Verified RealEstate™

RE REGULATORY RECORD

RERA Document

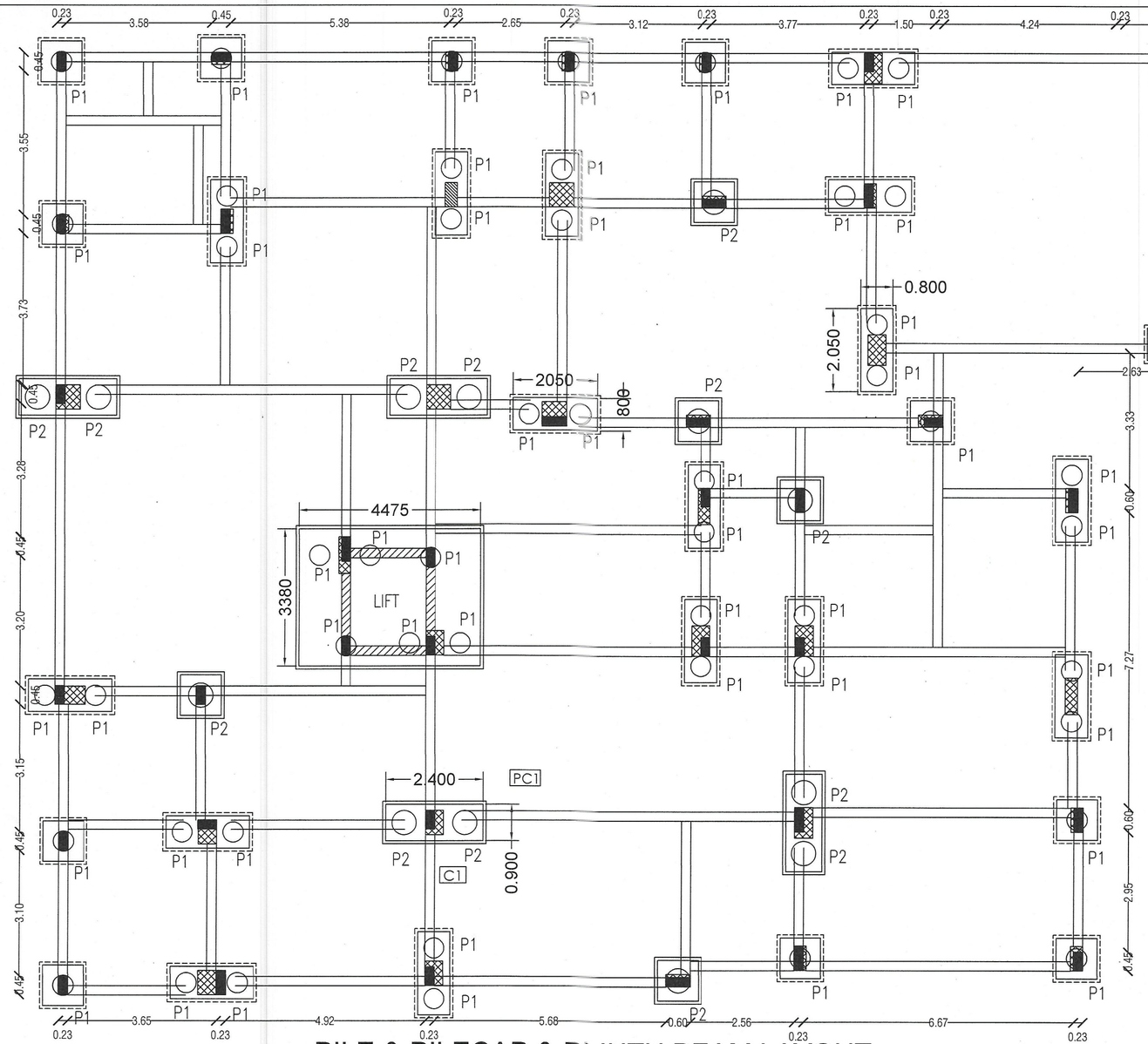
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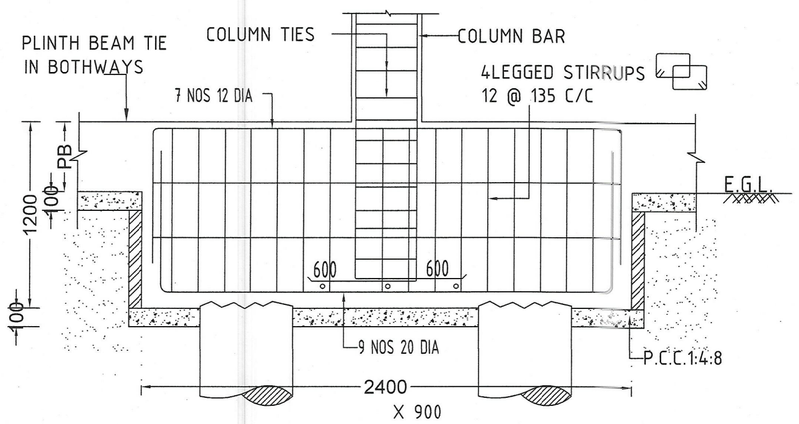
Verified RealEstate™
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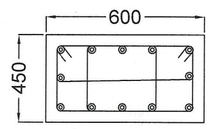
DIGITALLY VERIFIED RECORD



