Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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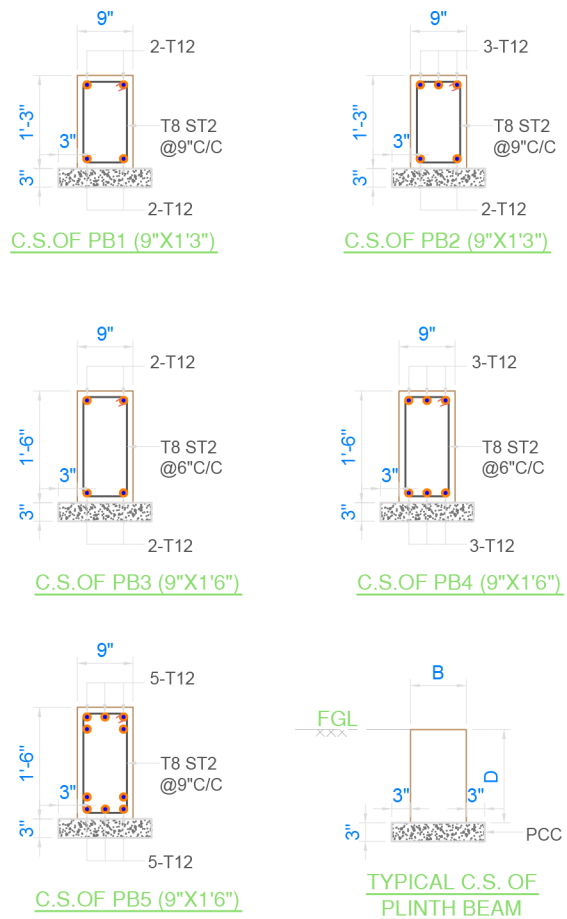
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

Nos.	UPTO 1st FLOOR		ABOVE 1st FLOOR	
C1	1'0"X1'0"	1' x 1', 8-T12, T8@4"C/C (L1) T8@6"C/C (L2)	1'0"X9'0"	9" x 1', 8-T12, T8@4"C/C (L1) T8@6"C/C (L2)
C2	1'0"X1'0"	1' x 1', 8-T16, T8@4"C/C (L1) T8@6"C/C (L2)	1'0"X9'0"	9" x 1', 8-T16, T8@4"C/C (L1) T8@6"C/C (L2)
C3	1'0"X1'3"	1' x 1'-3", 10-T12, T8@4"C/C (L1) T8@6"C/C (L2)	1'3"X0'9"	9" x 1'-3", 10-T12, T8@4"C/C (L1) T8@6"C/C (L2)
C4	1'0"X1'3"	1' x 1'-3", 8-T16+ 2-T12, T8@4"C/C (L1) T8@6"C/C (L2)	1'3"X0'9"	9" x 1'-3", 8-T16+ 2-T12, T8@4"C/C (L1) T8@6"C/C (L2)
C5	1'0"X1'6"	1' x 1'-6", 6-T16+ 4-T12, T8@4"C/C (L1) T8@6"C/C (L2)	1'6"X0'9"	9" x 1'-6", 6-T16+ 4-T12, T8@4"C/C (L1) T8@6"C/C (L2)
C6	1'0"X1'6"	1' x 1'-6", 6-T20+ 2-T16, T8@4"C/C (L1) T8@6"C/C (L2)	1'6"X0'9"	9" x 1'-6", 6-20+ 2-T16, T8@4"C/C (L1) T8@6"C/C (L2)
C7	2'0"X1'0"	1' x 2', 12-T16, T8@4"C/C (L1) T8@6"C/C (L2)	2'0"X0'9"	9" x 2', 12-T16, T8@4"C/C (L1) T8@6"C/C (L2)
C8	2'0"X1'0"	1' x 2', 8-T20+ 4-T16, T8@4"C/C (L1) T8@6"C/C (L2)	2'0"X0'9"	9" x 2', 8-T20+ 4-T16, T8@4"C/C (L1) T8@6"C/C (L2)
C9	2'6"X1'0"	1' x 2'-6", 10-T20+ 4-T12, T8@4"C/C (L1) T8@6"C/C (L2)	2'6"X0'9"	9" x 2'-6", 10-T20+ 4-T12, T8@4"C/C (L1) T8@6"C/C (L2)
C10	2'6"X1'0"	1' x 2'-6", 6-T25+ 6-T16, T8@4"C/C (L1) T8@6"C/C (L2)	2'6"X0'9"	9" x 2'-6", 6-T25+ 6-T16, T8@4"C/C (L1) T8@6"C/C (L2)

Plinth Beam Detail



NOTE:-

L1. - CONFINING ZONE TIES

L2. - NON CONFINING ZONE TIES

FOR LOCATION OF 'L1.' & 'L2.' COLUMN L.S & COLUMN SIZE REDUCTION PROCEDURE REFER STANDARD DETAILS SHEET N.O.1

FOR TYPICAL L.S. FOR BEAM REFER STANDARD DETAILS SHEET N.O.2

Drawing Title:.

