Verified RealEstate™

RE REGULATORY RECORD

RERA Document

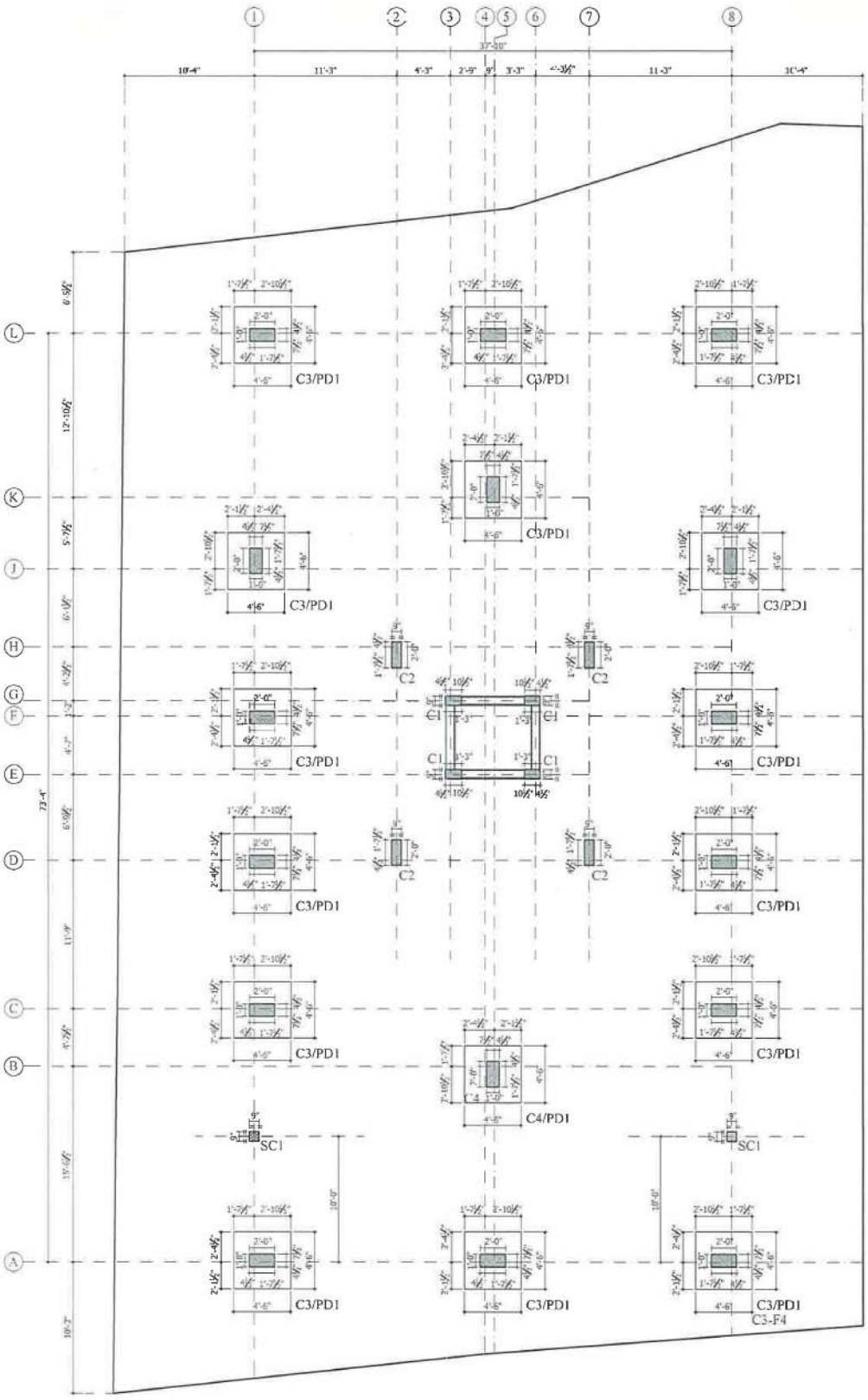
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD



Column Centerline Layout

(Scale: 1" = 6'-0")

LEGEND

1. F.F.L - FINISHED FLOOR LEVEL.
2. N.G.L - NATURAL GROUND FLOOR LEVEL
3. TYP - TYPICAL
4. C/C - CENTER TO CENTER
5. N.T.S - NOT TO SCALE