PILE & PILECAP & PLINTH BEAM LAYOUT



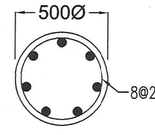
DETAIL OF PC-1



•12-25

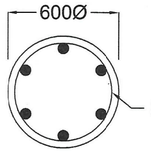
COLUMN-C1

(450 X 600)



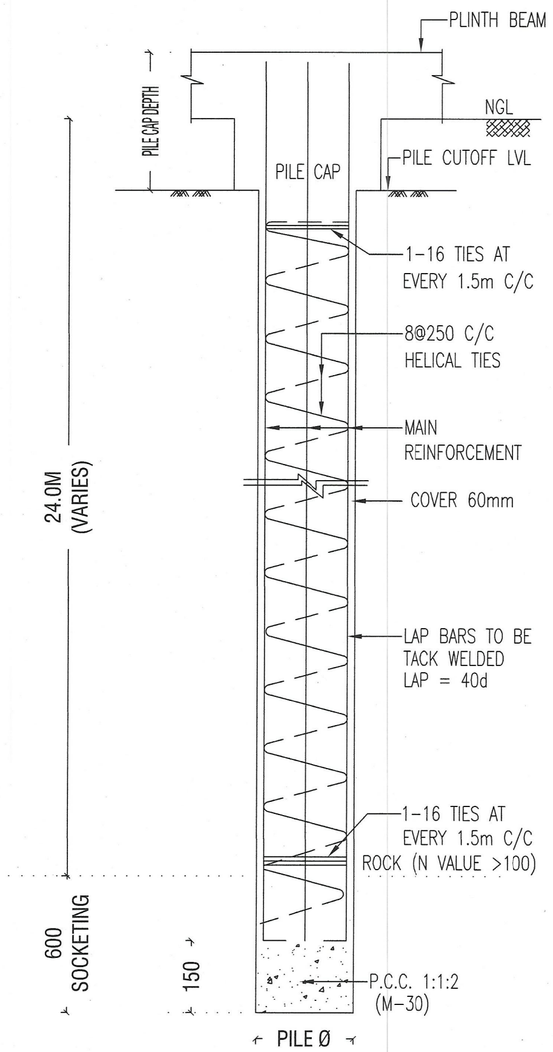
7NOS-12

P1-500Ø PILE-70 T CAPACITY



6NOS-16

P2-600Ø PILE - 90 T CAPACITY



TYPICAL VERTICAL SECTION OF BORED CAST-IN-SITU PILE M-30 WITH 320 Kg/Cu.m CEMENT +80 Kg/Cu.m GGBS.