Structural Detail For Column and Plinth Beam

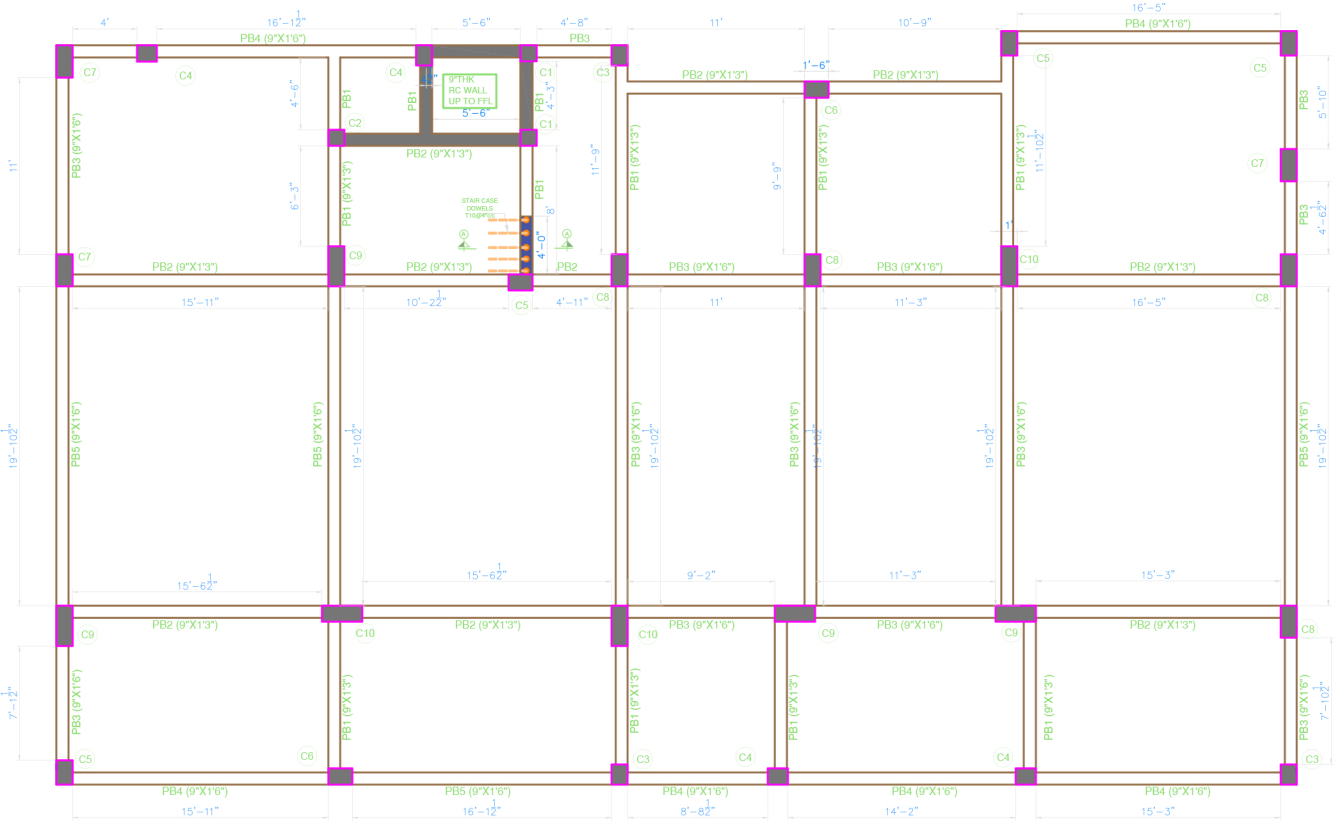
STRUCTRUAL CONSULTANTS

Er.V. Soundara Rajan M.E (struc.)(Ph.D)
Registered Structural Engineer Grade (RSE-GR.I)
Reg.No.05 / 2020/ RSE - Gr. I/EDTCP
greensky Construction,
1 st floor, sendur complex, karattur, Gobi.

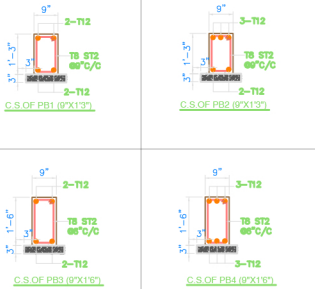
Architect:.

Contemporary Innovative Architecture

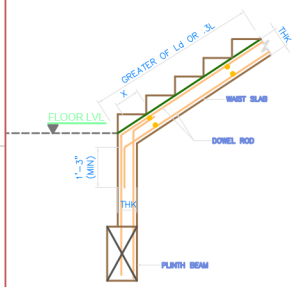
Archi_Ram Architects-Interior



COLUMN & PLINTH BEAM LAYOUT



NOTE:-
L1 :- CONFINING ZONE TIES
L2 :- NON CONFINING ZONE TIES
FOR LOCATION OF 'L1' & 'L2' COLUMN L.S & COLUMN SIZE REDUCTION PROCEDURE REFER STANDARD DETAILS SHEET N.O.1
FOR TYPICAL L.S. FOR BEAM REFER STANDARD DETAILS SHEET N.O.2