NOTES

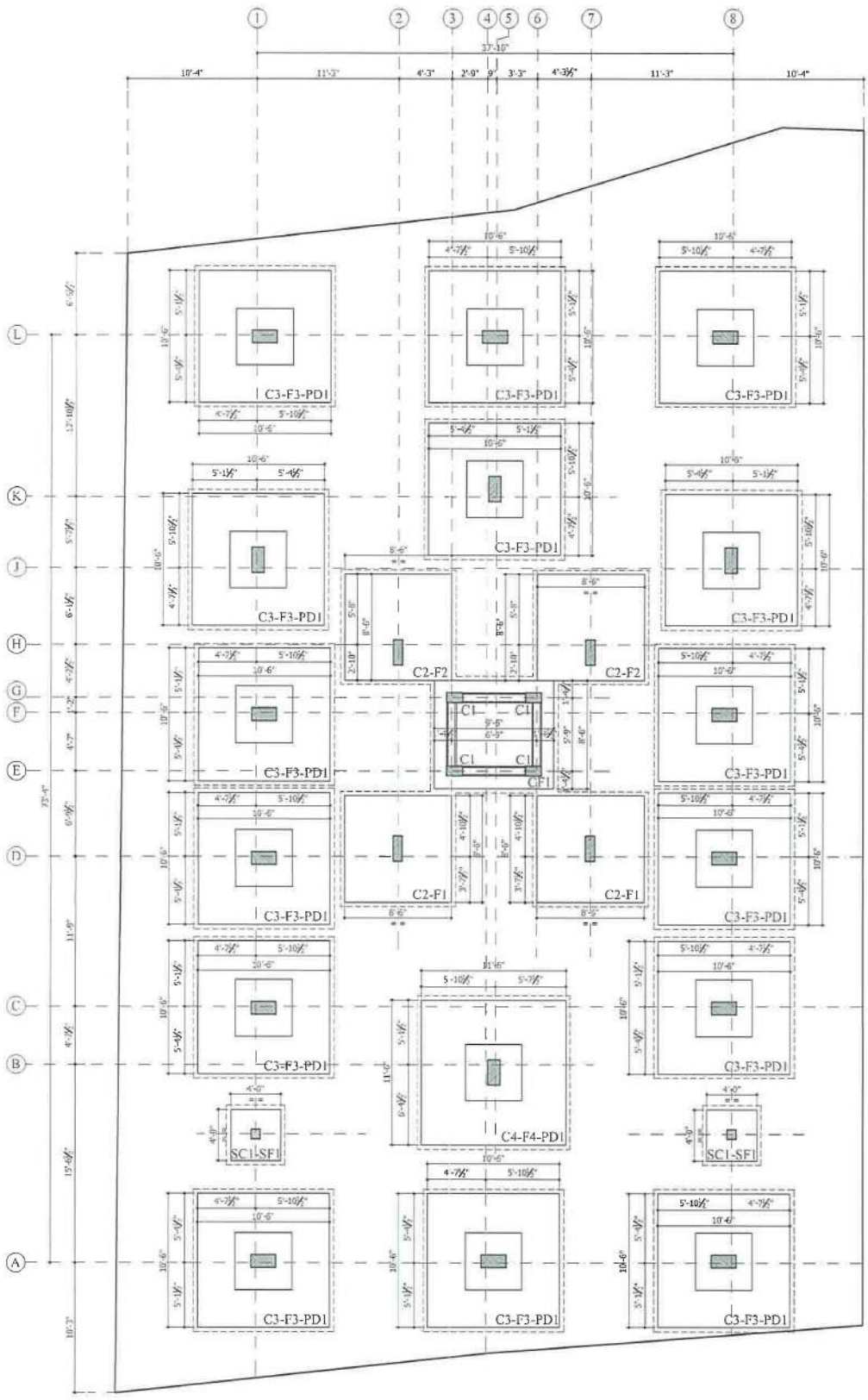
1. ALL DIMENSIONS ARE IN "Feet & Inches"
2. USE CONCRETE MIX : M25 GRADE
3. LAP LENGTH 50xD (WHERE 'D' DIA OF REBAR)
4. CLEAR COVER TO THE REINFORCEMENT FOR FOOTING: 2" & COLUMN :1½".
5. HIGH YIELD STRENGTH DEFORMED BARS CONFIRMING IS 1786-2008 TO BE USED
6. Y DENOTES FOR TOR STEEL.
7. SOIL BEARING CAPACITY 16T/M² @ 6'-6" DEPTH UPTO HARD STRATA TO BE DECIDED AT SITE.
8. THE STRUCTURAL DRAWINGS ARE PREPARED FOR THE SOLE USE AND SPECIFIC PURPOSE OF THE CLIENT AND BASED ON THE DRAWINGS SUBMITTED BY THE CLIENT / ARCHITECT.
9. ANY CORRECTION MAKES THIS STRUCTURAL DRAWINGS INVALID.
10. FOUNDATIONS ARE DESIGNED FOR G+3 ONLY.

