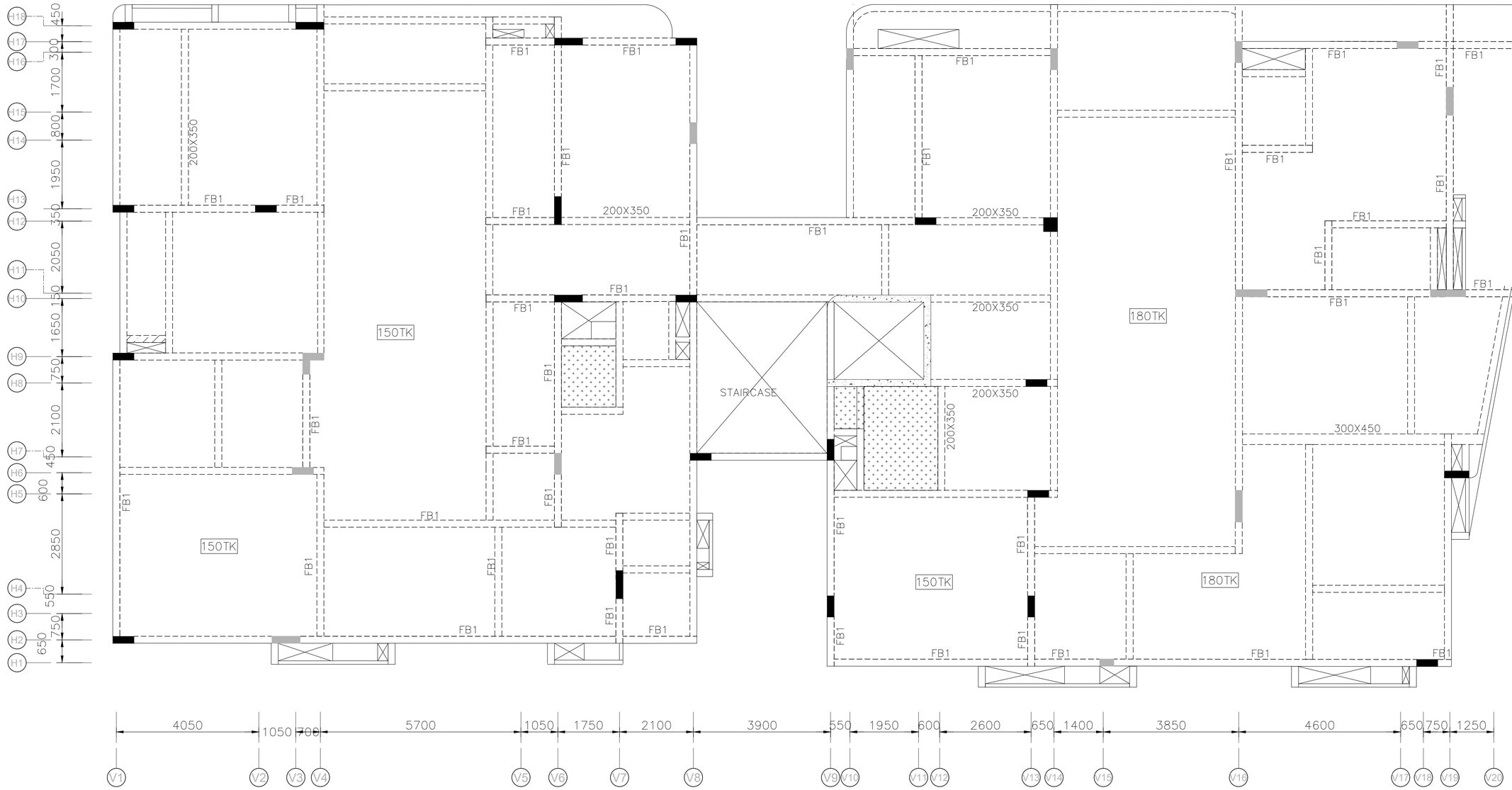
DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	CHITRA BALAJI		DATE	17–09–2026

STRUCTURAL CONSULTANTS:

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257–W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI–20.
MOBILE NO: 098412 49815.
E–MAIL:kannankds2007@gmail.com

FILE NAME : D/CHITRA/2018–2020/



ALL BEAMS ARE 200X600 UNLESS OTHERWISE SPECIFIED

BEAM NO	BEAM SIZE
FB1	200x600

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985.
   Grade – Fe 500
4. Clear cover to the main steel
   - 60 for Pile
   - 50 for Pile Cap, Footings , Raft Slabs & Raft Beams.
   - 40 for Columns.
   - 25 for Lintel & Beams.
   - 15 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. ——— Bottom Reinforcement
7. – – – Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Stilt plus Five upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893–2016 code.
15. Removal of formworks :
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    a. Slabs spanning upto 4.5 m (15'–0") – 7 days
    b. Slabs spanning over 4.5 m (15'–0") – 14 days
    ii) For Beams and Arches :
    c. Beams and Arches spanning upto 6 m (20'–0") –14days
    d. Beams and Arches spanning over 6 m (20'–0") –21days

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FIFTH FLOOR ROOF LAYOUT

DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	CHITRA BALAJI		DATE	17–09–2026

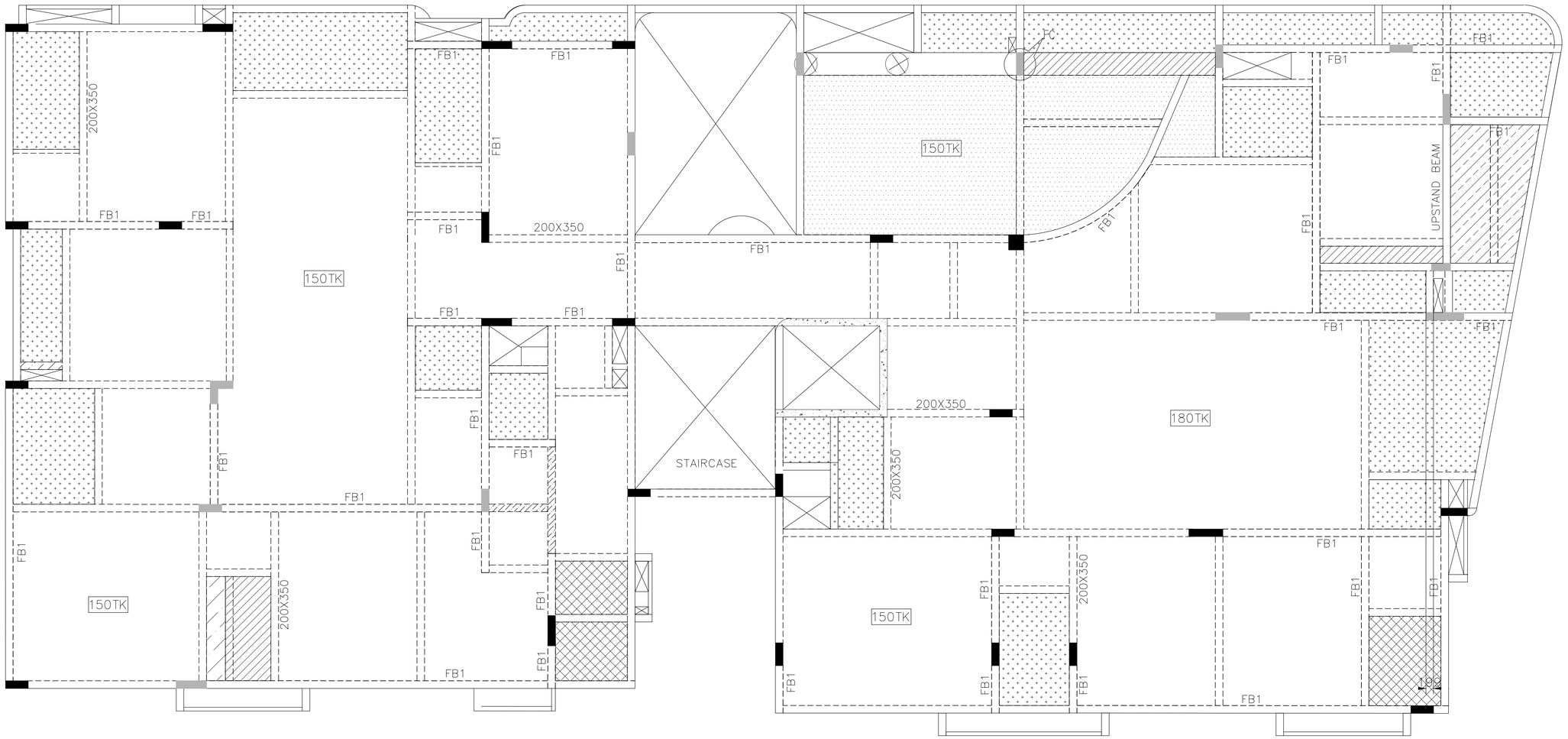
STRUCTURAL CONSULTANTS:

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257–W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI–20.
MOBILE NO: 098412 49815.
E–MAIL:kannankds2007@gmail.com

FILE NAME : D/CHITRA/2018–2020/

NOTCH NOT BE PROVIDE FOR THIS BEAM



NOTCH NOT BE PROVIDE FOR THIS BEAM

NOTCH NOT BE PROVIDE FOR THIS BEAM

=BEAM BOTTOM SUNKEN

= 150mm SUNKEN

= 75mm SUNKEN

= 25mm SUNKEN

= 250mm SUNKEN

= 50mm SUNKEN

ALL BEAMS ARE 200X450 UNLESS OTHERWISE SPECIFIED

BEAM NO	BEAM SIZE
FB1	200x600

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
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   Grade – Fe 500
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   - 50 for Pile Cap, Footings , Raft Slabs & Raft Beams.
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15. Removal of formworks :
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    - b. Slabs spanning over 4.5 m (15'–0") – 14 days
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FIRST FLOOR ROOF LAYOUT

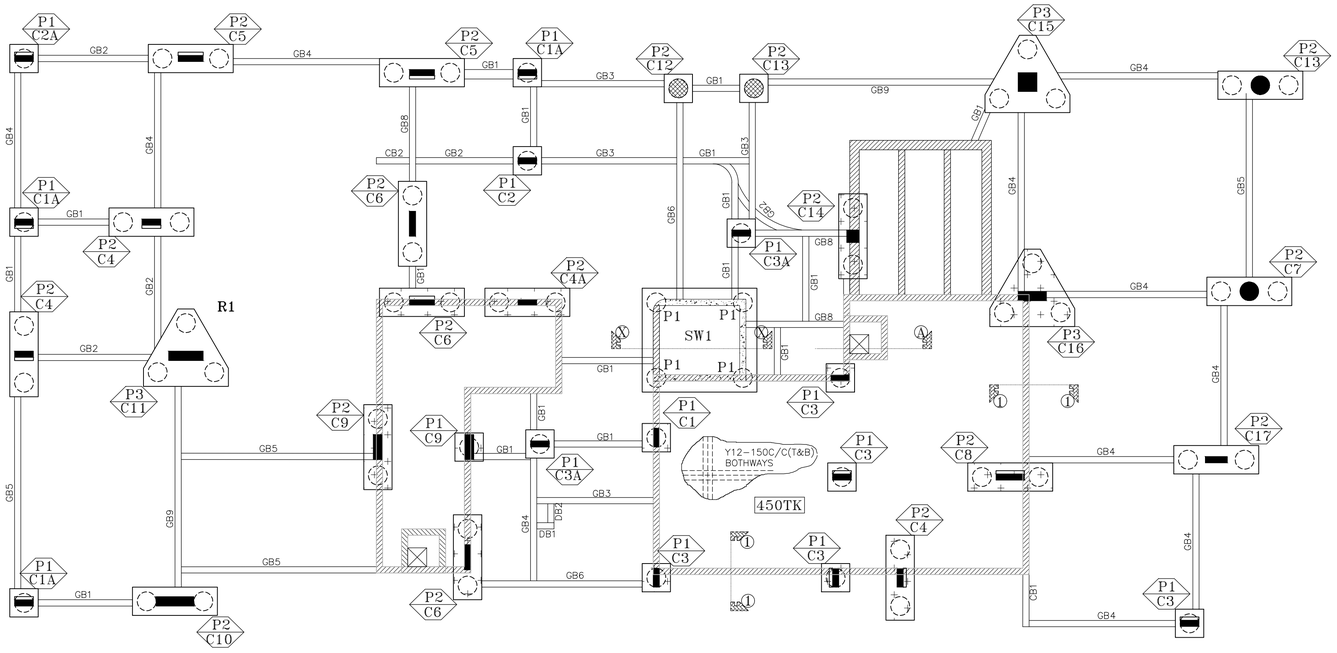
DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	CHITRA BALAJI		DATE	17–09–2026

STRUCTURAL CONSULTANTS:

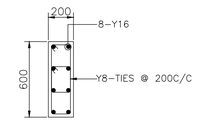
C. KANNAN, B.E.,M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
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2nd FLOOR, 4th MAIN ROAD,
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MOBILE NO: 098412 49815.
E–MAIL:kannankds2007@gmail.com

