Verified RealEstate™

RE REGULATORY RECORD

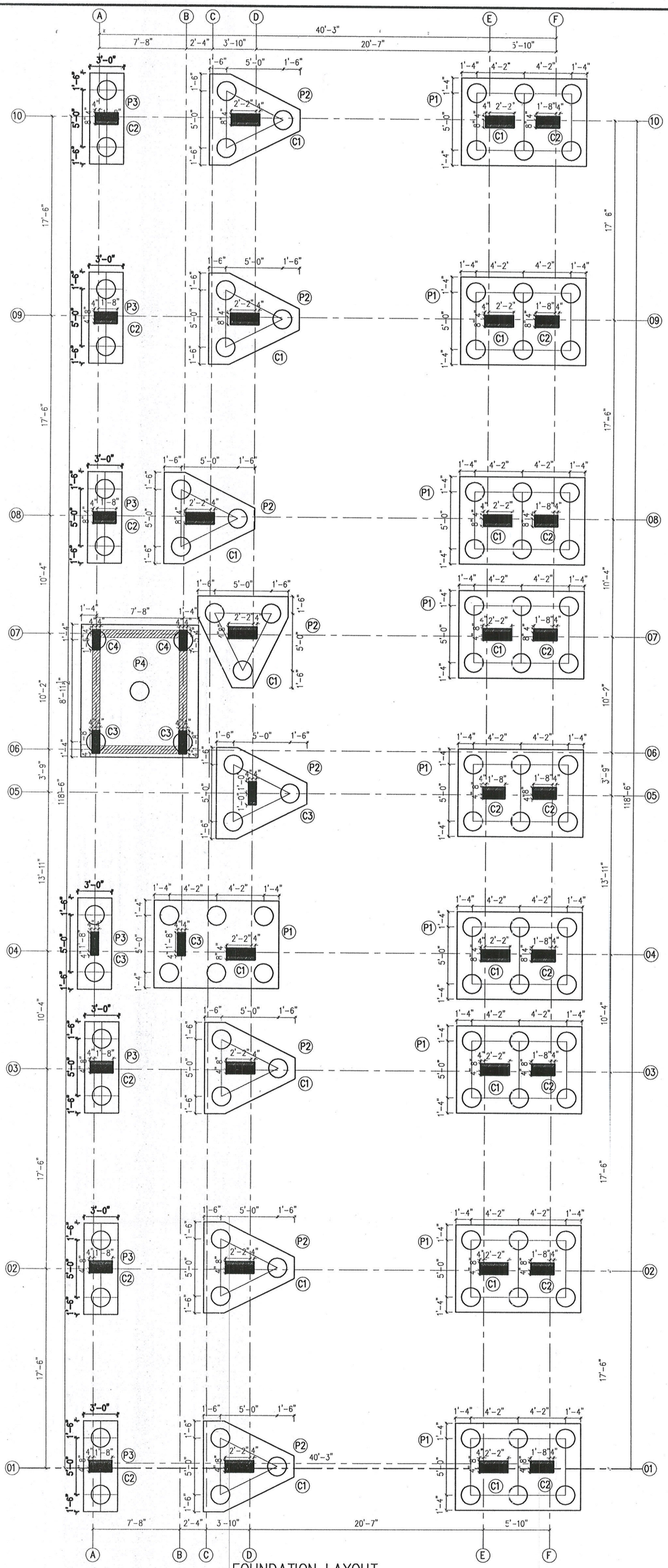
RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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



NOTES:

NOTES FOR BORED CAST IN SITU PILE:

1)THIS DRAWING SHALL BE READ WITH RELEVANT ARCHITECTURAL DRAWINGS.

2)REINFORCEMENT ROD DIAMETER ARE IN MM

3)ALL DIMENSIONS SHALL BE CHECKED & VERIFIED BEFORE EXCUTION OF WORK.

4)DESIGN AND CONSTRUCTION OF BORED CAST IN SITU R.C.C PILES SHALL BE IN ACCORDANCE WITH I.S: 2911 (PART –1/SEC –II LATEST REVISION .

5)CONCRETE FOR PILES : M40 MINIMUM WITH CEMENT CONTENT 400KG/CU.M OF CONCRETE :SLUMP MINIMUM –100mm MAX–180mm. CONCRETE FOR PILE CAP &PB : M30 MINIMUM WITH CEMENT CONTENT 360KG/CU.M

6)HIGH YEILD STRENGTH DEFORMED STEEL BARS FE 550GRADE CONFORMING TO I.S. 1786–1975.

7)USE CLEAN WATER FREE FROM ACIDS AND OTHER IMPURITIES.

8)PILE SHOULD NOT DEVIATE MORE THAN 75mm OR D/10 (DIA OF PILE) WHICHEVER IS MORE. IN THE CASE OF SINGLE PILE IN COLUMN POSITIONAL TOLERANCE SHOULD NOT BE MORE THAN 50mm

9)ANY DEVIATION FROM THE DESIGNED LOCATION OR ALIGNMENT , LOAD CAPACITY OF ANY PILE SHALL BE NOTED AND ADEQUATE MEASURES SHALL BE TAKEN BEFORE CONCRETING OF PILE CAP.

10)A COMPETENT INSPECTOR SHALL BE MAINTAINED AT SITE TO RECORD NECESSARY INFORMATIONS DURING INSTALLATION OF PILES AND THE DATA TO BE RECORDED SHALL BE IN ACCORDANCE WITH I.S. –2911 (PART –I /SEC–II)

11)COLUMNS ARE SHOWN AS —▭
PILES ARE SHOWN AS —○

12)USE PLASTISIZER IN RECOMMENDED PROPORTIONS.