TYPICAL STAIRCASE STARTER DETAIL FROM PLINTH BEAM

LEGEND :-

N

GENERAL NOTES:-

1. ALL DIMENSIONS ARE IN FOOT UNITS.
2. CONCRETE GRADE SHALL BE M25 (1:1:2) CONFIRMING TO IS 456:2000
3. GRADE OF REINFORCEMENT MARKED THUS (T) SHALL BE Fe 500 CONFIRMING TO IS 1786-1985
4. CLEAR COVER FOR REINFORCEMENT
   a) FOOTING = 2"
   b) R.C. COLUMN = 1½"
   c) R.C. WALL = 1"
   d) SLAB = 1"
   e) BEAM = 1"
5. THIS DRG. READ IN CONJECTION WITH ARCH.DRGS.
6. COLUMNS AND FOOTINGS ARE DESIGNED FOR STILT+3+1 FUTURE FLOOR LOAD AND SBC OF SOIL CONSIDERED AS 200 KN / SQM. 5'0" BELOW N.G.L. AS PER IS RECOMMENDATION

R3	REVISED AS PER ARCHITECTURAL DRAWINGS	SSS	APSA	03.02.24
R2	CLOUDED PORTION REVISED AS PER ARCHITECTURAL DRAWING	SSS	APSA	27.11.24
R1	ISSUED FOR CONSTRUCTION	SSS	APSA	04.11.23
REV	DESCRIPTIONS	DRN	DGN	DATE

PROJECT :

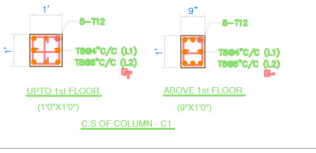
PROPOSED (STILT+3) RESIDENTIAL BUILDING

DRAWING TITLE :

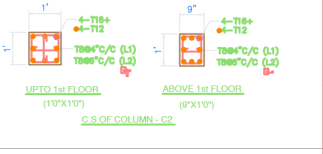
PLINTH BEAM LAYOUT & DETAILS

CLIENT:

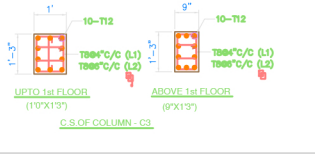
M/s. ARCHI RAM
Mr. K. BALAKRISHNAN



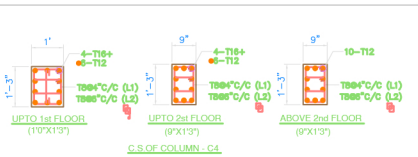
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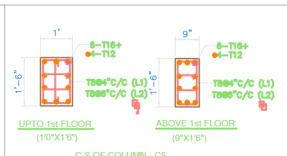
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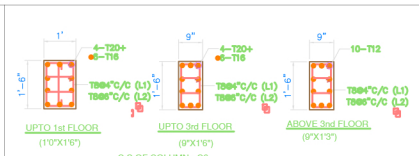
C.S OF COLUMN - C3