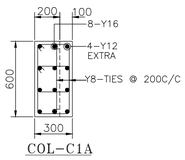
FILE NAME : D/CHITRA/2018–2020/



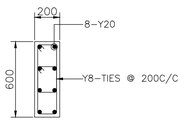
PILECAP TOP & BASEMENT RAFT SLAB TOP SHOULD BE IN SAME LEVEL



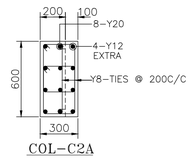
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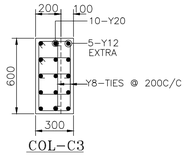
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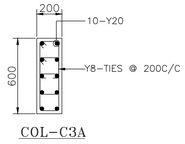
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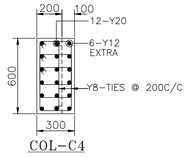
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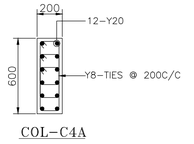
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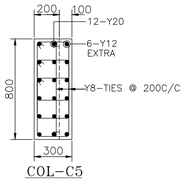
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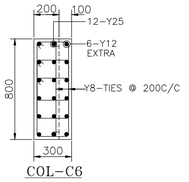
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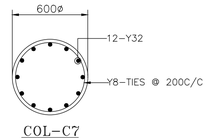
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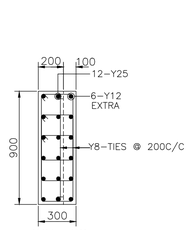
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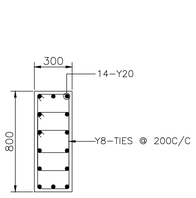
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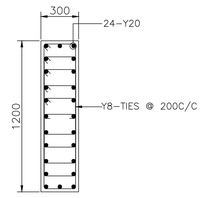
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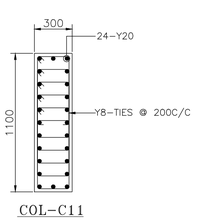
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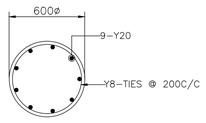
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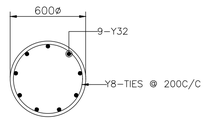
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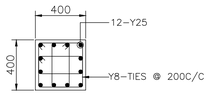
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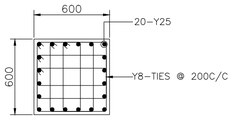
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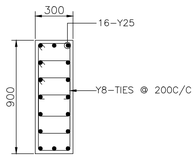
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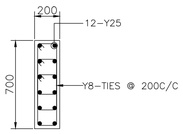
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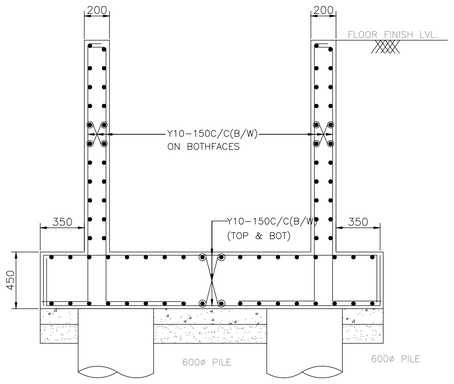
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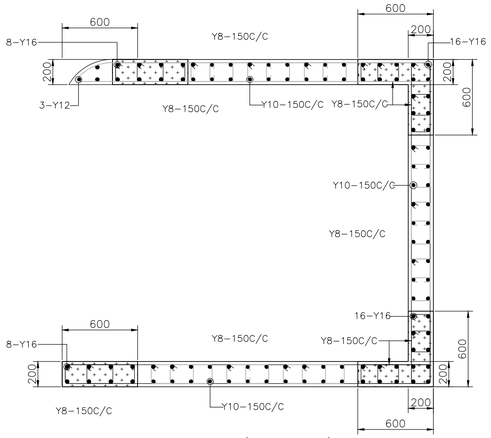
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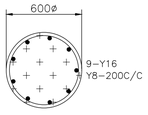
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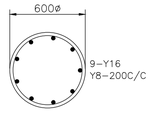
LIFTWELL SECTION



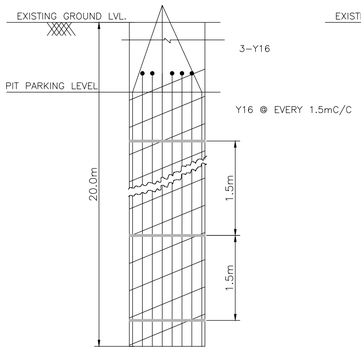
DETAIL-SW1 (LIFT WELL)



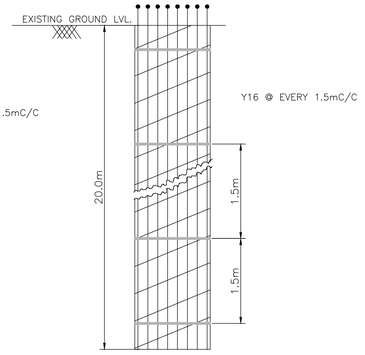
600ø PILE
SAFE LOAD-140T



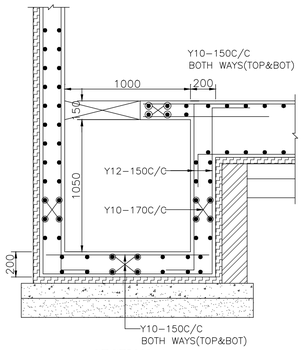
600ø PILE
SAFE LOAD-140T



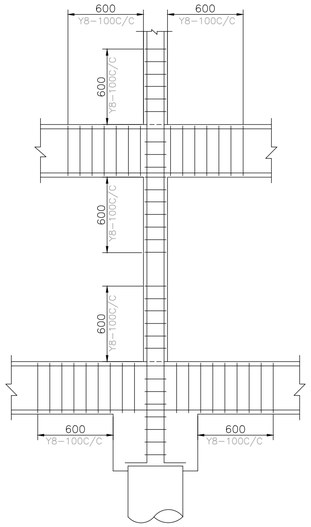
TYP. SEC. OF PILE
(BORED CAST-IN-SITU PILE)



TYP. SEC. OF PILE
(BORED CAST-IN-SITU PILE)



SECTION A A
TYPICAL DETAIL FOR DEWATERING PIT



TYP. SEC. FOR
STP. DETAILS

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985.
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12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Stilt plus Five upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893-2016 code.
15. Removal of formworks :
    - i) For Slabs :
      - a. Slabs spanning upto 4.5 m (15'-0") – 7 days
      - b. Slabs spanning over 4.5 m (15'-0") – 14 days
    - ii) For Beams and Arches :
      - c. Beams and Arches spanning upto 6 m (20'-0") –14days
      - d. Beams and Arches spanning over 6 m (20'-0") –21days

PROJECT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PARKING + 3 FLOORS + 4TH FLOOR PART + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.3, OLD DOOR NO. 2/22 & 2/23, ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.86, NEW R.S.NOS.86/3, 86/4 AND 86/12, BLOCK NO.15 OF NUNGAMBAKKAM VILLAGE, EGMORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

COLUMN DETAIL (SHEET-1/2)

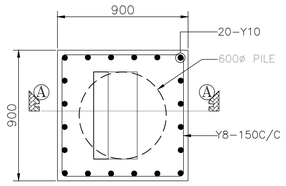
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DRAWN	CHITRA		DATE	17-09-2026

STRUCTURAL CONSULTANTS:

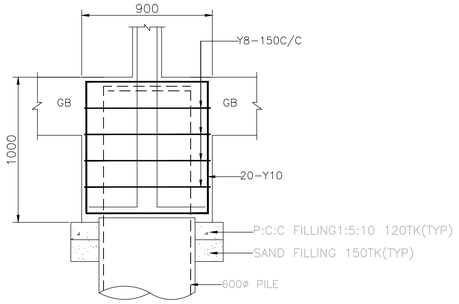
C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai -600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257-W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI-20.
MOBILE NO: 098412 49815.
E-MAIL:kannankds2007@gmail.com