Dr.P.R.KANNAN RAJKUMAR, M.E.,(Structures), Ph.D.,
STRUCTURAL CONSULTANT AND CHARTERED ENGINEER
DTCP REGISTERED STRUCTURAL ENGINEER GRADE - I (SE)
CGLRGN/SE/Gr-I/2019/05/010
No. 27, First Floor, Maruthapandiyar Street,
Chitlapakkam, Chennai - 600 064.
Ph: 9500020279

Client:-	Mr.SK BUILDERS			
Project:-	PROPOSED RESIDENTIAL BUILDING At Chengalpattu.			
Title:-	COLUMN CENTRELINE LAYOUT			
DGN: PRK	MADE: AY	DWG. NO: 11034-01-001		SIZE: A2
APP: SM	CHECK: SM/RK	DATE - 08.07.2024	REV. - R0	SCALE: 1": 6'-0" ,1": 0"

Structural Consultant

Dr.P.R.KANNAN RAJKUMAR, Ph.D.,
New No.27, First Floor, Kumaran Illam, Maruthapandiyar Street,
Chitlapakkam, Chennai - 64.
Tel : 94446 39272/5000 20279.



Sitecum Foundation Layout

(Scale: 1" = 6'-0")

LEGEND

1. F.F.L - FINISHED FLOOR LEVEL
2. N.G.L - NATURAL GROUND FLOOR LEVEL
3. TYP - TYPICAL
4. C/C - CENTER TO CENTER
5. N.T.S - NOT TO SCALE

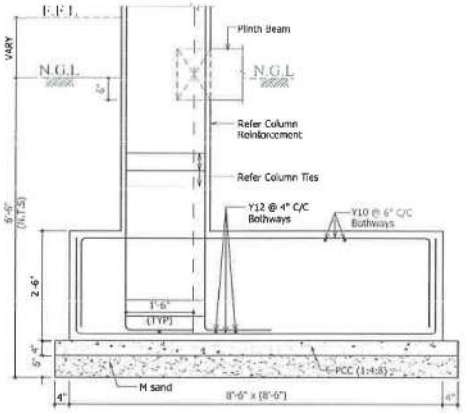
NOTES

1. ALL DIMENSIONS ARE IN "Feet & Inches"
2. USE CONCRETE MIX : M25 GRADE
3. LAP LENGTH 50xD (WHERE 'D' DIA OF REBAR)
4. CLEAR COVER TO THE REINFORCEMENT FOR FOOTING: 2" & COLUMN :1½"
5. HIGH YIELD STRENGTH DEFORMED BARS CONFIRMING IS 1786-2008 TO BE USED
6. Y DENOTES FOR TOR STEEL
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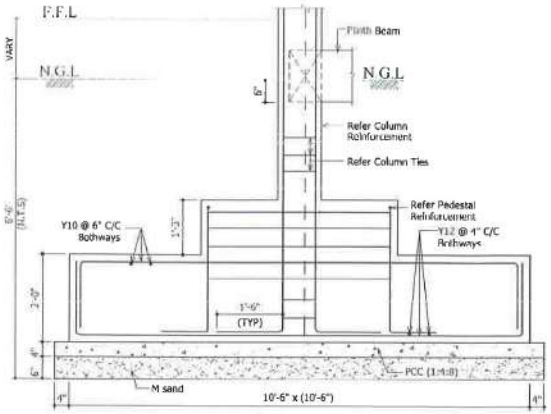
Client:-	Mr.SK BUILDERS			
Project:-	PROPOSED RESIDENTIAL BUILDING at Chengalattu.			
Title:-	SITECUM FOUNDATION LAYOUT			
DGN: PRK	MADE: AY	DWG NO: 11034-01-002		SIZE: A2
APP: SM	CHECK: SM/RK	DATE - 08.07.2024	REV. - R0	SCALE: 1": 6' 0"

Structural Consultant :
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New No.27, First Floor, Kannaran Illam, Maruthapandiyar Street,
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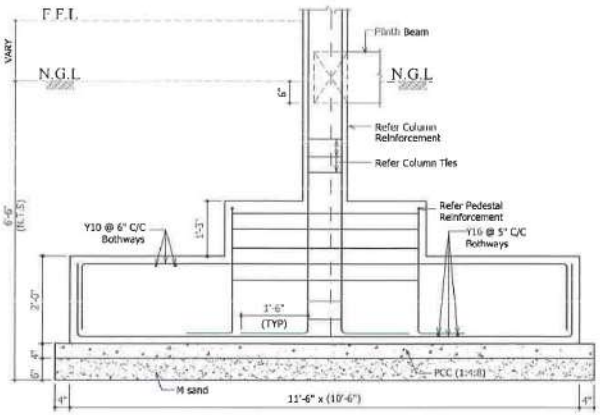
C.S of Footing - F2

(Scale: 1"=2'-0")