13)CLEAR COVER FOR, COLUMNS.–40mm, PILE –50mm, PILE CAP–75mm, BASE RAFT SLAB–50mm, RC WALL –25mm.

14)STONE AGGREGATE AND SAND CONFORMING TO IS 383 STONE AGGREGATE SIZE –20MM AND DOWN GRADE.

15)USE ORDINARY PORTLAND CEMENT CONFORMING TO IS 8112 (LATEST VERSION) FOR 43 GRADE CEMENT. IS 12269 FOR 53 GRADE CEMNET.

16)REINFORCEMENT :– TOR STEEL FOR #8 AND ABOVE CONFORMING TO IS 1786 FY–500

17)PILE SHOULD PROJECT 75mm INTO THE PILE CAP CONCRETE.

18)LAPPING OF VERTICAL BARS SHALL BE FULLY LAP WELDED.

17)LAPPING OF VERTICAL BARS SHALL BE STAGGERRED.
18)NOT MORE ½ OF VERTICAL BARS SHALL BE LAPPED AT ANY PLACE.

19)USE 18 GAUGE G.I. BINDING WIRE FOR BINDING TIES WITH VERTICAL BARS BINDING SHALL BE PERFECT.

20)ALL TIES SHALL BE WELDED (TACK WELD) WITH VERTICAL BARS. SPIRAL TIES SHALL BE REGULAR FORMATION WITH THE TURNS OF THE HELI SPACED EVENLY AND ITS ENDS SHALL BE ANCHORED PROPERLY BY PROVIDING 40mm EXTRA TURNS OF THE SPIRAL PREFERABLY WITH A 135° HOOK.

21)CONCRETE SHALL BE PLACED THROUGH A TREMIE PIPE OF DIAMETER NOT LESS THAN 150mm SO AS TO FILL THE ENTIRE VOLUME OF BORE WITHOUT THE FORMATION OF VOIDS WHILE CONCRETING THROUGH TREMIE WHICH IS SUBSEQUENTLY WITHDRAWN, THE CONCRETE SHALL BE PLACED IN SUFFICIENT QUANTITY TO ENSURE THAT DURING WITHDRAWN OF TUBE A SUFFICIENT HEAD OF CONCRETE IS MAINTAINED TO PREVENT THE IN FLOW OF SOIL AND GROUND WATER.

22)USE "BENTONITE SLURRY" FOR STABILIZE THE SOIL.

23)CONCRETING OPERATIONS SHOULD NOT BE TAKEN UP WHEN THE SPECIFIC GRAVITY OF BOTTOM SLURRY IS MORE THAN 1.20.

24)USE GOOD WATER FOR CONCRETE MIXING AND CURING CONFORMING TO IS 456 (LATEST REVISION)

25)ALL STRUCTURAL MEMBER DESIGNED FOR SEISMIC ZONE–III.

26)FOUNDATION DESIGNED FOR GF+5 UPPER FLOORS.

NO.	AMENDMENTS	BY	DATE

SCALE	1:100	DESIGN BY	–
JOB NO	001	DRAWN BY	–
DRG NO	S01	DATE	–

DRAWING TITLE:
PILE FOUNDATION LAYOUT

PROJECT TITLE :

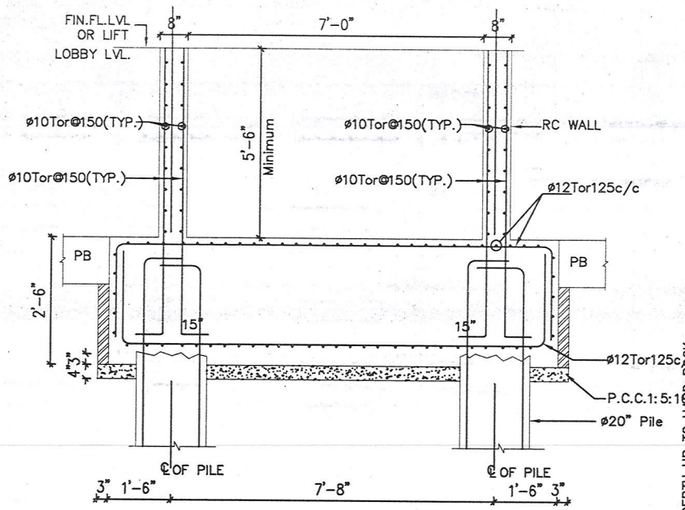
THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT- 18.30M) WITH 9 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.A47, OLD DOOR NO.36, NEW DOOR NO.25, 10TH AVENUE, ASHOK NAGAR, CHENNAI COMPRISED IN R.S. NO.52, BLOCK NO.57 OF KODAMBAKKAM(PART 2) VILLAGE, MAMBALAM TALUK