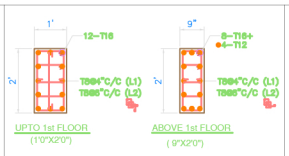
C.S OF COLUMN - C4



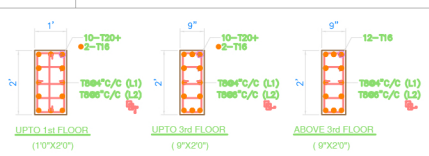
C.S OF COLUMN - C5



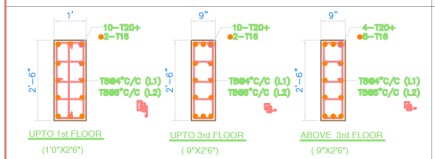
C.S OF COLUMN - C6



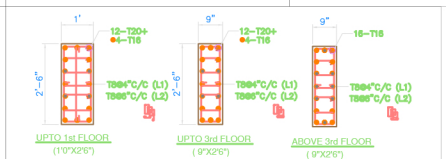
C.S OF COLUMN - C7



C.S OF COLUMN - C8



C.S OF COLUMN - C9



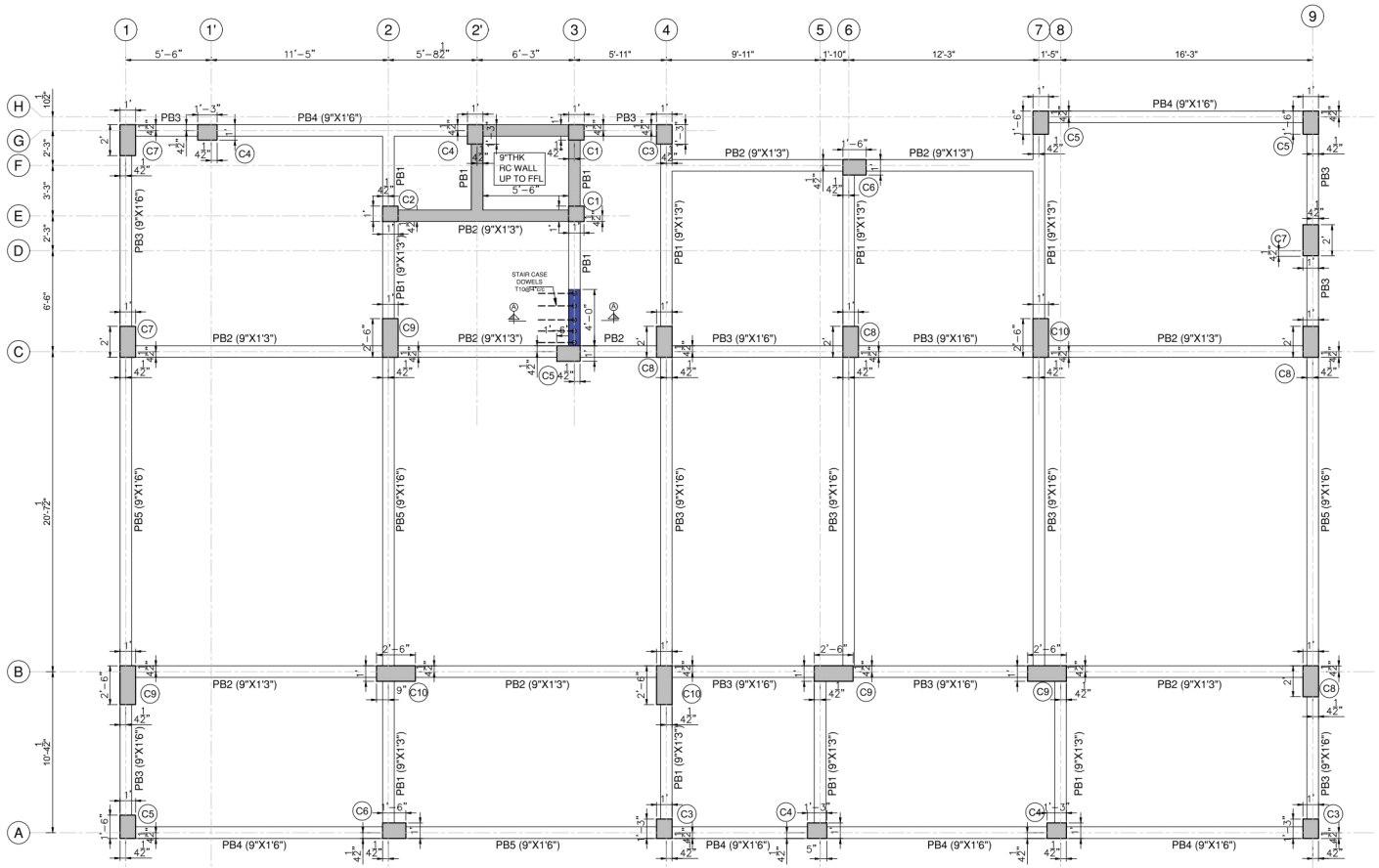
C.S OF COLUMN - C10

ARCHITECT :

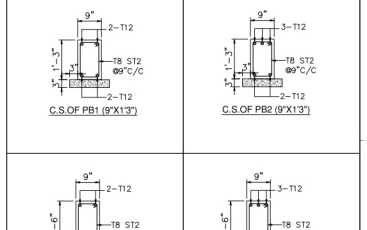
Archi_Ram
Architects-Interior

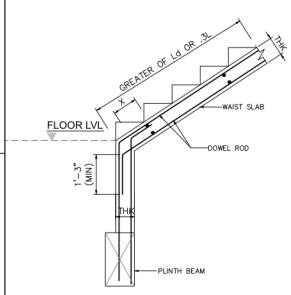
STRUCTRUAL CONSULTANTS

Er.V. Soundara Rajan M.E (Struc.)(Ph.D)
Registered Structural Engineer Grade (RSE-GR.I)
Reg.No.05 / 2020/ RSE - Gr. I/EDTCP
greensky Construction,
1 st floor, sendur complex, karattur, Gobi.



COLUMN & PLINTH BEAM LAYOUT





TYPICAL STAIRCASE STARTER DETAIL FROM PLINTH BEAM

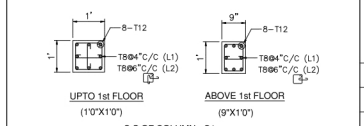
LEGEND :-

N

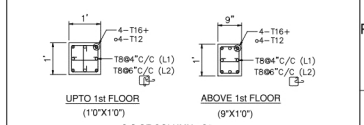
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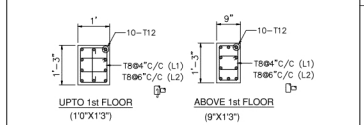
NOTE:-
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FOR TYPICAL L.S. FOR BEAM REFER STANDARD DETAILS SHEET N.O.2



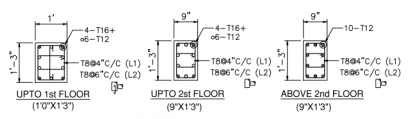
C.S.OF COLUMN - C1



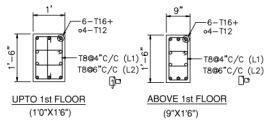
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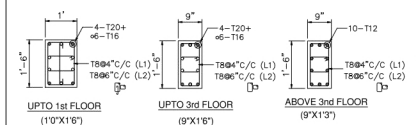
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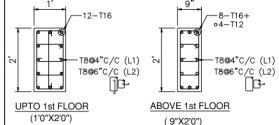
C.S.OF COLUMN - C4