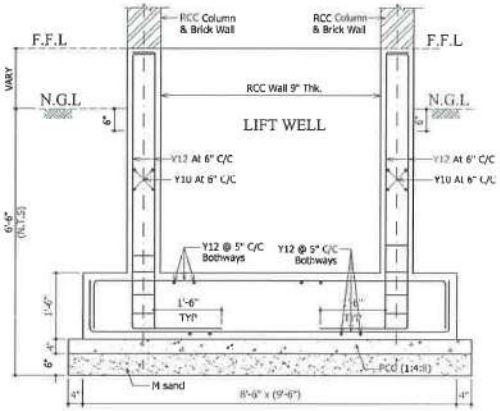
C.S of Footing - F3

(Scale: 1"=2'-0")



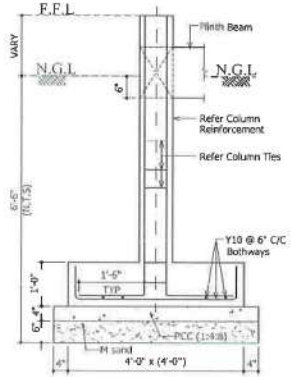
C.S of Footing - F4

(Scale: 1"=2'-0")



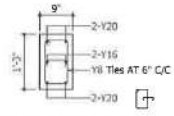
C.S of Combined Footing - CF1

(Scale: 1"=2'-0")



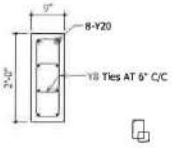
C.S of Footing - SF1

(Scale: 1"=2'-0")



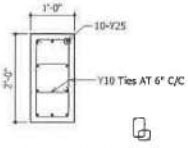
C.S. of Column C1

(Scale: 1"= 2'-0")



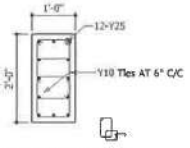
C.S. of Column C2

(Scale: 1"= 2'-0")



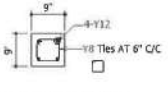
C.S. of Column C3

(Scale: 1"= 2'-0")



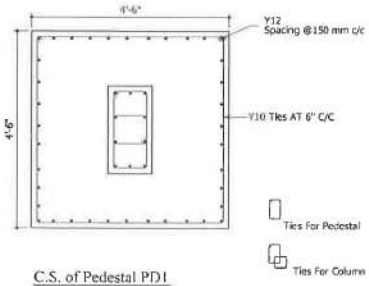
C.S. of Column C4

(Scale: 1"= 2'-0")



C.S. of Column SC1

(Scale: 1"= 2'-0")