STRUCTURAL CONSULTANT

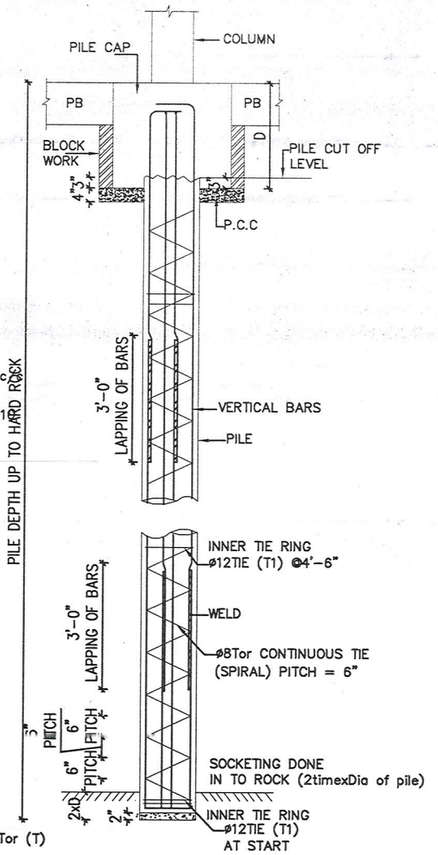
Er. P. RAMAN, B.E.(Civil)., M.E (Struct)., MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.) SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.

SCHEDULE OF COLUMNS (GRADE-M40)

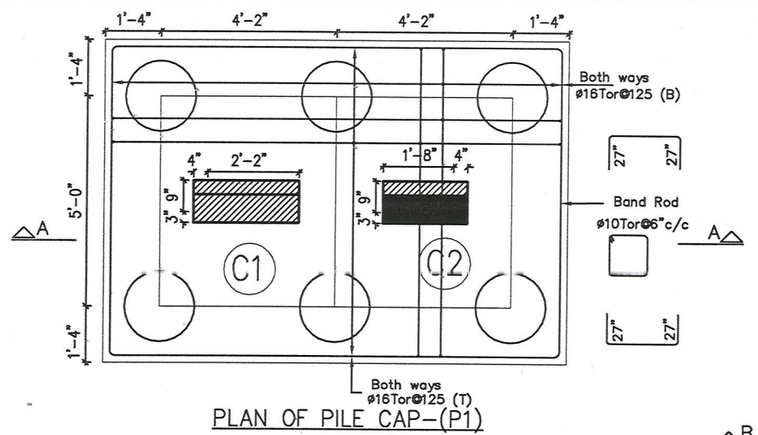
TYPE	COLUMN REINFORCEMENT						STIRRUPS
	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	
C1	12-ø20+2-ø16(b)	12-ø20+2-ø16(b)	8-ø20+4-ø16(b)	14-ø16	14-ø16	14-ø16	ø8TOR
C2	8-ø20+2-ø16(b)	8-ø20+2-ø16(b)	10-ø16	10-ø16	10-ø16	10-ø16	ø8TOR
C3	8-ø20+2-ø16(b)		10-ø16	8-ø16+2-ø12(c)	8-ø16+2-ø12(c)	8-ø16+2-ø12(c)	ø8TOR
C4	10-ø16	8-ø16+2-ø12(c)	8-ø16+2-ø12(c)	8-ø16+2-ø12(c)	8-ø16+2-ø12(c)	8-ø16+2-ø12(c)	ø8TOR



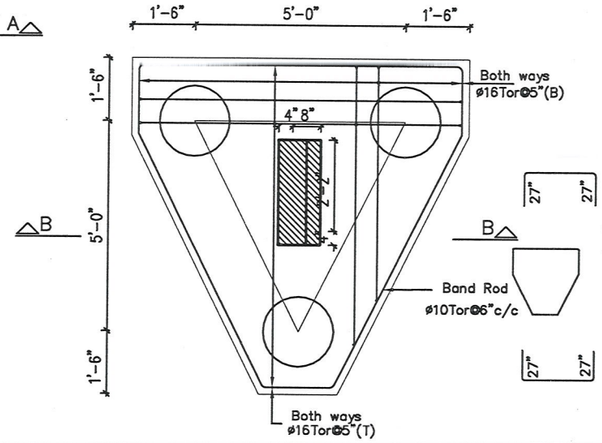
(LIFT PIT. PILE GROUPS-P4)



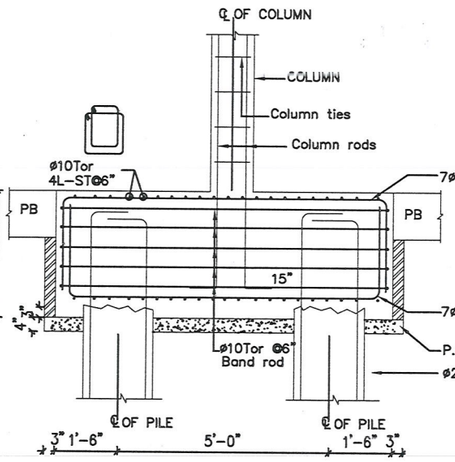
DETAIL OF PILE
DRIVEN CAST IN SITU PILE(24"ø)



PLAN OF PILE CAP-(P1)
4 PILE GROUPS-(TYPICAL)

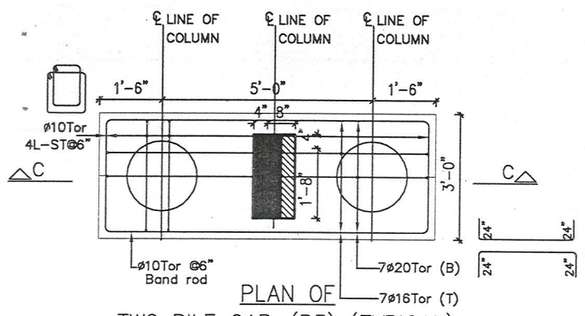


PLAN OF PILE CAP-(P2)
3 PILE GROUPS-(TYPICAL)