NOTES: –

1. REFER RELEVANT ARCH./OTHER CONSULTANTS DRAWINGS BEFORE START OF WORK.
2. ANY AMBIGUITY FOUND IN THIS DRAWING SHALL BE BROUGHT TO THE NOTICE OF CONSULTANT BEFORE EXECUTION OF WORK AT SITE.
3. CONCRETE GRADE SHOULD BE M-30 WITH MINIMUM CEMENT CONTENT 380 Kg/cu.m.
4. STEEL R/F SHALL BE OF FE-500 GRADE CONFORMING TO IS:1786,2008.
5. CLEAR COVERS TO STEEL BARS SHALL BE AS GIVEN BELOW.
   (a) PILE 60mm
   (b) PILE CAP 60mm
6. LAP LENGTH SHALL BE 50 TIMES DIA OF BAR.
7. LAPS FOR BOTTOM BARS OF BEAM SHALL BE AVOIDED NEAR MIDSPAN, WHILE FOR TOP BARS THEY SHOULD BE AVOIDED NEAR COLUMN SUPPORTS.
8. LAPS FOR COLUMN BARS SHOULD BE LOCATED NEAR MID HEIGHT OF COLUMN IN A STOREY.
9. WORK TO WRITTEN DIMENSIONS ONLY, DO NOT SCALE THE DRG.
10. THE RESPONSIBILITY OF STRUCTURAL CONSULTANT LIMITED TO STRUCTURE ANALYSIS DESIGN AND SUPPLY OF DRAWING. THE QUALITY OF CONSTRUCTION AT SITE AND MATERIAL USED IS THE RESPONSIBILITY OF CLIENT & ARCHITECT.
11. DESIGNED FOR STILT +3 UPPER FLOORS

SUBMISSION DRAWING

Date	Dealt by
02.09.2025	
Scale	CHECKED by
	PRABAKAR

Project

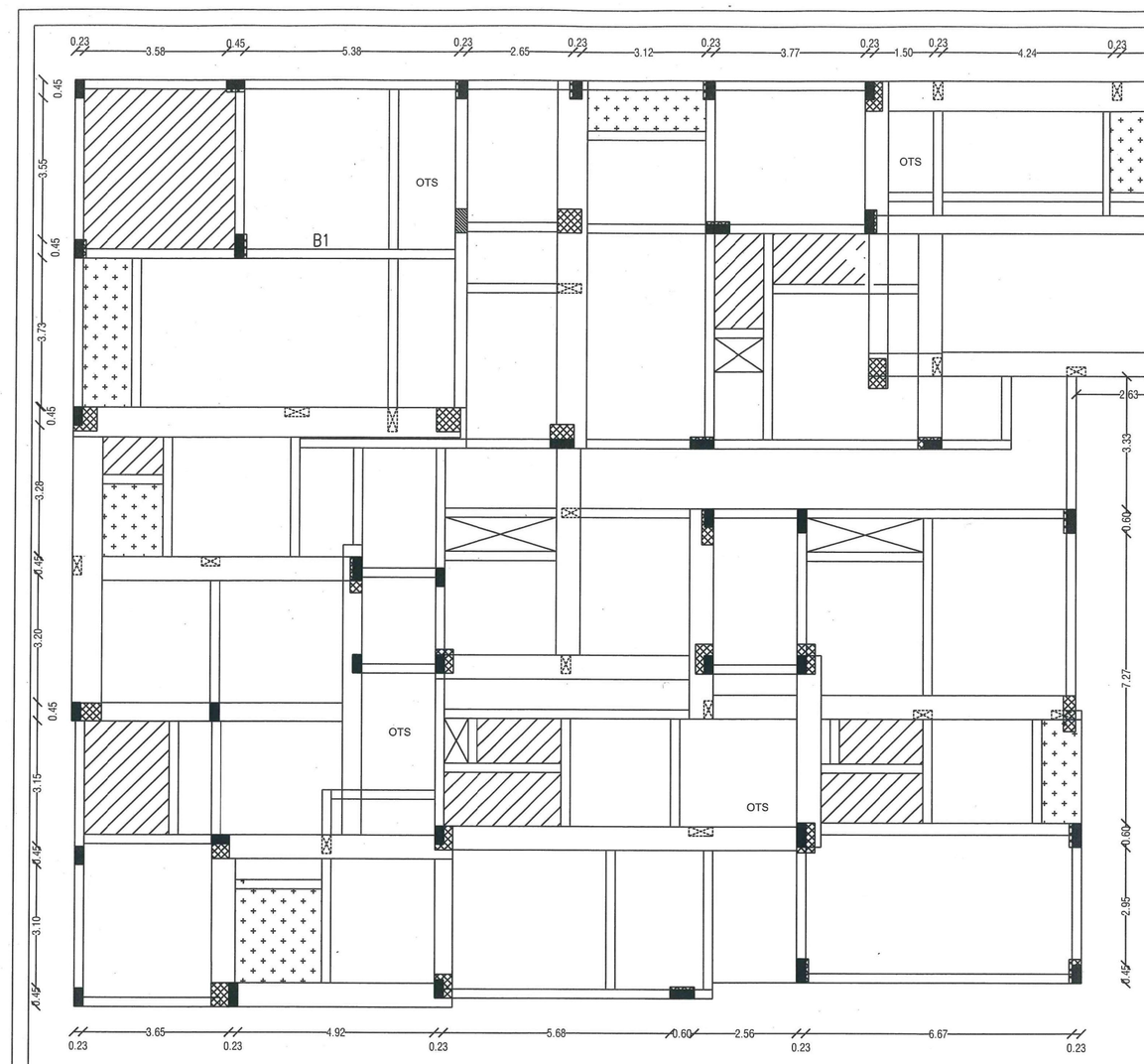
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 3 FLOORS RESIDENTIAL BUILDING WITH 16 DWELLINGS UNITS (HEIGHT14.00m) AT PLOT NO.213,RANGANAYAKI AMMAL STREET,AYYAVU NAIDU COLONY, ARUMBAKKAM , CHENNAI-600029,COMPRISED IN OLD R.S.NO.46/2 PT & 45/6 PT AND T.S.NO.54,4/16 & 54,BLOCK NO.22 & 23,WARD NO.001 OF ARUMBAKKAM VILLAGE,AMINJIKARAI TALUK,WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