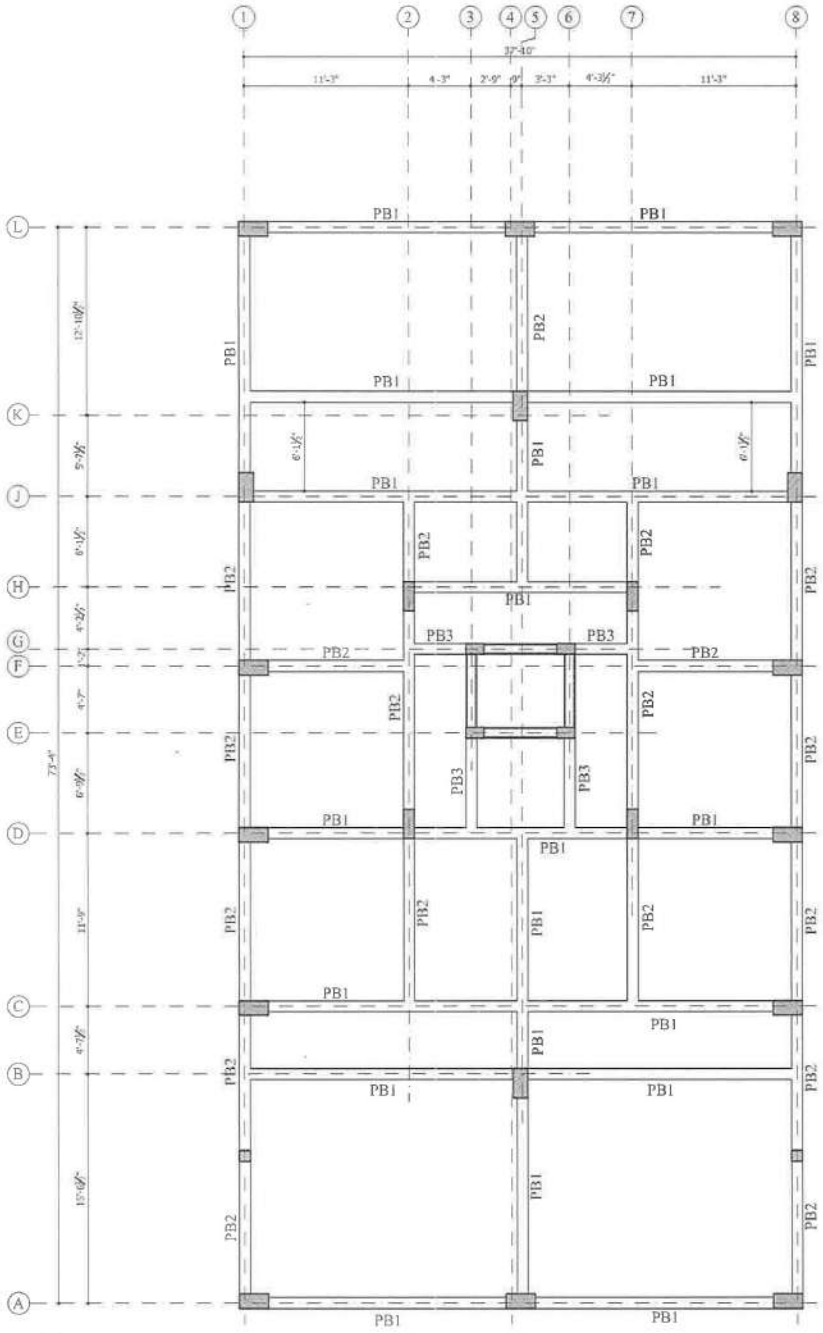
C.S. of Pedestal PD1

(Scale: 1"=2'-0")

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No. 27, First Floor, Maruthapandiyar Street,
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Ph: 9500020279

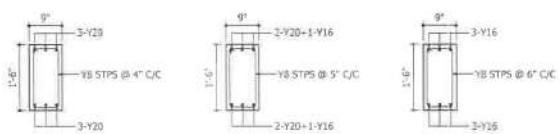
Client:-	Mr.SK BUILDERS			
Project:-	PROPOSED RESIDENTIAL BUILDING At Chengalpattu.			
Title:-	FOOTING DETAILS			
DGN: PRK	MADE: AY	DWG. NO: 11034-01-003		SIZE: A2
APP: SM	CHECK: SM/RK	DATE - 08.07.2024	REV. - R0	SCALE: 1": 2' 0"

Structural Consultant :
Dr.P.R.KANNAN RAJKUMAR, Ph.D.,
New No.27, First Floor, Kumaran Illam, Maruthapandiyar Street,
Chitlapakkam, Chennai - 64
Tel : 94446 39272/95000 20279.



Plinth Beam Layout

(Scale: 1" = 6'-0")



C.S of Plinth Beam PB1 (Scale: 1"= 2'-0")

C.S of Plinth Beam PB2 (Scale: 1"= 2'-0")

C.S of Plinth Beam PB3 (Scale: 1"= 2'-0")