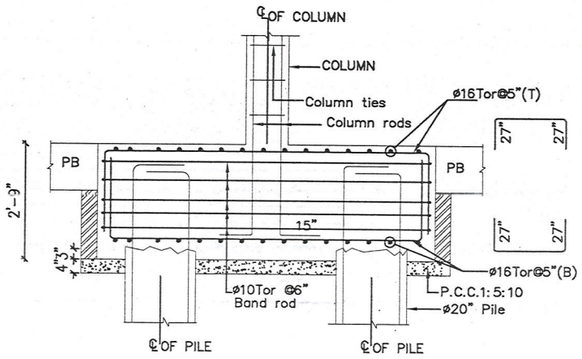


SECTION AT C-C

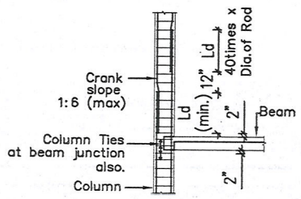
SECTION AT A-A.



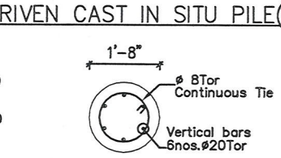
PLAN OF
TWO PILE CAP-(P3) (TYPICAL)



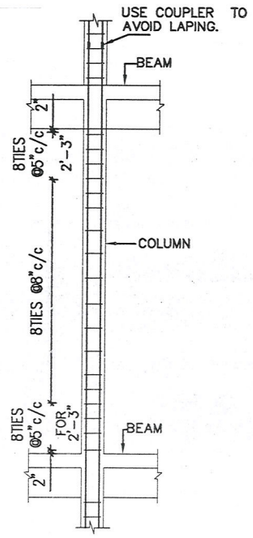
SECTION AT B-B.



SPLICE WITH UPPER BARS
CRANKED INTO POSITION
INSIDE LOWER BARS



C.S. OF PILE - P1 TO P3



TYPICAL TIES ARRANGEMENT
IN COLUMN

NOTES FOR BORED CAST IN SITU PILE:

1) THIS DRAWING SHALL BE READ WITH RELEVANT ARCHITECTURAL DRAWINGS.
2) REINFORCEMENT ROD DIAMETER ARE IN MM
3) ALL DIMENSIONS SHALL BE CHECKED & VERIFIED BEFORE EXCUTION OF WORK.
4) DESIGN AND CONSTRUCTION OF BORED CAST IN SITU R.C.C PILES SHALL BE IN ACCORDANCE WITH I.S: 2911 (PART -1/SEC -II LATEST REVISION.
5) CONCRETE FOR PILES : M40 MINIMUM WITH CEMENT CONTENT 400KG/CU.M OF CONCRETE : SLUMP MINIMUM -100mm. MAX-180mm.
CONCRETE FOR PILECAP & COLUMN : M30 MINIMUM WITH CEMENT CONTENT 380KG/CU.M
6) HIGH YELD STRENGTH DEFORMED STEEL BARS FE 500 GRADE CONFORMING TO I.S. 1786-1979.
7) USE CLEAN WATER FREE FROM ACIDS AND OTHER IMPURITIES.
8) PILE SHOULD NOT DEVIATE MORE THAN 75mm OR D/10 (DIA OF PILE) WHICHEVER IS MORE. IN THE CASE OF SINGLE PILE IN COLUMN POSITIONAL TOLERANCE SHOULD NOT BE MORE THAN 50mm
9) ANY DEVIATION FROM THE DESIRED LOCATION OR ALIGNMENT, LOAD CARRYING CAPACITY OF PILE SHALL BE NOTED AND ADEQUATE MEASURES SHOULD BE TAKEN BEFORE CUTTING OF PILE CAP.
10) A COMPETENT INSPECTOR SHALL BE MAINTAINED AT SITE TO RECORD NECESSARY INFORMATIONS DURING INSTALLATION OF PILES AND THE DATA TO BE RECORDED SHALL BE IN ACCORDANCE WITH I.S. -2911 (PART -I /SEC-I)
11) COLUMNS ARE SHOWN AS ——▭
PILES ARE SHOWN AS ——○
12) USE PLASTISIZER IN RECOMMENDED PROPORTIONS.
13) CLEAR COVER FOR, COLUMNS -40mm, PILE -50mm, PILE CAP-75mm, BASE RAFT SLAB-50mm, RC WALL -25mm.
14) STONE AGGREGATE AND SAND CONFORMING TO IS 383 STONE AGGREGATE SIZE -20mm AND 10mm GRADE.
15) USE ORDINARY PORTLAND CEMENT CONFORMING TO IS 8112 (LATEST VERSION) FOR 43 GRADE CEMENT. IS 12269 FOR 53 GRADE CEMENT.
16) REINFORCEMENT :- TOR STEEL FOR #6 AND ABOVE CONFORMING TO IS 1786 FY-500
17) PILE SHOULD PROJECT 75mm INTO THE PILE CAP CONCRETE.
18) LAPPING OF VERTICAL BARS SHALL BE FULLY LAP WELDED.
19) LAPPING OF VERTICAL BARS SHALL BE STAGGERED. 1/3RDOT MORE % OF VERTICAL BARS SHALL BE LAPPED AT ANY PLACE.
20) USE 18 GAUGE G.I. BINDING WIRE FOR BINDING TIES WITH VERTICAL BARS BINDING SHALL BE PERFECT.
21) ALL TIES SHALL BE WELDED (TACK WELD) WITH VERTICAL BARS. SPIRAL TIES SHALL BE REGULAR FORMATION WITH THE TURNS OF THE HELI SPACED EVENLY AND ITS ENDS SHALL BE ANCHORED PROPERLY BY PROVIDING 40mm EXTRA TURNS OF THE SPIRAL PREFERABLY WITH A 135° HOOK.
22) CONCRETE SHALL BE PLACED THROUGH A TREMIE PIPE OF DIAMETER NOT LESS THAN 150mm SO AS TO FILL THE ENTIRE VOLUME OF BORE WITHOUT THE FORMATION OF VOIDS WHILE CONCRETING THROUGH TREMIE WHICH IS SUBSEQUENTLY WITHDRAWN, THE CONCRETE SHALL BE PLACED IN SUFFICIENT QUANTITY TO ENSURE THAT DURING WITHDRAWL OF TUBE A SUFFICIENT HEAD OF CONCRETE IS MAINTAINED TO PREVENT THE IN FLOW OF SOIL AND GROUND WATER.
23) USE "BENTONITE SLURRY" FOR STABILIZE THE SOIL.
24) CONCRETING OPERATIONS SHOULD NOT BE TAKEN UP WHEN THE SPECIFIC GRAVITY OF BOTTOM SLURRY IS MORE THAN 1.20.
25) USE GOOD WATER FOR CONCRETE MIXING AND CURING CONFORMING TO IS 456 (LATEST REVISION)
26) ALL STRUCTURAL MEMBER DESIGNED FOR SEISMIC ZONE-III.
27) FOUNDATION DESIGNED FOR G+4 UPPER FLOORS.