Drawing / Sheet Title :	STRUCTURAL DRAWING
	PILE,PILECAP&PLINTH BEAM LAYOUT WITH DETAILS

STRUCTURAL ENGINEER

J. PRABAKARAN, M.E.,
Structural Engineer
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Uthandi, Chennai - 600 119,
Mobile: 9841757884

DRAWING NO.	SHEET NO.	REVISION
S-01	1/3	



STILT FLOOR ROOF LAYOUT

NOTES: –

1. BOTH RELEVANT ARCH./OTHER CONSULTANTS DRAWINGS BEFORE START OF WORK.
2. ANY AMBIGUITY FOUND IN THIS DRAWING SHALL BE BROUGHT TO THE NOTICE OF CONSULTANT BEFORE EXECUTION OF WORK.
3. CONCRETE GRADE SHOULD BE M-30 WITH MINIMUM CEMENT CONTENT 320 Kg/cum.
4. STEEL R/F SHALL BE OF FE-500 GRADE CONFORMING TO IS:1786;2008.
5. CLEAR COVERS TO STEEL BARS SHALL BE AS GIVEN BELOW.
   (a) SLAB 25mm
   (b) BEAM 30mm
6. LAP LENGTH SHALL BE 50 TIMES DIA OF BAR.
7. LAPS FOR BOTTOM BARS OF BEAM SHALL BE PROVIDED NEAR SUPPORTS AND FOR TOP BARS AWAY FROM SUPPORTS, NEAR MID SPANS ONLY.
8. LAPS FOR COLUMN BARS SHOULD BE LOCATED NEAR MID HEIGHT OF COLUMN IN A STOREY.
9. WORK TO WRITTEN DIMENSIONS ONLY, DO NOT SCALE THE DRG.
10. THE RESPONSIBILITY OF STRUCTURAL CONSULTANT LIMITED TO STRUCTURE ANALYSIS DESIGN AND SUPPLY OF DRAWING. THE QUALITY OF CONSTRUCTION AT SITE AND MATERIAL USED IS THE RESPONSIBILITY OF CLIENT & ARCHITECT.