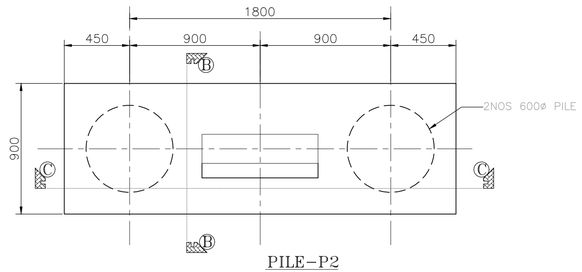
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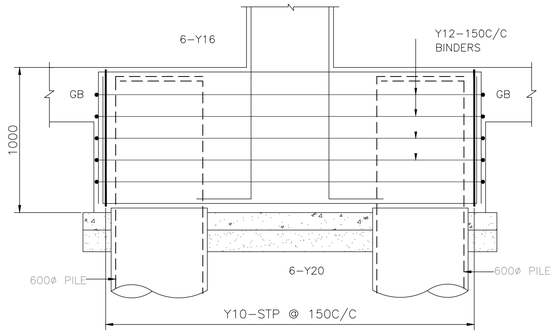
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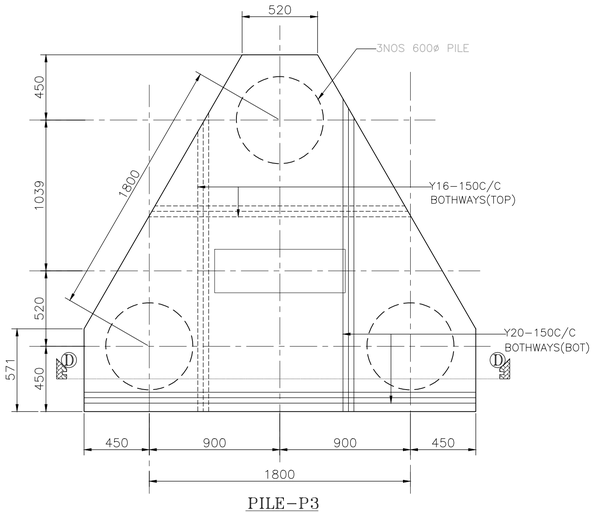
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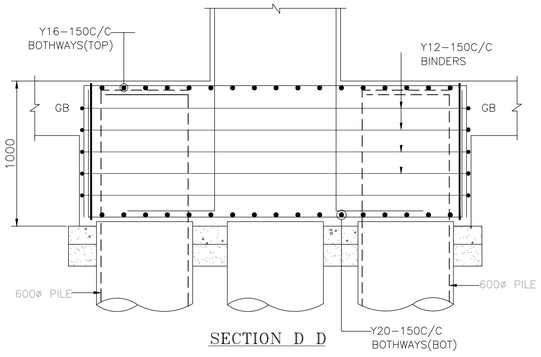
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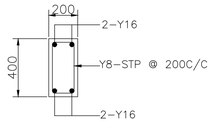
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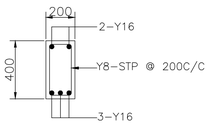
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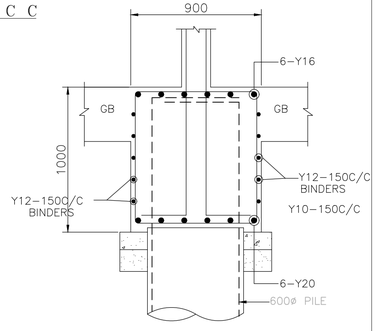
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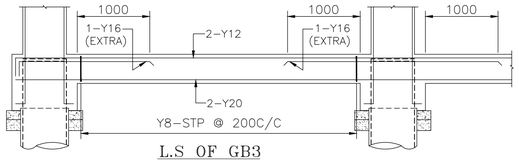
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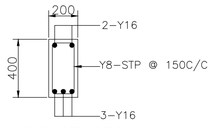
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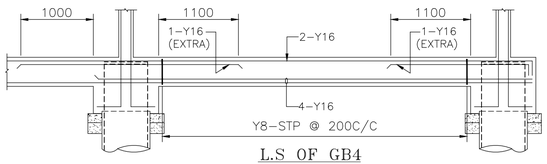
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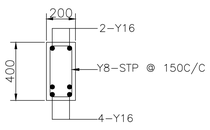
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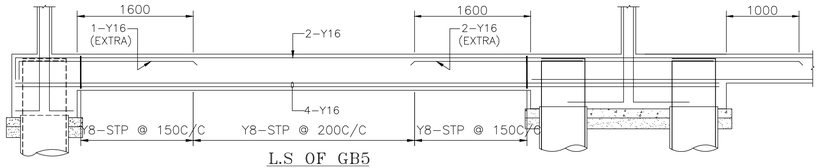
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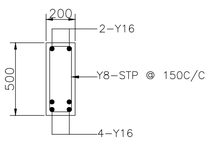
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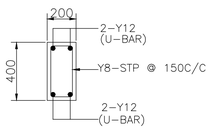
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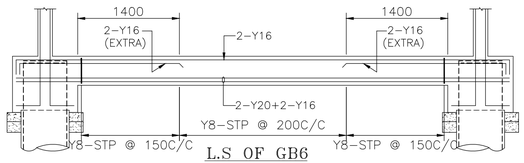
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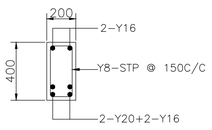
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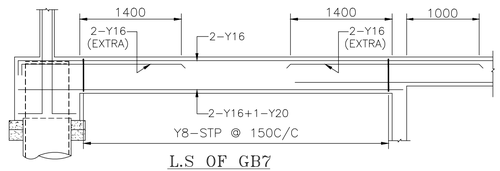
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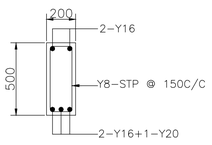
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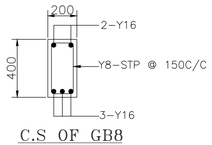
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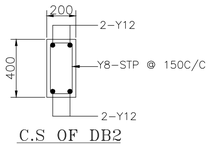
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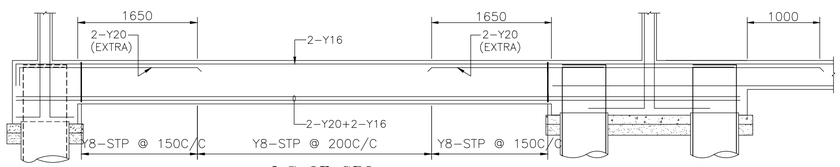
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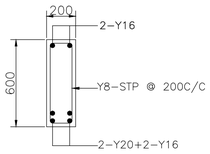
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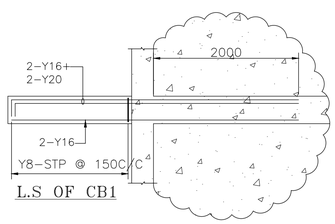
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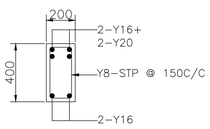
L.S OF GB9



C.S OF GB9



L.S OF CB1



C.S OF CB1

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985.
   Grade – Fe 500
4. Clear cover to the main steel
   - 60 for Pile
   - 50 for Pile Cap, Footings , Raft Slabs & Raft Beams.
   - 40 for Columns.
   - 25 for Lintel & Beams.
   - 15 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. —— Bottom Reinforcement
7. ---- Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Stilt plus Five upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893-2016 code.
15. Removal of formworks :
    - i) For Slabs :
    - a. Slabs spanning upto 4.5 m (15'-0") – 7 days
    - b. Slabs spanning over 4.5 m (15'-0") – 14 days
    - ii) For Beams and Arches :
    - c. Beams and Arches spanning upto 6 m (20'-0") -14days
    - d. Beams and Arches spanning over 6 m (20'-0") -21days