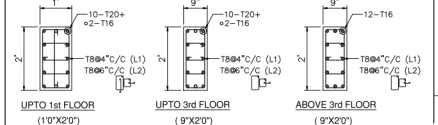
C.S.OF COLUMN - C5



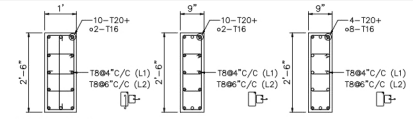
C.S.OF COLUMN - C6



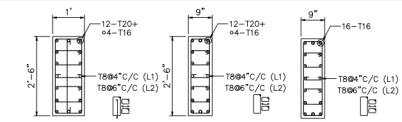
C.S.OF COLUMN - C7



C.S.OF COLUMN - C8



C.S.OF COLUMN - C9



C.S.OF COLUMN - C10

DRAWING TITLE :

PLINTH BEAM LAYOUT & DETAILS

REV	DESCRIPTIONS	DRN	DGN	DATE
R3	REVISED AS PER ARCHITECTURAL DRAWINGS	SSS	APSA	03.02.24
R2	CLOUDED PORTION REVISED AS PER ARCHITECTURAL DRAWING	SSS	APSA	27.11.24
R1	ISSUED FOR CONSTRUCTION	SSS	APSA	04.11.23

PROJECT :

PROPOSED (STILT+3) RESIDENTIAL BUILDING

CLIENT:

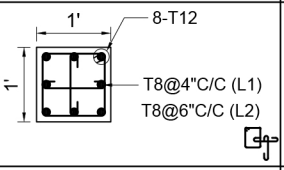
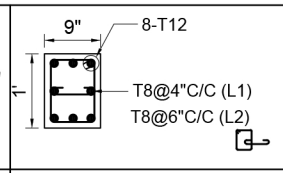
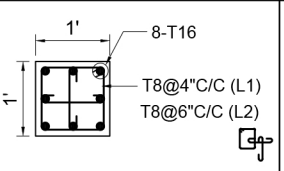
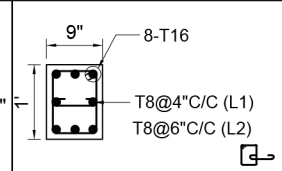
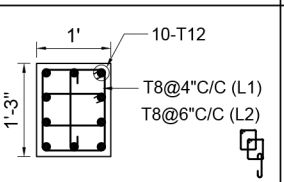
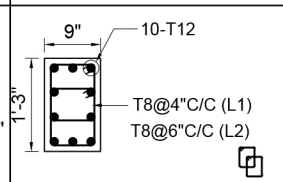
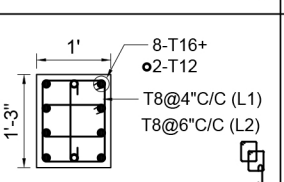
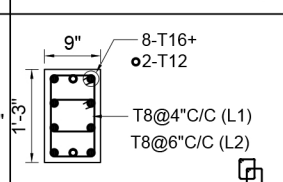
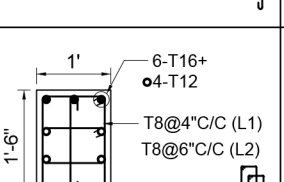
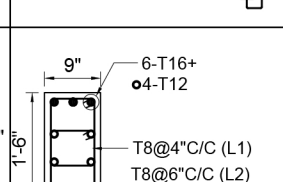
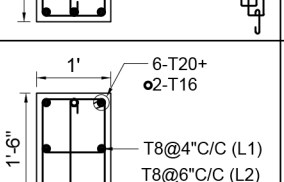
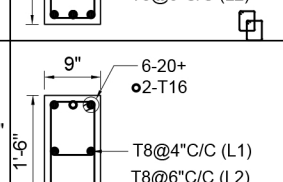
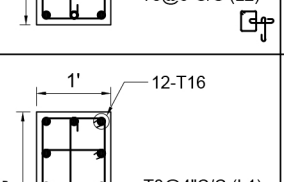
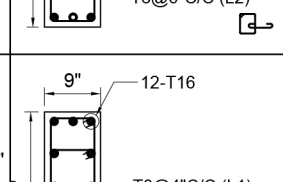
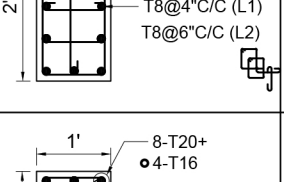
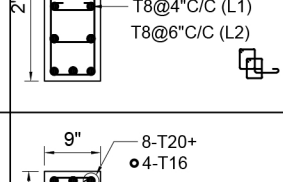
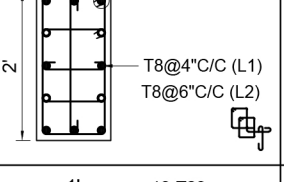
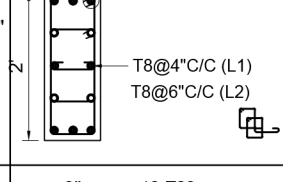
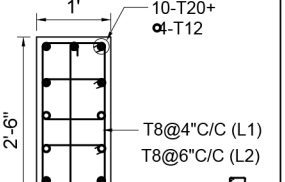
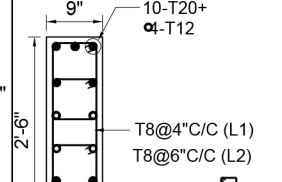
M/s. ARCHI RAM
Mr. K. BALAKRISHNAN