LEGEND

1. (T&B) - TOP AND BOTTOM
2. B/W - BOTHWAYS
3. TYP - TYPICAL
4. C/C - CENTER TO CENTER
5. STPS - STIRRUPS

NOTES

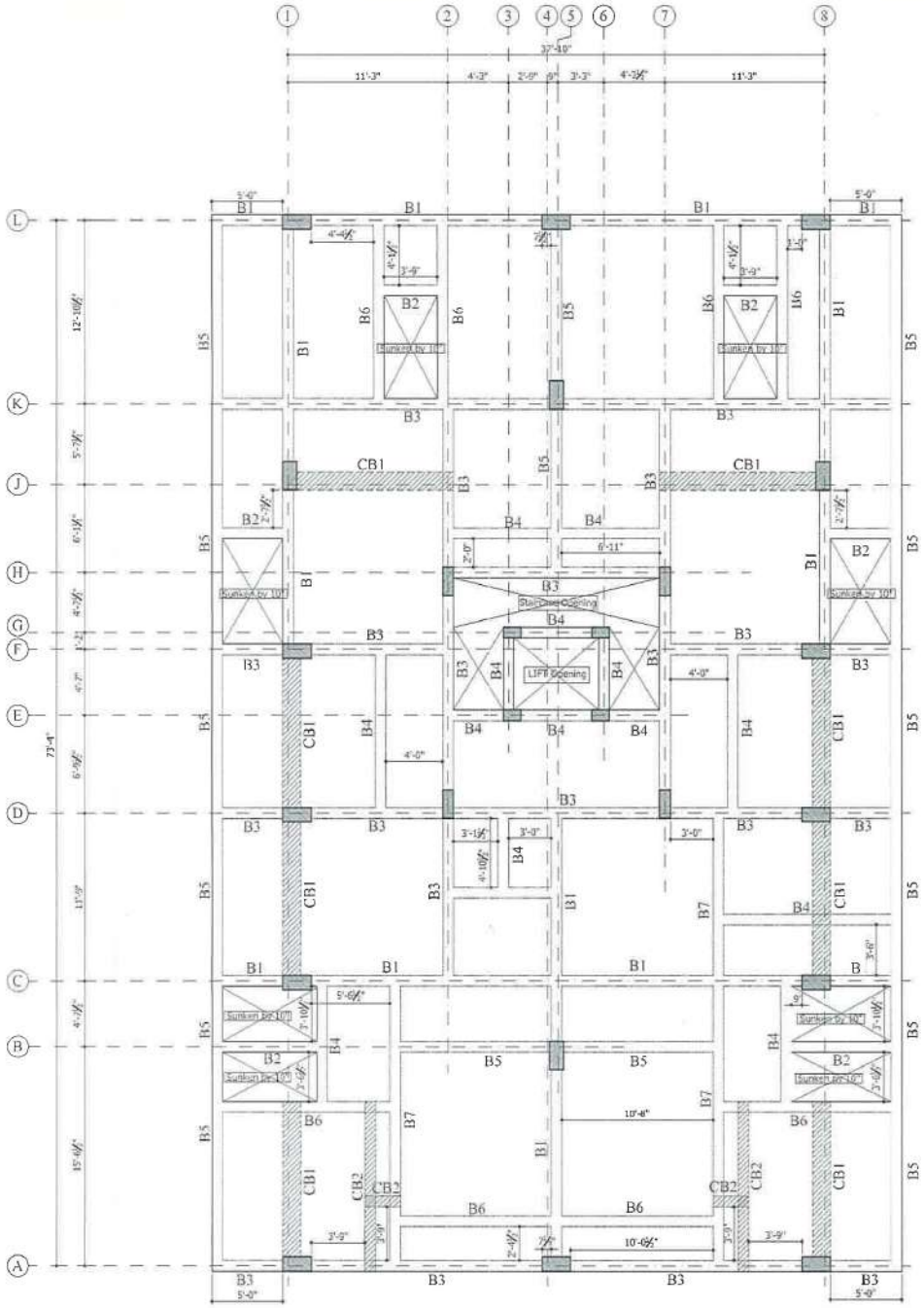
1. ALL DIMENSIONS ARE IN "Feet & Inches"
2. USE CONCRETE MIX : M25 GRADE
3. LAP LENGTH 50ϕ (WHERE 'ϕ' DIA OF REBAR)
4. CLEAR COVER TO THE REINFORCEMENT FOR PLINTH BEAM BOTTOM: 1½" & PLINTH BEAM SIDE: 1"
5. HIGH YIELD STRENGTH DEFORMED BARS CONFIRMING IS 1786-2008 TO BE USED
6. 'Y' DENOTES FOR TOR STEEL
7. THE STRUCTURAL DRAWINGS ARE PREPARED FOR THE SOLE USE AND SPECIFIC PURPOSE OF THE CLIENT AND BASED ON THE DRAWINGS SUBMITTED BY THE CLIENT / ARCHITECT.
8. ANY CORRECTION MAKES THIS STRUCTURAL DRAWINGS INVALID.

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CGLRGN/SE/Gr-I/2019/05/010
No. 27, First Floor, Maruthapandiyar Street,
Chitlapakkam, Chennai - 600 064.
Ph: 9500020279

Client:-	Mr.SK BUILDERS		
Project:-	PROPOSED RESIDENTIAL BUILDING At Chengalpattu.		
Title:-	PLINTH BEAM LAYOUTAND DETAILS		
DGN: PRK	MADE: AY	DWG. NO: 11034-02-001	SIZE: A2
APP: SM	CHECK: SM/RK	DATE - 08.07.2024 REV. - R0	SCALE: 1"= 6' 0" ,1" 0"

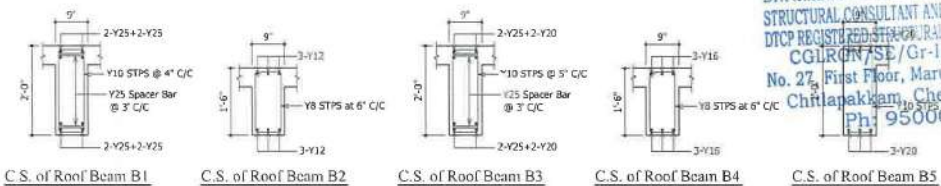
Structural Consultant :

Dr.P.R.KANNAN RAJKUMAR, Ph.D.,
New No.27, First Floor, Kumaran Illam, Maruthapandiyar Street,
Chitlapakkam, Chennai - 64.
Tel : 94446 39272/95000 20279.