PROJECT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PARKING + 3 FLOORS + 4TH FLOOR PART + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.3, OLD DOOR NO. 2/22 & 2/23, ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.86, NEW R.S.NOS.86/3, 86/4 AND 86/12, BLOCK NO.15 OF NUNGAMBAKKAM VILLAGE, EGMORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

PILE CAP, GRADE BEAM AND RAFT SLAB DETAIL (SHEET-2/2)

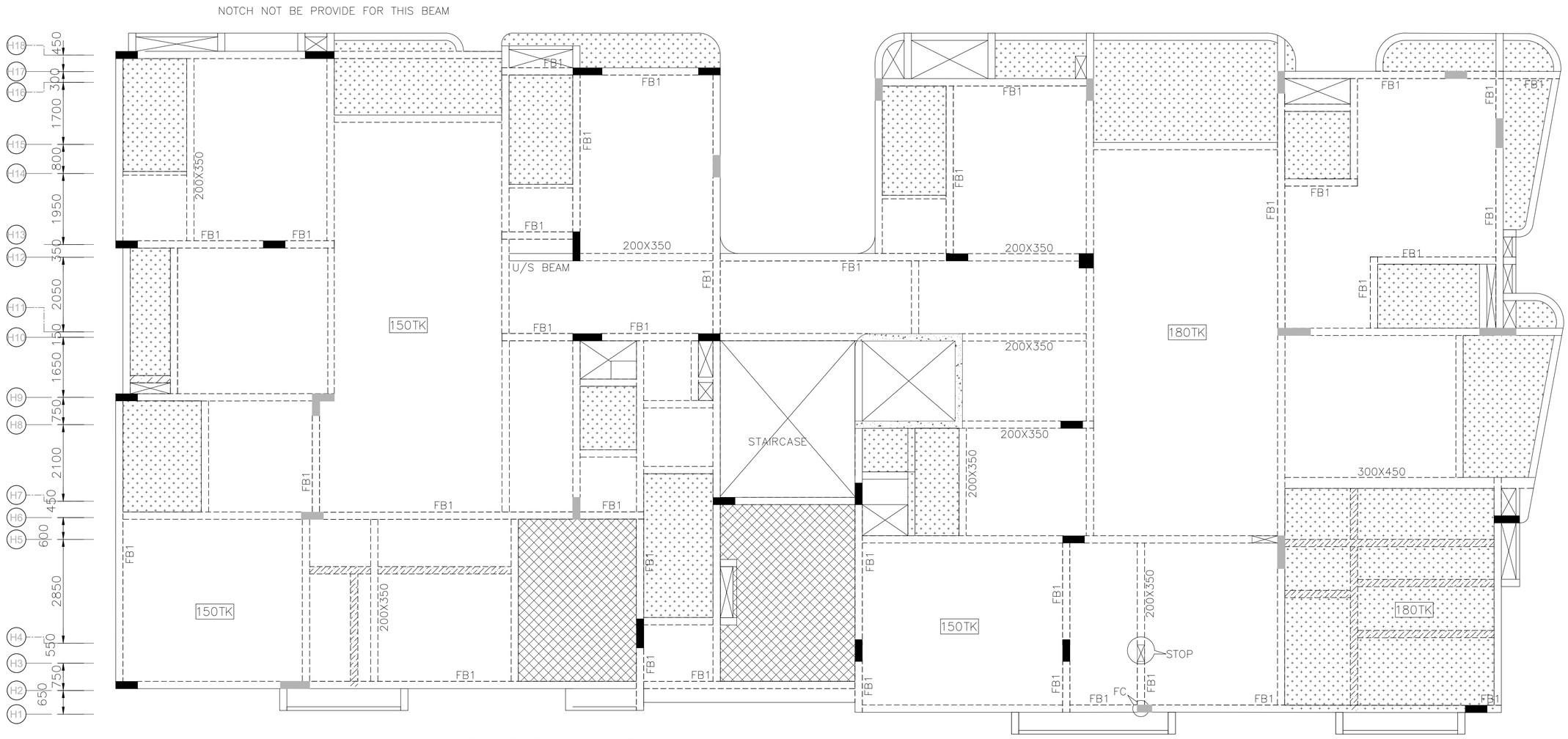
DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	CHITRA		DATE	17-09-2026

STRUCTURAL CONSULTANTS:

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257-W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI-20.
MOBILE NO: 098412 49815.
E-MAIL:kannankds2007@gmail.com

FILE NAME : D/CHITRA/2018-2020/



= 150mm SUNKEN

= 75mm SUNKEN

=BEAM BOTTOM SUNKEN

= 25mm SUNKEN

ALL BEAMS ARE 200X450 UNLESS OTHERWISE SPECIFIED

BEAM NO	BEAM SIZE
FB1	200x600

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
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7. – – – Top Reinforcement
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FOURTH FLOOR ROOF LAYOUT

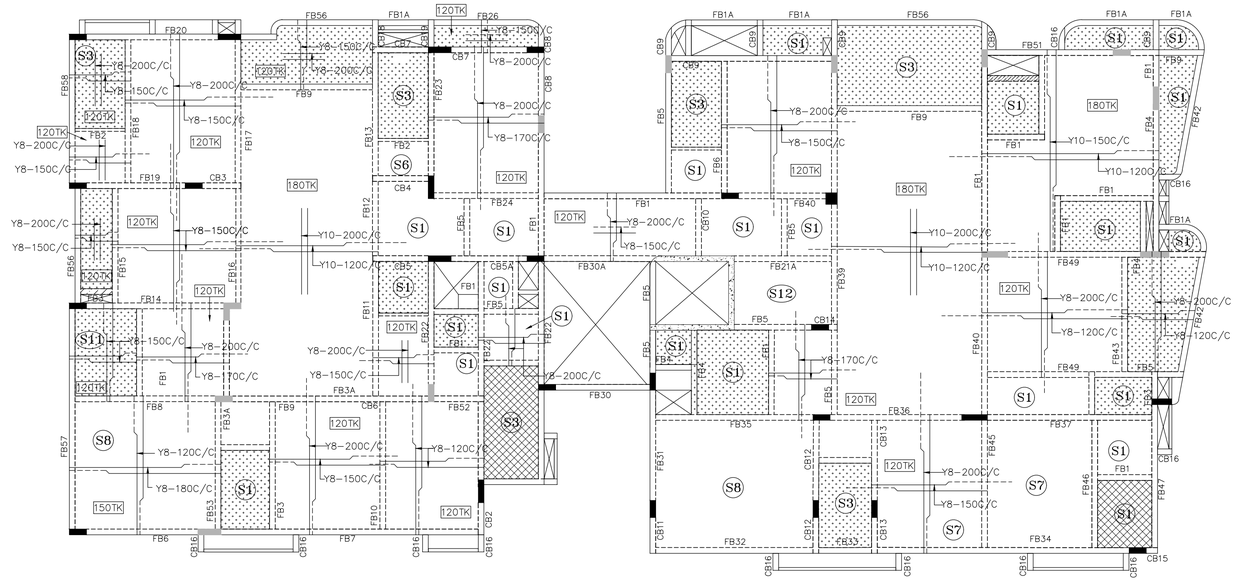
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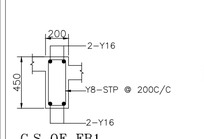
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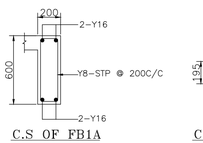
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FLAT NO:2B, "UTOPIA APARTMENTS",
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INDIRA NAGAR, CHENNAI–20.
MOBILE NO: 098412 49815.
E–MAIL:kannankds2007@gmail.com