ARCHITECT :

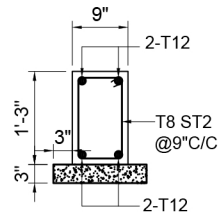
Archi_Ram
Architects-Interior

STRUCTRUAL CONSULTANTS

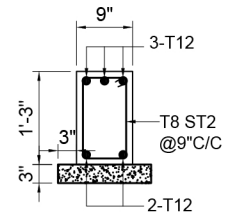
Er.V. Soundara Rajan M.E (struc.)(Ph.D)
Registered Structural Engineer Grade (RSE-GR.I)
Reg.No.05 / 2020/ RSE - Gr. I/EDTCP
greensky Construction,
1 st floor, sendur complex, karattur, Gobi.

Nos.	UPTO 1st FLOOR		ABOVE 1st FLOOR	
C1	1'0"X1'0"		1'0"X9'0"	
C2	1'0"X1'0"		1'0"X9'0"	
C3	1'0"X1'3"		1'3"X0'9"	
C4	1'0"X1'3"		1'3"X0'9"	
C5	1'0"X1'6"		1'6"X0'9"	
C6	1'0"X1'6"		1'6"X0'9"	
C7	2'0"X1'0"		2'0"X0'9"	
C8	2'0"X1'0"		2'0"X0'9"	
C9	2'6"X1'0"		2'6"X0'9"	
C10	2'6"X1'0"		2'6"X0'9"	

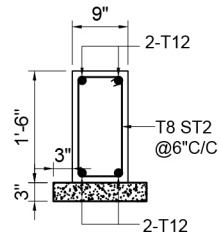
Plinth Beam Detail



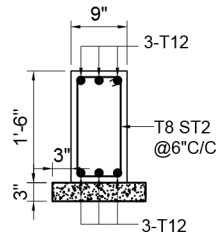
C.S.OF PB1 (9"X1'3")



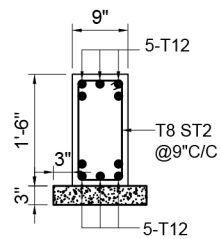
C.S.OF PB2 (9"X1'3")



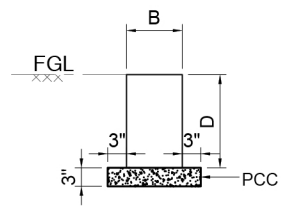
C.S.OF PB3 (9"X1'6")



C.S.OF PB4 (9"X1'6")



C.S.OF PB5 (9"X1'6")



TYPICAL C.S. OF PLINTH BEAM

NOTE:-

L1. - CONFINING ZONE TIES

L2. - NON CONFINING ZONE TIES

FOR LOCATION OF 'L1.' & 'L2.' COLUMN L.S & COLUMN SIZE REDUCTION PROCEDURE REFER STANDARD DETAILS SHEET N.O.1

FOR TYPICAL L.S. FOR BEAM REFER STANDARD DETAILS SHEET N.O.2

Drawing Title:.