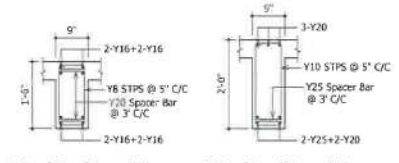


Typical Floor Roof Beam (Stilt, First, Second and Third Floor) Layout

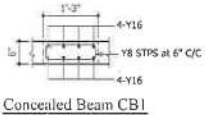
(Scale: 1" = 6'-0")



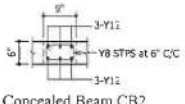
C.S. of Roof Beam B1 (Scale: 1" = 2'-0") | C.S. of Roof Beam B2 (Scale: 1" = 2'-0") | C.S. of Roof Beam B3 (Scale: 1" = 2'-0") | C.S. of Roof Beam B4 (Scale: 1" = 2'-0") | C.S. of Roof Beam B5 (Scale: 1" = 2'-0")



C.S. of Roof Beam B6 (Scale: 1" = 2'-0") | C.S. of Roof Beam B7 (Scale: 1" = 2'-0")



Concealed Beam CB1 (Scale: 1" = 2'-0")



Concealed Beam CB2 (Scale: 1" = 2'-0")

ALL ROOF SLABS SHALL BE 6" Thk.

NOTE:-

ALL CANTILEVER PROJECTIONS INDICATED TO BE VERIFIED WITH RESPECT TO ARCH.DRAWINGS

LEGEND

1. (T&B) - TOP AND BOTTOM
2. B/W - BOTHWAYS
3. TYP - TYPICAL
4. C/C - CENTER TO CENTER
5. STPS - STIRRUPS

NOTES

1. ALL DIMENSIONS ARE IN ' Feet & Inches'
2. USE CONCRETE MIX : M25 GRADE
3. LAP LENGTH 50xD (WHERE 'D' DIA OF REBAR)
4. CLEAR COVER TO THE REINFORCEMENT FOR SLAB :3/4", BEAM BOTTOM :1" & BEAM SIDES :3/4"
5. HIGH YIELD STRENGTH DEFORMED BARS (Fe500D) CONFIRMING IS 1786-2008 TO BE USED
6. Y DENOTES FOR TOR STEEL
7. THE STRUCTURAL DRAWINGS ARE PREPARED FOR THE SOLE USE AND SPECIFIC PURPOSE OF THE CLIENT AND BASED ON THE DRAWINGS SUBMITTED BY THE CLIENT / ARCHITECT.
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No. 27, First Floor, Maruthapandiyar Street,
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Ph: 9500020279

Client:- Mr.SK BUILDERS

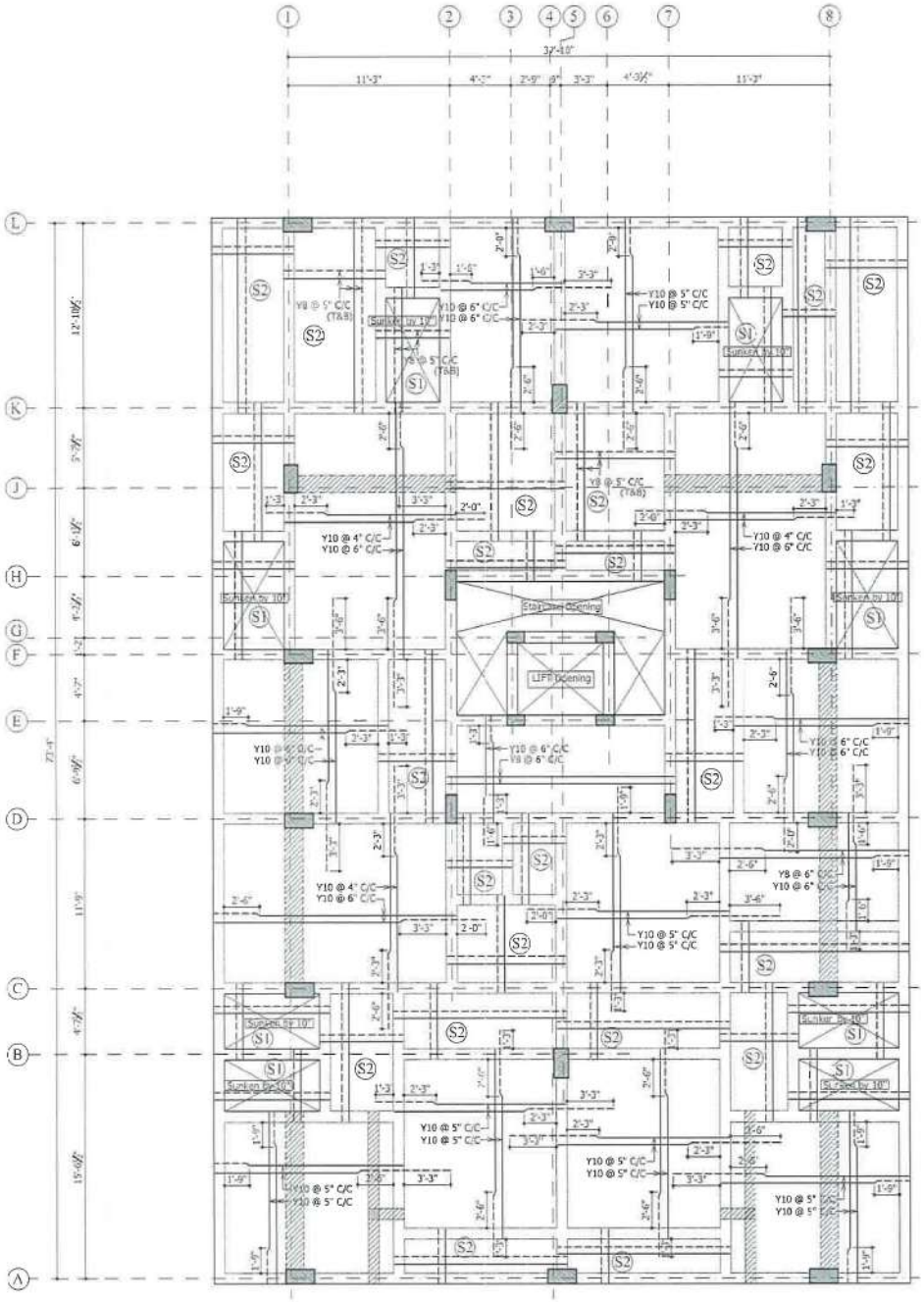
Project:- PROPOSED RESIDENTIAL BUILDING
At Chengalpattu.