FILE NAME : D/CHITRA/2018–2020/

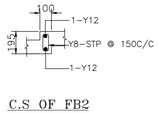




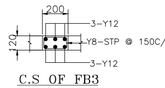
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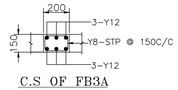
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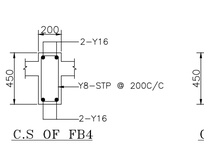
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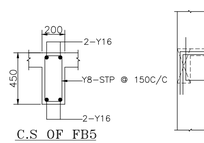
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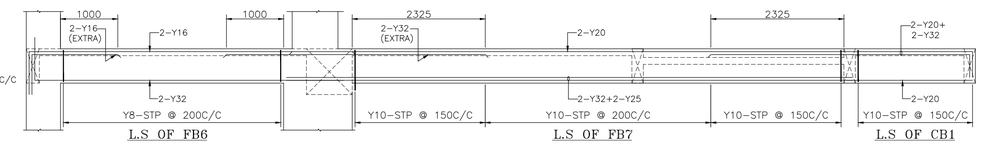
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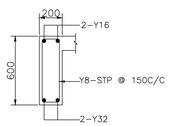
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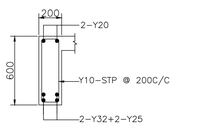
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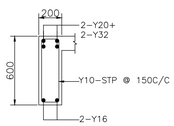
L.S OF FB6 L.S OF FB7 L.S OF CB1



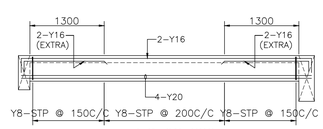
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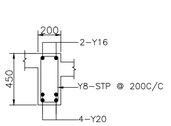
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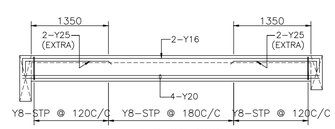
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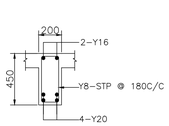
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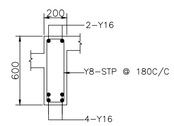
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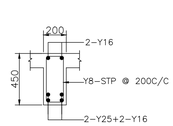
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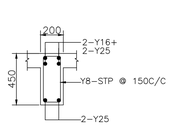
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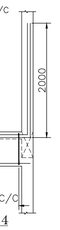
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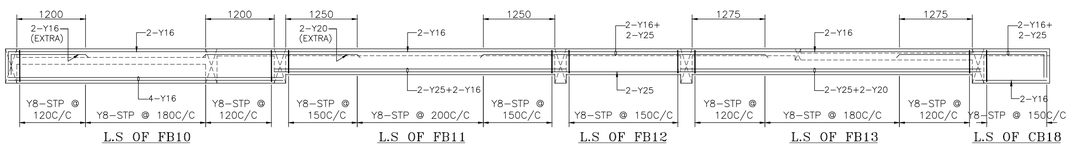


C.S OF FB11

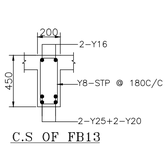


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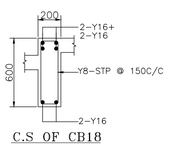




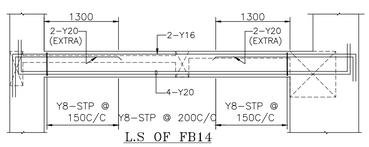
L.S OF FB10 L.S OF FB11 L.S OF FB12 L.S OF FB13 L.S OF CB18



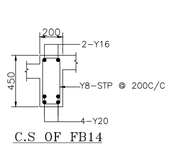
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C.S OF CB18

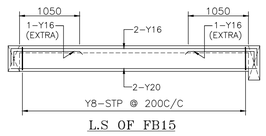


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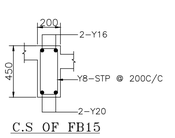


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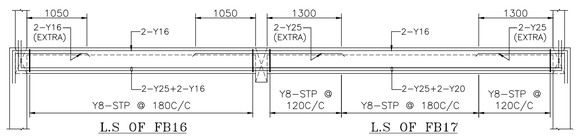
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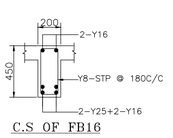
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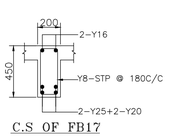
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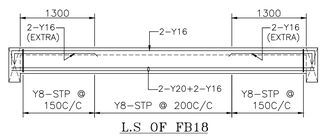
L.S OF FB16 L.S OF FB17



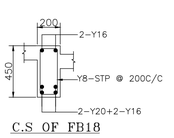
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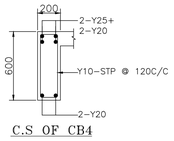
C.S OF FB17



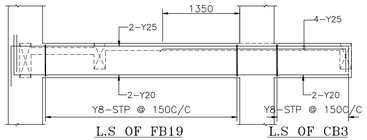
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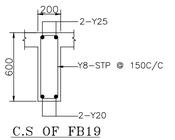
C.S OF FB18



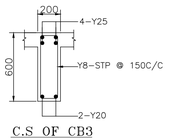
C.S OF CB4



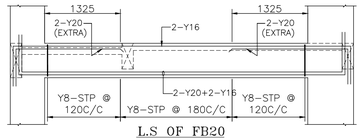
L.S OF FB19 L.S OF CB3



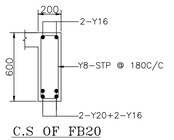
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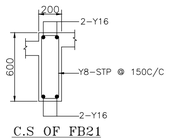
C.S OF CB3



L.S OF FB20



C.S OF FB20



C.S OF FB21

C.S OF FB21A

L.S OF FB22

C.S OF FB22

L.S OF FB23 L.S OF CB19

C.S OF FB23

C.S OF CB19

L.S OF FB24 L.S OF FB25

C.S OF FB24

C.S OF FB25
(BEAM BELOW SUNKEN)

L.S OF CB6

C.S OF CB6

L.S OF FB26 L.S OF FB27

C.S OF FB26

C.S OF FB27

L.S OF FB29

C.S OF FB28

C.S OF FB29

TYP. SEC. FOR STP. DETAILS

(#)-INDICATES COLUMN TIES& BEAM RINGS

R.NO	DATE	DESCRIPTION

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 - 1985.
   Grade - Fe 500
4. Clear cover to the main steel
   60 for Pile
   50 for Pile Cap, Footings , Raft Slabs & Raft Beams.
   40 for Columns.
   25 for Lintel & Beams.
   15 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. —— Bottom Reinforcement
7. - - - - Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Stilt plus Five upper floor only.
14. For Earthquake analysis Zone III is token as per IS : 1893-2016 code.
15. Removal of formworks :
    i) For Slabs :
    a. Slabs spanning upto 4.5 m (15'-0") - 7 days
    b. Slabs spanning over 4.5 m (15'-0") - 14 days
    ii) For Beams and Arches :
    c. Beams and Arches spanning upto 6 m (20'-0") -14days
    d. Beams and Arches spanning over 6 m (20'-0") -21days