Structural Detail For Column and Plinth Beam

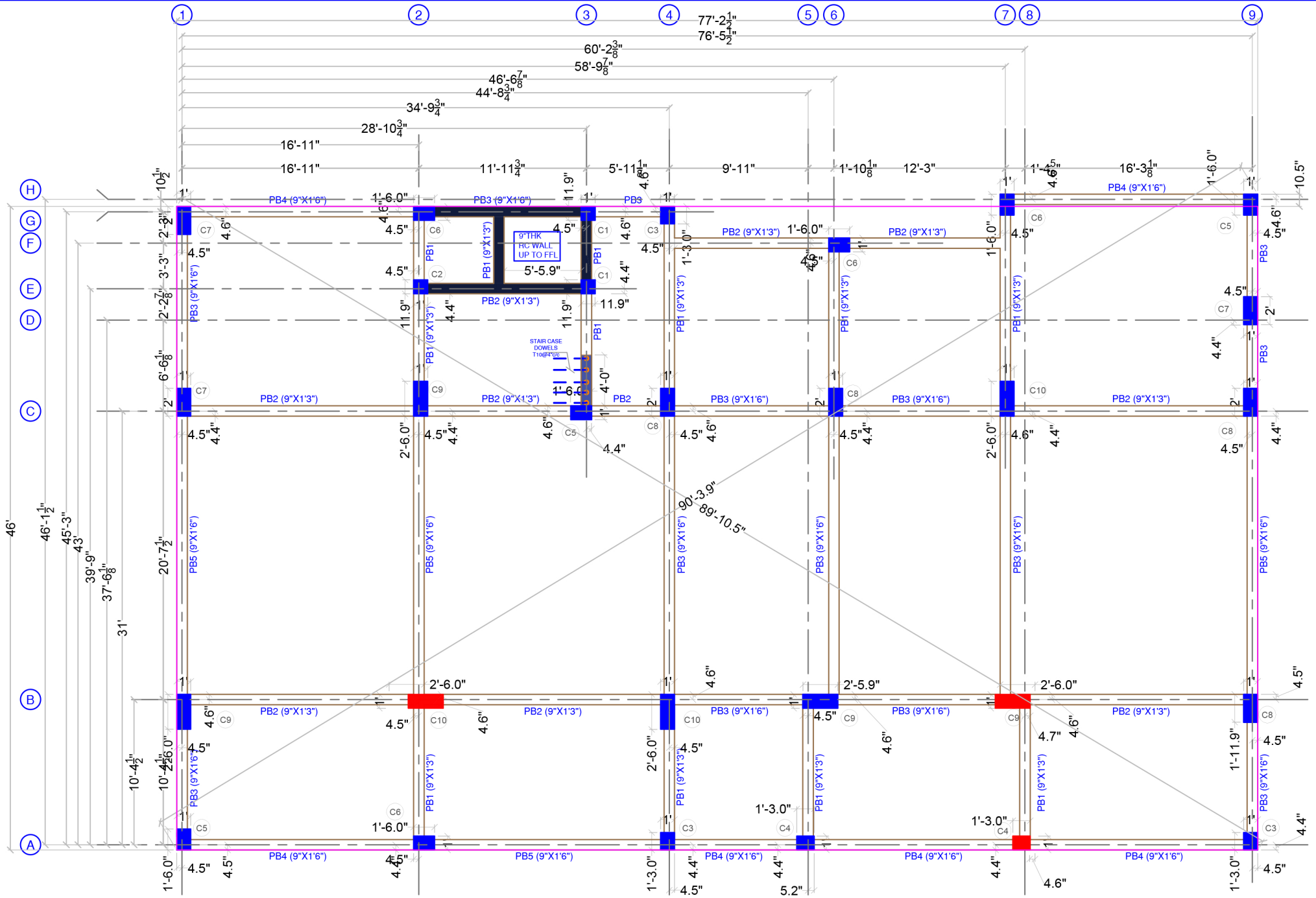
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Registered Structural Engineer Grade (RSE-GR.I)
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greensky Construction,
1 st floor, sendur complex, karattur, Gobi.

Architect:.

Contemporary Innovative Architecture

Archi_Ram
Architects-Interior



Drawing Title:.

COLUMN & PLINTH BEAM
Center Line Marking Detail

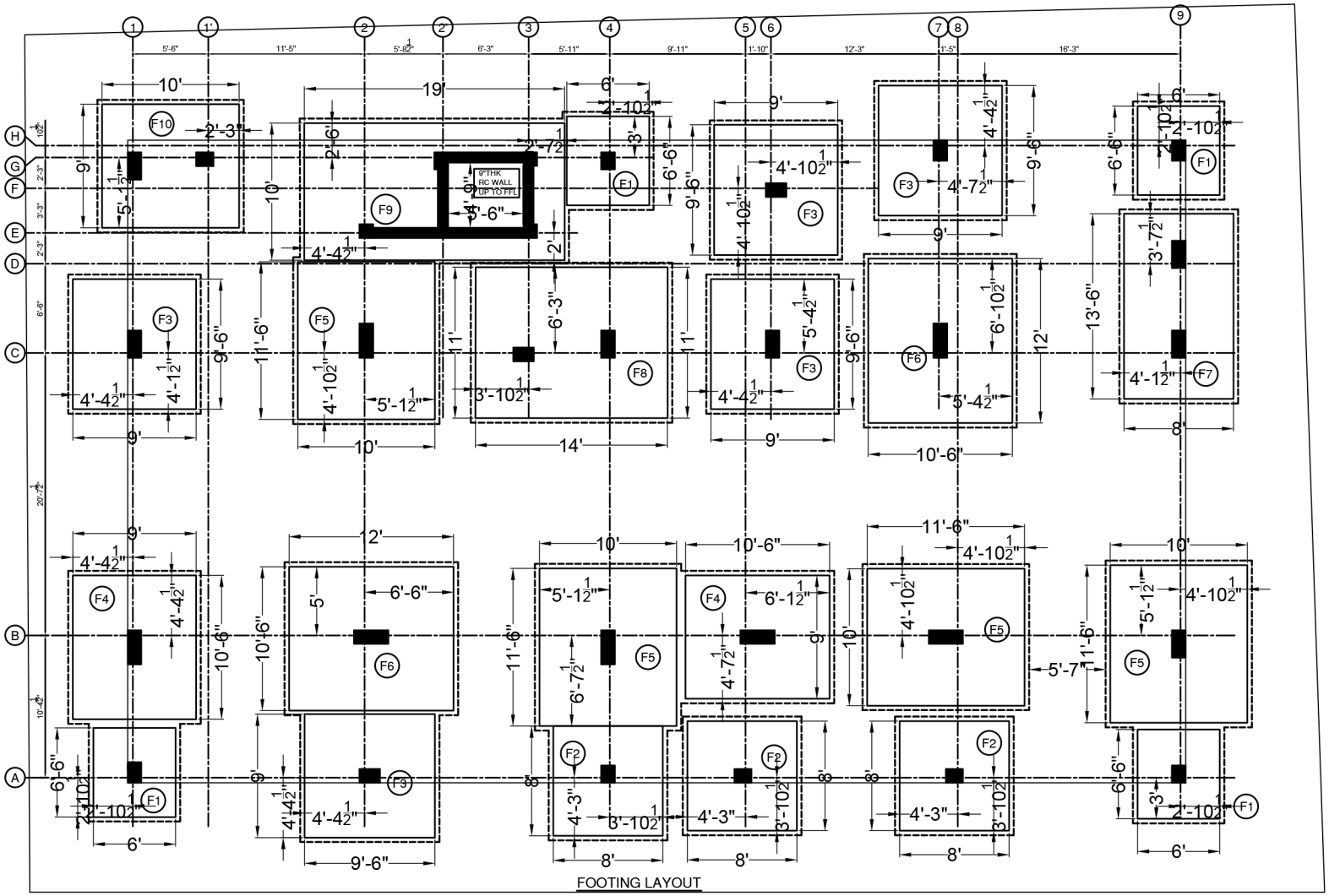
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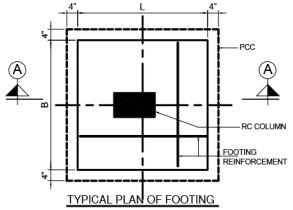
Architect:.