SUBMISSION DRAWING

Date	Detail by	
02.09.2025		
Scale	CHECKED by PRABAKAR	

Project

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 3 FLOORS RESIDENTIAL BUILDING WITH 16 DWELLINGS UNITS (HEIGHT14.00m) AT PLOT NO.213,RANGANAYAKI AMMAL STREET,AYYAVU NAIDU COLONY, ARUMBAKKAM , CHENNAI-600029,COMPRISED IN OLD R.S.NO.46/2 PT & 45/6 PT AND T.S.NO.54,4/16 & 54,BLOCK NO.22 & 23,WARD NO.001 OF ARUMBAKKAM VILLAGE,AMINJIKARAI TALUK,WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

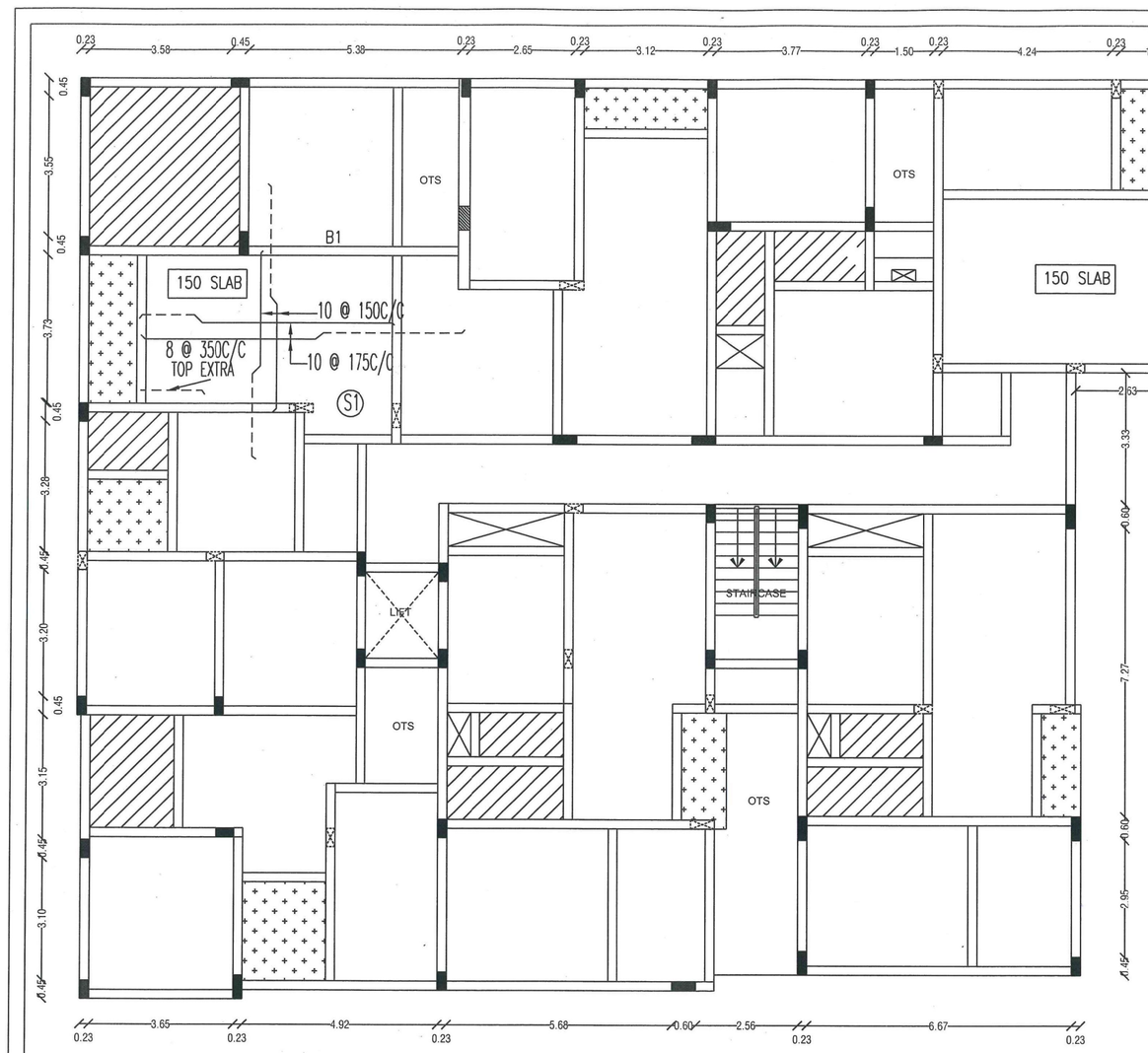
Drawing / Sheet Title :	STRUCTURAL DRAWING
	STILT FLOOR ROOF LAYOUT & DETAILS