PROJECT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PARKING + 3 FLOORS + 4TH FLOOR PART + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.3, OLD DOOR NO. 2/22 & 2/23, ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.86, NEW R.S.NOS.86/3, 86/4 AND 86/12, BLOCK NO.15 OF NUNGAMBAKKAM VILLAGE, EGMORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

SECOND FLOOR ROOF DETAILS (SHEET-1/2)

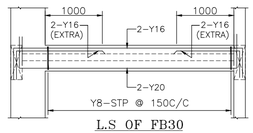
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DRAWN	BALAJI		DATE	17-09-2026

STRUCTURAL CONSULTANTS:

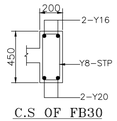
C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/12/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257-W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI-20.
MOBILE NO: 098412 49815.
E-MAIL:kannankds2007@gmail.com

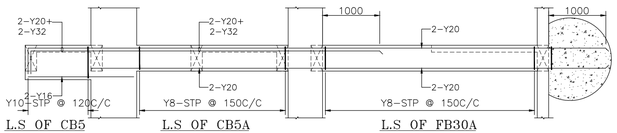
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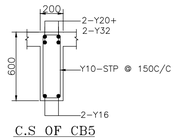
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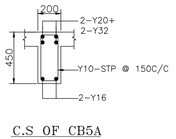
C.S OF FB30



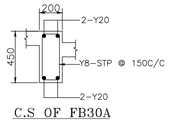
L.S OF CB5 L.S OF CB5A L.S OF FB30A



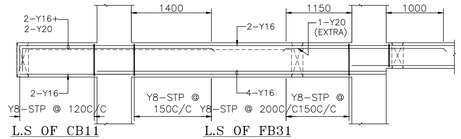
C.S OF CB5



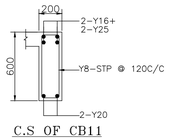
C.S OF CB5A



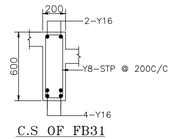
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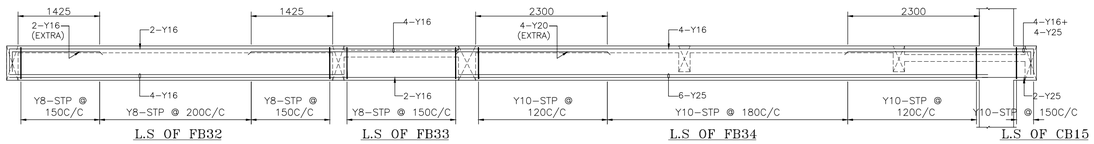
L.S OF CB11 L.S OF FB31



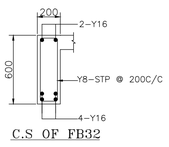
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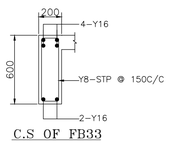
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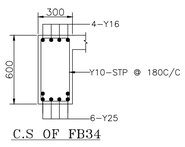
L.S OF FB32 L.S OF FB33 L.S OF FB34 L.S OF CB15



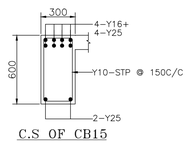
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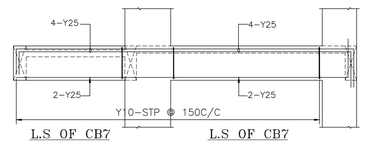
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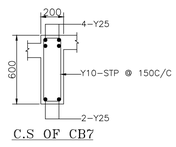
C.S OF FB34



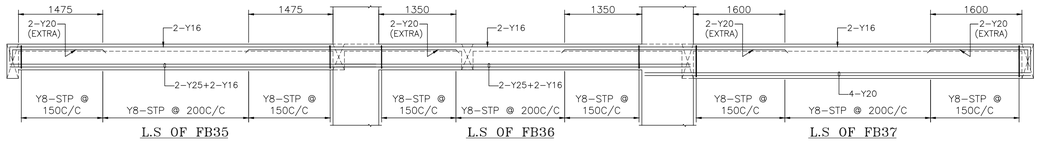
C.S OF CB15



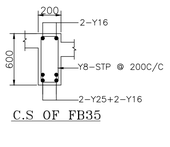
L.S OF CB7 L.S OF CB7



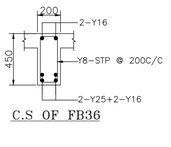
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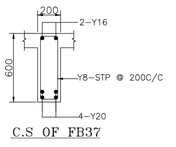
L.S OF FB35 L.S OF FB36 L.S OF FB37



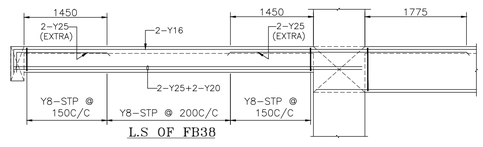
C.S OF FB35



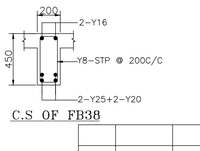
C.S OF FB36



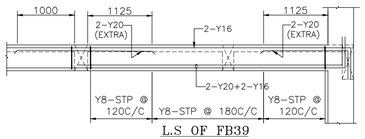
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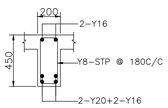
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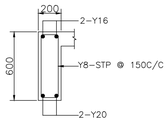
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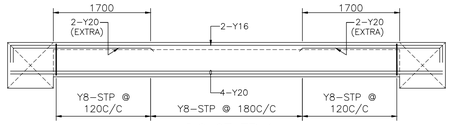
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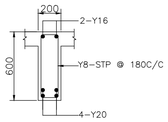
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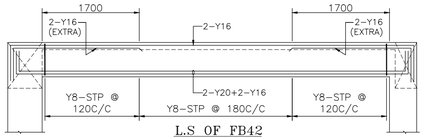
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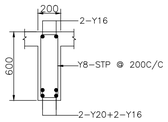
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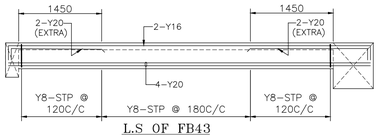
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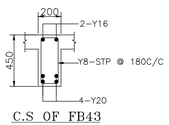
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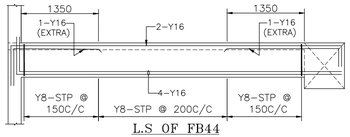
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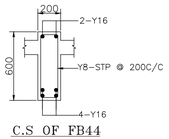
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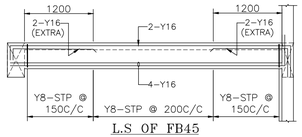
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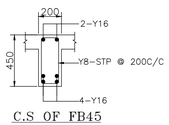
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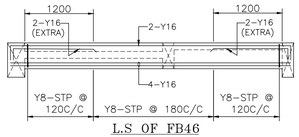
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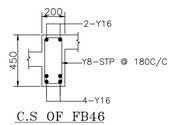
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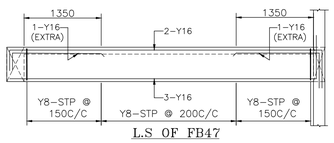
C.S OF FB45