Title:- TYPICAL FLOOR ROOF SLAB (STILT, FIRST, SECOND AND THIRD FLOOR) LAYOUT AND DETAILS

DGN: PRK	MADE: AY	DWG. NO: 11034-10-002		SIZE: A2
APP: SM	CHECK: SM/RK	DATE - 07.07.2024	REV. - R2	SCALE: 1": 6' 0", 2' 0"

Structural Consultant :

Dr.P.R.KANNAN RAJKUMAR, Ph.D.,
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Tel : 94446 39272,95000 20279.



Typical Floor Roof Slab (Stilt, First, Second and Third Floor) Layout

(Scale: 1" = 6'-0")

ALL ROOF SLABS SHALL BE 6" Thk.

NOTE -

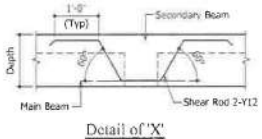
ALL CANTILEVER PROJECTIONS INDICATED TO BE VERIFIED WITH RESPECT TO ARCH.DRAWINGS

LEGEND

1. ("T&B) - TOP AND BOTTOM
2. B/W - BOTHWAYS
3. TYP - TYPICAL
4. C/C - CENTER TO CENTER
5. STPS - STIRRUPS

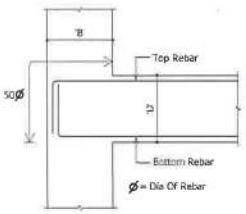
NOTES

1. ALL DIMENSIONS ARE IN "Feet & Inches"
2. USE CONCRETE MIX : M25 GRADE
3. LAP LENGTH 50xD (WHERE 'D' DIA OF REBAR)
4. CLEAR COVER TO THE REINFORCEMENT FOR SLAB (3/4", BEAM BOTTOM 1" & BEAM SIDES 3/4
5. HIGH YIELD STRENGTH DEFORMED BARS (Fe500D) CONFORMING IS 1786-2008 TO BE USED
6. 'Y' DENOTES FOR TOR STEEL
7. THE STRUCTURAL DRAWINGS ARE PREPARED FOR THE SOLE USE AND SPECIFIC PURPOSE OF THE CLIENT AND BASED ON THE DRAWINGS SUBMITTED BY THE CLIENT / ARCHITECT.
8. ANY CORRECTION MAKES THIS STRUCTURAL DRAWINGS INVALID.



Detail of 'X'

(Scale: 1"= 2'-0")



Typical Anchorage Details For Beam Reinforcement Ending With Columns.

(Not For Scale)

[Note : The Above Arrangement is Necessary To Take Care Of Earthquake Loads & Wind Loads]

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CGLRGN/SE/Gr-I/2019/05/010
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Chitlapakkam, Chennai - 600 064.
Ph: 9500020279

Client:: Mr.SK BUILDERS

Project:- PROPOSED RESIDENTIAL BUILDING

At Chengalpattu.

Title:- TYPICAL FLOOR ROOF SLAB (STILT, FIRST, SECOND AND THIRD FLOOR) LAYOUT AND DETAILS

DGN: PRK	MADE: AY	DWG. NO: 19034-13-00.		SIZE: A2
APP: SM	CHECK: SM/RK	DATE - 08.07.2024	REV. - R0	SCALE: 1": 6'-0" ,2'-0"

Structural Consultant :

Dr.P.R.KANNAN RAJKUMAR, Ph.D.,
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Chitlapakkam, Chennai - 64.
Tel : 94446 39272/95000 20279

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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