Contemporary Innovative Architecture

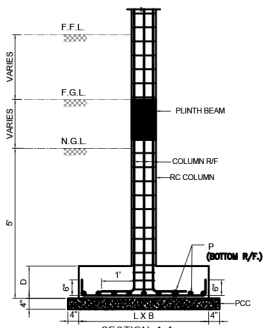
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FOOTING LAYOUT

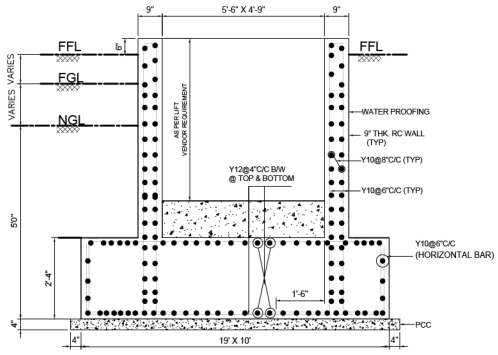


TYPICAL PLAN OF FOOTING



SECTION A-A

FOOTING SCHEDULE					
SL. NO.	FOOTING TYPE	FOOTING SIZE L	B	D	FOOTING BOTTOM REINFORCEMENT P
1	F1	6'6"	6'0"	1'6"	10Y-5"c/c BOTH WAYS
2	F2	8'0"	8'0"	2'0"	10Y-4"c/c BOTH WAYS
3	F3	9'6"	9'0"	2'2"	10Y-4"c/c BOTH WAYS
4	F4	10'6"	9'0"	2'4"	12Y-5"C/C BOTH WAYS
5	F5	11'6"	10'0"	2'6"	12Y-5"C/C BOTH WAYS
6	F6	12'0"	10'6"	2'8"	12Y-4"C/C BOTH WAYS
7	F7	13'6"	8'0"	2'0"	10Y-4"C/C BOTH WAYS TOP & BOTTOM
8	F8	14'0"	11'0"	2'6"	12Y-4"C/C BOTH WAYS TOP & BOTTOM
9	F9	19'0"	10'0"	2'4"	12Y-4"C/C BOTH WAYS TOP & BOTTOM
10	F10	10'0"	9'0"	1'10"	10Y-4"C/C BOTH WAYS TOP & BOTTOM



C.S. OF FOOTING 'F9'

LEGEND :-

N

GENERAL NOTES:-

1. ALL DIMENSIONS ARE IN FOOT UNITS.
2. CONCRETE GRADE SHALL BE M25 (1:1:2) CONFIRMING TO IS 456:2000
3. GRADE OF REINFORCEMENT MARKED THUS (T) SHALL BE Fe 500 CONFIRMING TO IS 1786-1985
4. CLEAR COVER FOR REINFORCEMENT
   a) FOOTING = 2"
   b) R.C. COLUMN = 1½"
   c) R.C. WALL = 1"
   d) SLAB = 1"
   e) BEAM = 1"
5. THIS DRG. READ IN CONJECTION WITH ARCH.DRGS.
6. COLUMNS AND FOOTINGS ARE DESIGNED FOR STILT+3+1 FUTURE FLOOR LOAD AND SBC OF SOIL CONSIDERED AS 200 KN / SQM. 5'0" BELOW N.G.L. AS PER IS RECOMMENDATION

REV	DESCRIPTIONS	DRN	DGN	DATE
R2	REVISED AS PER ARCHITECTURAL DRAWINGS	SSS	APSA	30.01.24
R1	ISSUED FOR CONSTRUCTION	SSS	APSA	27.11.23

PROJECT :

PROPOSED (STILT+3) RESIDENTIAL BUILDING

DRAWING TITLE :

FOUNDATION LAYOUT & DETAILS

CLIENT:

M/s. ARCHI RAM
Mr. K. BALAKRISHNAN

ARCHITECT :

Archi_Ram
Architects-Interior

STRUCTRUAL CONSULTANTS

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greensky Construction,
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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
/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.