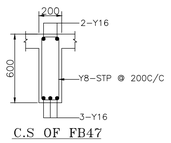
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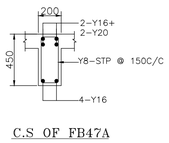
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L.S OF FB47



C.S OF FB47



C.S OF FB47A

C.S OF FB54

C.S OF FB55

L.S OF FB56

C.S OF FB56

L.S OF FB57

C.S OF FB57

L.S OF FB58

C.S OF FB58

L.S OF FB59

C.S OF FB59

L.S OF CB8 L.S OF CB8

C.S OF CB8

L.S OF CB10 L.S OF CB10

C.S OF CB10

L.S OF CB12 L.S OF CB12

C.S OF CB12

L.S OF CB13 L.S OF CB13

C.S OF CB13

L.S OF CB14

C.S OF CB14

L.S OF CB16

C.S OF CB16

L.S OF CB17

C.S OF CB17

R.NO	DATE	DESCRIPTION

Notes: –

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M35 for column & M30 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985.
   Grade – Fe 500
4. Clear cover to the main steel
   60 for Pile
   50 for Pile Cap, Footings , Raft Slabs & Raft Beams.
   40 for Columns.
   25 for Lintel & Beams.
   15 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. ——— Bottom Reinforcement
7. – – – – Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Stilt plus Five upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893–2016 code.
15. Removal of formworks :
    i) For Slabs :
    a. Slabs spanning upto 4.5 m (15'–0") – 7 days
    b. Slabs spanning over 4.5 m (15'–0") – 14 days
    ii) For Beams and Arches :
    c. Beams and Arches spanning upto 6 m (20'–0") –14days
    d. Beams and Arches spanning over 6 m (20'–0") –21days

PROJECT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PARKING + 3 FLOORS + 4TH FLOOR PART + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT–18.30M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.3, OLD DOOR NO. 2/22 & 2/23, ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.86, NEW R.S.NOS.86/3, 86/4 AND 86/12, BLOCK NO.15 OF NUNGAMBAKKAM VILLAGE, EGMORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

SECOND FLOOR ROOF DETAILS (SHEET–2/2)

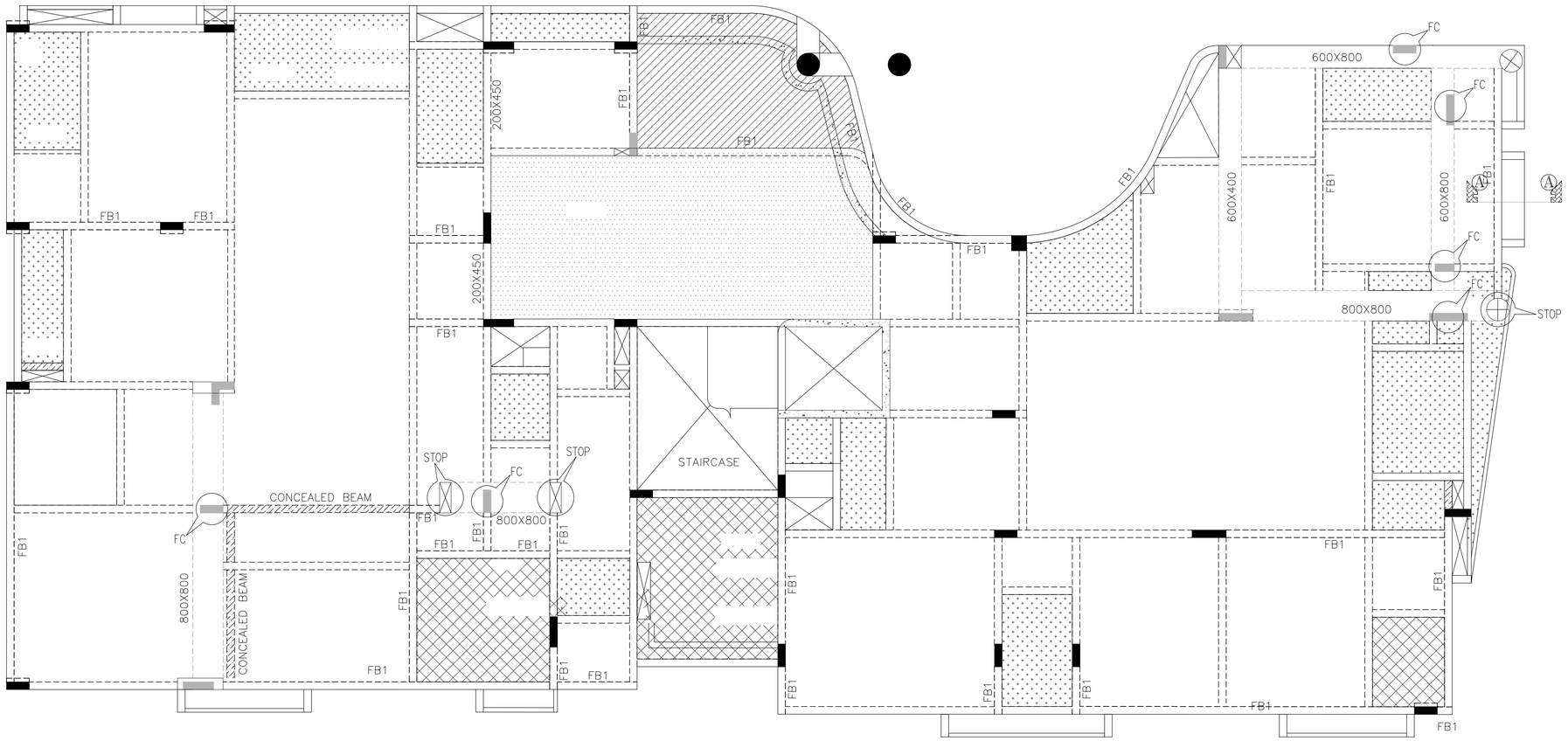
DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	BALAJI		DATE	17–09–2026

STRUCTURAL CONSULTANTS:

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257–W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI–20.
MOBILE NO: 098412 49815.
E–MAIL:kannankds2007@gmail.com

FILE NAME : D/CHITRA/2018–2020/



ALL BEAMS ARE 200X450 UNLESS OTHERWISE SPECIFIED

BEAM NO	BEAM SIZE
FB1	200x600

=100mm SUNKEN

= 150mm SUNKEN

= 75mm SUNKEN

= 250mm SUNKEN

R.NO	DATE	DESCRIPTION

Notes: –

1. This drawing should be read along with architectural drawings.
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   Grade of pile elements shall be M.30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985.
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PROJECT

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STILT FLOOR ROOF LAYOUT

DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	CHITRA BALAJI		DATE	17–09–2026

STRUCTURAL CONSULTANTS:

C. KANNAN, B.E.,M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
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Indira Nagar, Chennai -600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257–W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI–20.
MOBILE NO: 098412 49815.
E–MAIL:kannanks2007@gmail.com

FILE NAME : D/CHITRA/2018–2020/

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

Verified RealEstate
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Chennai 600 097, India
hello@verified.realestate
+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.