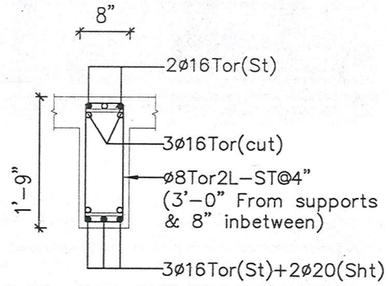
NO.	AMENDMENTS		BY	DATE
SCALE	1:100	DESIGN BY	-	
JOB NO	001	DRAWN BY	-	
DRG NO	S02	DATE	-	

DRAWING TITLE:
PILE FOUNDATION LAYOUT

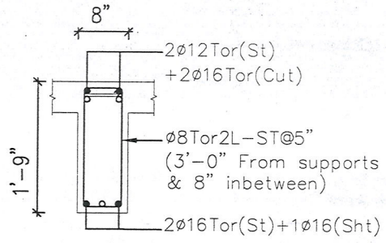
PROJECT TITLE :
THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT- 18.30M) WITH 9 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.A47, OLD DOOR NO.36, NEW DOOR NO.25, 10TH AVENUE, ASHOK NAGAR, CHENNAI COMPRISED IN R.S. NO.52, BLOCK NO.57 OF KODAMBAKKAM(PART 2) VILLAGE, MAMBALAM TALUK

STRUCTURAL CONSULTANT

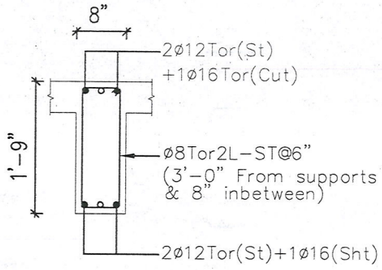
Er. P. RAMAN, B.E (Civil)., M.E (Struct)., MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.