STRUCTURAL ENGINEER

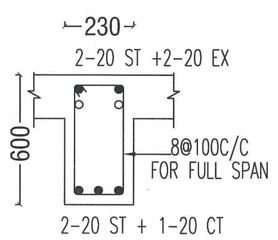
J. Prabakaran

J. PRABAKARAN, M.E
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DRAWING NO.	SHEET NO.	REVISION
S-02	2/3	



TYPICAL FLOOR ROOF LAYOUT



B1 (230 X 600)

NOTES: –

1. REFER RELEVANT ARCH./OTHER CONSULTANTS DRAWINGS BEFORE START OF WORK.
2. ANY AMBIGUITY FOUND IN THIS DRAWING SHALL BE BROUGHT TO THE NOTICE OF CONSULTANT BEFORE EXECUTION OF WORK AT SITE.
3. CONCRETE GRADE SHOULD BE M-30 WITH MINIMUM CEMENT CONTENT 380 Kg/cu.m.
4. STEEL R/F SHALL BE OF FE-500 GRADE CONFORMING TO IS 1786:2008.
5. CLEAR COVERS TO STEEL BARS SHALL BE AS GIVEN BELOW.
   (a) SLAB 25mm
   (a) BEAM 30mm
6. LAP LENGTH SHALL BE 50 TIMES DIA OF BAR.
7. LAPS FOR BOTTOM BARS OF BEAM SHALL BE AVOIDED NEAR MIDSPAN, WHILE FOR TOP BARS THEY SHOULD BE AVOIDED NEAR COLUMN SUPPORTS.
8. LAPS FOR COLUMN BARS SHOULD BE LOCATED NEAR MID HEIGHT OF COLUMN IN A STOREY.
9. WORK TO WRITTEN DIMENSIONS ONLY, DO NOT SCALE THE DRG.
10. THE RESPONSIBILITY OF STRUCTURAL CONSULTANT LIMITED TO STRUCTURE ANALYSIS DESIGN AND SUPPLY OF DRAWING. THE QUALITY OF CONSTRUCTION AT SITE AND MATERIAL USED IS THE RESPONSIBILITY OF CLIENT & ARCHITECT.

SUBMISSION DRAWING

Date	Draft by
02.09.2025	
Scale	CHECKED by PRABAKAR

Project

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 3 FLOORS RESIDENTIAL BUILDING WITH 16 DWELLINGS UNITS (HEIGHT14.00m) AT PLOT NO.213,RANGANAYAKI AMMAL STREET,AYYAVU NAIDU COLONY, ARUMBAKKAM , CHENNAI-600029,COMPRISED IN OLD R.S.NO.46/2 PT & 45/5 PT AND T.S.NO.54,4/16 & 54,BLOCK NO.22 & 23,WARD NO.001 OF ARUMBAKKAM VILLAGE,AMINJIKARAI TALUK,WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

Drawing / Sheet Title :	STRUCTURAL DRAWING
	TYPICAL FLOOR ROOF LAYOUT & DETAILS

STRUCTURAL ENGINEER

J. PRABAKARAN, M.E.,
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DRAWING NO.	SHEET NO.	REVISION
S-03	3/3	

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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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.