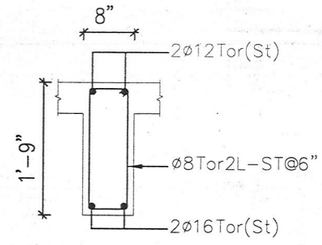
C.S OF BEAM–B1



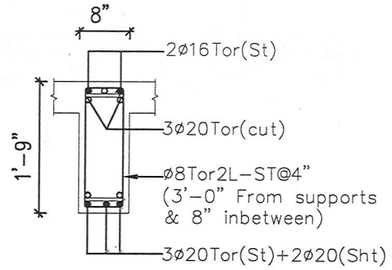
C.S OF BEAM–B2



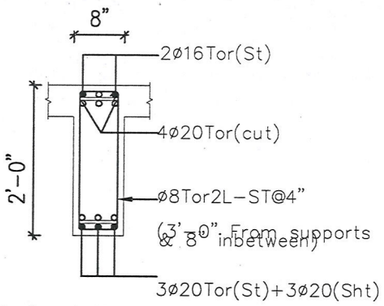
C.S OF BEAM–B3



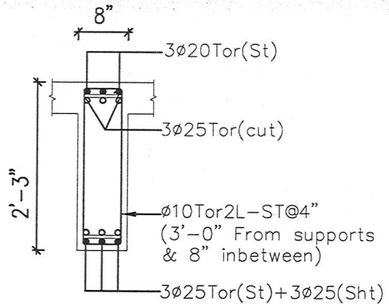
C.S OF BEAM–B4



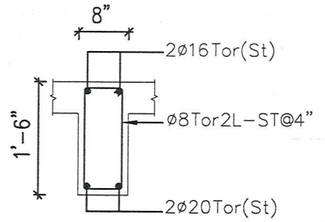
C.S OF BEAM–B5



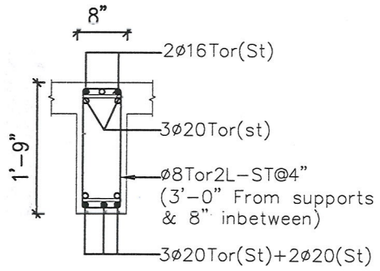
C.S OF BEAM–B6



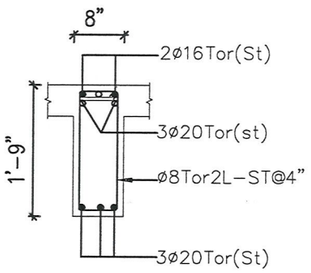
C.S OF BEAM–B7



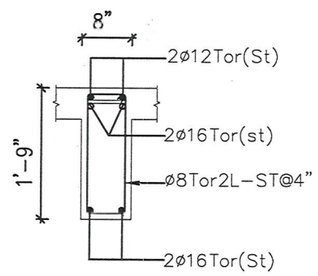
C.S OF BEAM–B8



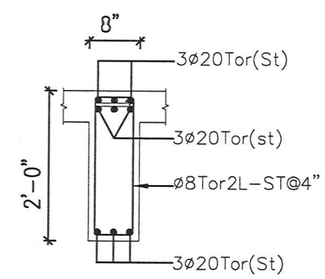
C.S OF BEAM–B5c



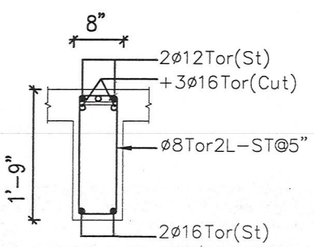
C.S OF BEAM–B5a



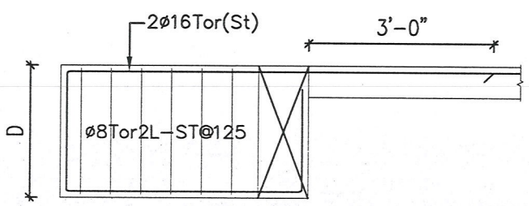
C.S OF BEAM–B4a



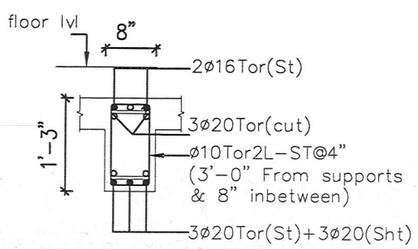
C.S OF BEAM–B4b



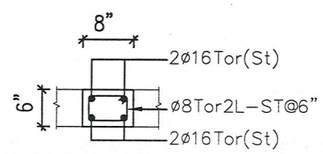
C.S OF BEAM–B2a



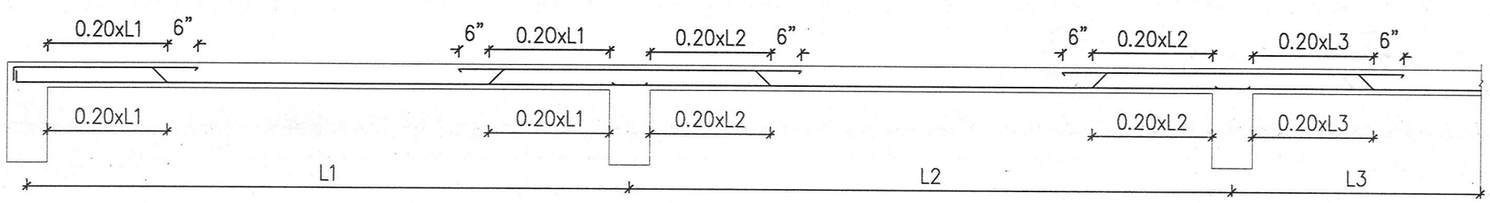
C.S OF BEAM–BR1



C.S OF BEAM–B5e



C.S OF BEAM–CB1



TYPICAL SLAB ROD BENDING DETAILS.

NOTES FOR BORED CAST IN SITU PILE:

1)THIS DRAWING SHALL BE READ WITH RELEVANT ARCHITECTURAL DRAWINGS.
2)REINFORCEMENT ROD DIAMETER ARE IN MM
3)ALL DIMENSIONS SHALL BE CHECKED & VERIFIED BEFORE EXCUTION OF WORK.
4)DESIGN AND CONSTRUCTION OF BORED CAST IN SITU R.C.C PILES SHALL BE IN ACCORDANCE WITH I.S: 2911 (PART –1/SEC –II LATEST REVISION .
5)CONCRETE FOR PILES : M40 MINIMUM WITH CEMENT CONTENT 400KG/CU.M OF CONCRETE :SLUMP MINIMUM –100mm MAX–180mm.
CONCRETE FOR PILECAP & COLUMN : M30 MINIMUM WITH CEMENT CONTENT 360KG/CU.M
6)HIGH YEILD STRENGTH DEFORMED STEEL BARS FE 550 GRADE CONFORMING TO I.S. 1786–1975.
7)USE CLEAN WATER FREE FROM ACIDS AND OTHER IMPURITIES.
8)PILE SHOULD NOT DEVIATE MORE THAN 75mm OR D/10 (DIA OF PILE) WHICHEVER IS MORE. IN THE CASE OF SINGLE PILE IN COLUMN POSITIONAL TOLERANCE SHOULD NOT BE MORE THAN 50mm
9)ANY DEVIATION FROM THE DESIGNED LOCATION OR ALIGNMENT , LOAD CAPASITY OF ANY PILE SHALL BE NOTED AND ADEQUATE MEASURES SHALL BE TAKEN BEFORE CONCRETING OF PILE CAP.
10)A COMPETENT INSPECTOR SHALL BE MAINTAINED AT SITE TO RECORD NECESSARY INFORMATIONS DURING INSTALLATION OF PILES AND THE DATA TO BE RECORDED SHALL BE IN ACCORDANCE WITH I.S. –2911 (PART –I /SEC–II)
11)COLUMNS ARE SHOWN AS —▭
PILES ARE SHOWN AS —○
12)USE PLASTISIZER IN RECOMMENDED PROPORTIONS.
13)CLEAR COVER FOR, COLUMNS –40mm, PILE –50mm, PILE CAP–75mm, BASE RAFT SLAB–50mm, RC WALL –25mm.
14)STONE AGGREGATE AND SAND CONFORMING TO IS 383 STONE AGGREGATE SIZE –20MM AND DOWN GRADE.
15)USE ORDINARY PORTLAND CEMENT CONFORMING TO IS 8112 (LATEST VERSION) FOR 43 GRADE CEMENT. IS 12269 FOR 53 GRADE CEMNET.
16)REINFORCEMENT :– TOR STEEL FOR ø8 AND ABOVE CONFORMING TO IS 1788 FY–500
17)PILE SHOULD PROJECT 75mm INTO THE PILE CAP CONCRETE.
18)LAPPING OF VERTICAL BARS SHALL BE FULLY LAP WELDED.
17)LAPPING OF VERTICAL BARS SHALL BE STAGGERRED.
18)NOT MORE ½ OF VERTICAL BARS SHALL BE LAPPED AT ANY PLACE.
19)USE 18 GAUGE G.I. BINDING WIRE FOR BINDING TIES WITH VERTICAL BARS BINDING SHALL BE PERFECT.
20)ALL TIES SHALL BE WELDED (TACK WELD) WITH VERTICAL BARS. SPIRAL TIES SHALL BE REGULAR FORMATION WITH THE TURNS OF THE HELI SPACED EVENLY AND ITS ENDS SHALL BE ANCHORED PROPERLY BY PROVIDING 40mm EXTRA TURNS OF THE SPIRAL PREFERABLY WITH A 135° HOOK.
21)CONCRETE SHALL BE PLACED THROUGH A TREMIE PIPE OF DIAMETER NOT LESS THAN 150mm SO AS TO FILL THE ENTIRE VOLUME OF BORE WITHOUT THE FORMATION OF VOIDS WHILE CONCRETING THROUGH TREMIE WHICH IS SUBSEQUENTLY WITHDRAWN, THE CONCRETE SHALL BE PLACED IN SUFFICIENT QUANTITY TO ENSURE THAT DURING WITHDRAWN OF TUBE A SUFFICIENT HEAD OF CONCRETE IS MAINTAINED TO PREVENT THE IN FLOW OF SOIL AND GROUND WATER.
22)USE "BENTONITE SLURRY" FOR STABILIZE THE SOIL.
23)CONCRETING OPERATIONS SHOULD NOT BE TAKEN UP WHEN THE SPECIFIC GRAVITY OF BOTTOM SLURRY IS MORE THAN 1.20
24)USE GOOD WATER FOR CONCRETE MIXING AND CURING CONFORMING TO IS 456 (LATEST REVISION)
25)ALL STRUCTURAL MEMBER DESIGNED FOR SEISMIC ZONE–III.
26)FOUNDATION DESIGNED FOR G+4 UPPER FLOORS.

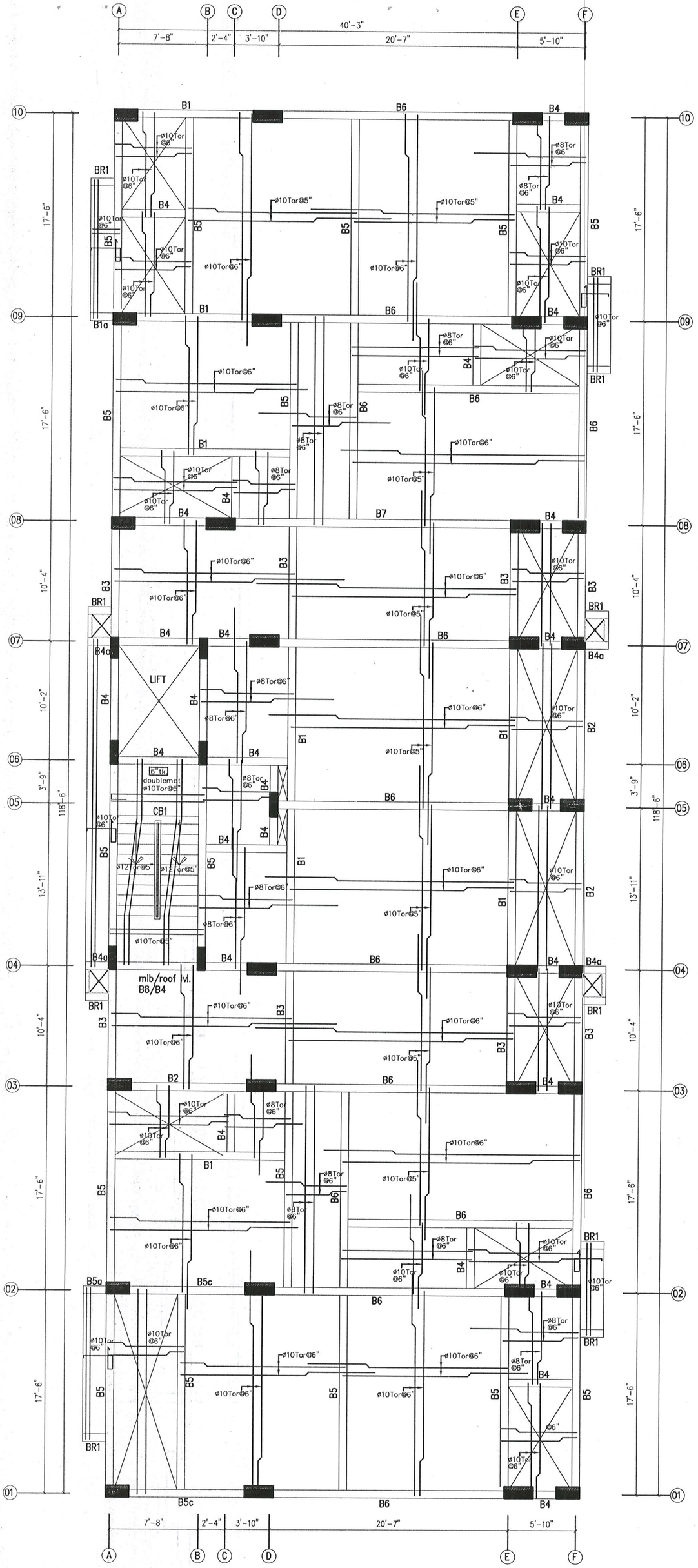
NO.	AMENDMENTS	BY	DATE

SCALE	1:100	DESIGN BY	–
JOB NO	001	DRAWN BY	–
DRG NO	S04	DATE	–

DRAWING TITLE:
RCC DETAILS OF BEAM C.S.

PROJECT TITLE :
THE PROPOSED CONSTRUCTION OF
STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT- 18.30M) WITH 9 DWELLING UNITS AVAILING
PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.A47, OLD DOOR NO.36, NEW DOOR NO.25, 10TH AVENUE, ASHOK NAGAR,
CHENNAI COMPRISED IN R.S. NO.52, BLOCK NO.57 OF KODAMBAKKAM(PART 2) VILLAGE, MAMBALAM TALUK

STRUCTURAL CONSULTANT
Er. P. RAMAN, B.E (Civil), M.E (Struct)., MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.



SLAB BEAM LAYOUT

ALL SLAB THICKNESS IS 5",UNLESS SPECIFIED.

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. THIS DRG SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWING
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE EXECUTION OF WORKS.
4. CONCRETE MIX :- M30 (CEMENT CONTENT-360KG/M3)
* CONTRACTOR / CLIENT SHALL SEND US CUBE TEST RESULTS TO SUBSTANTIATE THE CONCRETE MIX GRADE.
* IF READY MIXED CONCRETE IS BEING USED, CLIENT/CONTRACTOR SHALL CAST CONCRETE CUBES INDEPENDENTLY AT SITE AND SEND CUBE RESULTS THUS OBTAINED TO US.
5. MAXIMUM WATER CEMENT RATIO : 0.50.
6. REINFORCEMENT :
   TOR STEEL FOR ⌀8MM & ABOVE CONFORMING TO IS 1786 (LATEST REVISION)
7. CLEAR CONCRETE COVER TO MAIN BARS :
   FOR SLAB - 20MM , FOR BEAM - 25MM
8. USE STONE AGGREGATES AND SAND CONFORMING TO IS 383 (LATEST REVISION)
   STONE AGGREGATES SIZE - 20MM AND DOWN GRADE
9. USE GOOD WATER FOR CONCRETE MIXING AND CURING CONFORMING TO IS 456 (LATEST REVISION)
10. USE ORDINARY PORTLAND CEMENT CONFORMING TO IS 8112 (LATEST REVISION) FOR 43 GRADE CEMENT & IS 12269 FOR 53 GRADE CEMENT.
11. THE CENTERING AND SHUTTERING TO SUPPORT STRUCTURAL CONCRETE MUST BE SUFFICIENTLY STRONG AND RIGIDLY BRACED.HORIZONTAL TIES SHALL BE PROVIDED AT EVERY 1.5M HEIGHT.
12. THE STABILITY OF SUPPORTS AND STRENGTH OF THE CENTERING AND FORMWORK SHOULD BE ENSURED BY THE CONTRACTOR AND SITE ENGINEER BEFORE PLACING CONCRETE.

NO.	AMENDMENTS	BY	DATE

SCALE	1:100	DESIGN BY	–
JOB NO	001	DRAWN BY	–
DRG NO	S03	DATE	–

DRAWING TITLE:
SLAB BEAM LAYOUT.

PROJECT TITLE :

THE PROPOSED CONSTRUCTION OF
STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT- 18.30M) WITH 9 DWELLING UNITS AVAILING
PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.A47, OLD DOOR NO.36, NEW DOOR NO.25, 10TH AVENUE, ASHOK NAGAR,
CHENNAI COMPRISED IN R.S. NO.52, BLOCK NO.57 OF KODAMBAKKAM(PART 2) VILLAGE, MAMBALAM TALUK

STRUCTURAL CONSULTANT

Er. P. RAMAN, B.E.(Civil), M.E (Struct)., MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.: SE/ GR-1/ 2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.

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,
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.