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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

PROPOSED COMMERCIAL BUILDING AT OLD DOOR NO: 11, NEW DOOR NO: 25, THANIKACHALAM ROAD, T-NAGAR, CHENNAI- 600 017. COMPRISED IN O.T.S.NO.6601 & 6602,T.S.NO: 6601/1 & 6602/1, BLOCK NO: 142 OF T-NAGAR VILLAGE, GREATER CHENNAI CORPORATION. DIVISION - 117, ZONE – 09

GENERAL NOTE ON STRUCTURAL DESIGN.

1.0 GENERAL.

1.1 DESIGN BASIS

The proposed residential building consists of having stilt Plus five upper floors only.

The design of this building is carried out based on frame analysis using STAAD CONNECT.

1.2 CODES AND STANDARDS

All structural design is carried out conforming to the provisions of National Building Code of India and other relevant Indian Codes and Standards.

1. I.S. 456 - 2000
2. I.S. 875 - Part I to III
3. I.S.1893 - 2016

2.0 BASIC CIVIL DESIGN LOADS

2.1 DEAD LOADS & LIVE LOADS

Typical slab dead load is calculated as follows

Self weight of slab	=	7.5kN/m²
Floor finish	=	2.0kN/m²
Live load	=	5.0kN/m²
		14.25kN/m²

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.

3.0 SOIL DETAILS

Based on soil test report pile foundation is adopted.

DESIGN METHODS

General design and detailing of concrete members/elements are done conforming to the provisions of I.S: 456 and other relevant I.S codes. Limit State method is followed for the design.

Seismic Zone III load is taken into account for the analysis. The predominant direction of vibration is horizontal. Relevant combination of forces has been taken into account.

4.1

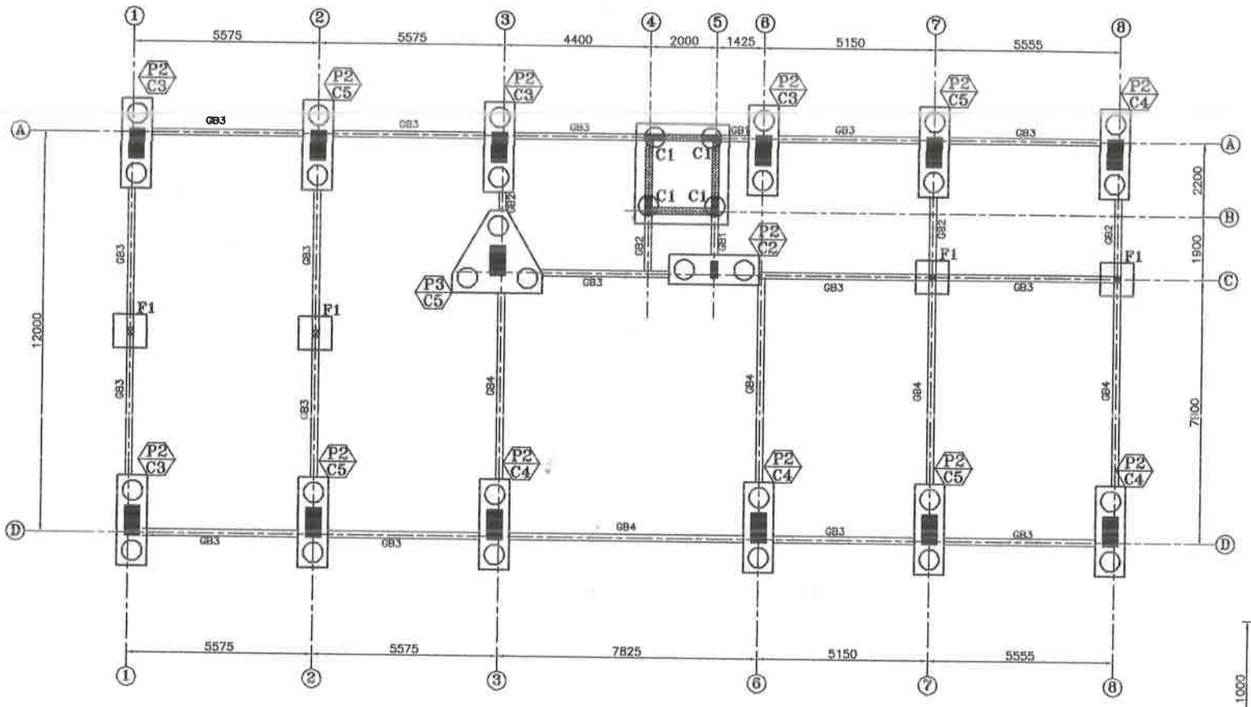
Load Combination	Ultimate Limit Load	Serviceability Limit State
DL+LL+WL Or DL+LL+EL	1.2DL+1.2LL+1.2WL Or 1.2DL+1.2LL+1.2EL	DL+LL+WL or DL+LL+EL

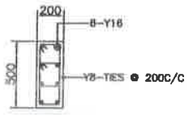
4.3 **MINIMUM COVER**

Slab	15 mm
Beam	25 mm
Columns	40 mm
Foundations	50 mm

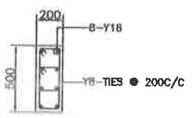
The Structure is safe and sound when used for the purpose for which it is designed.

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.

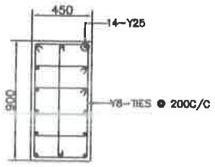




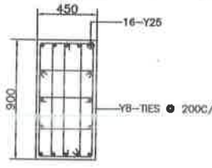
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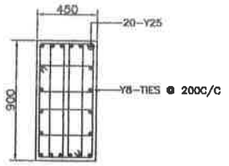
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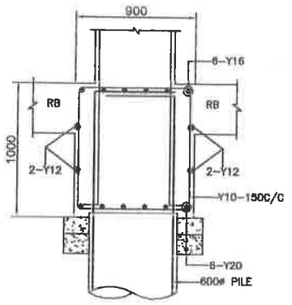
COL-C3



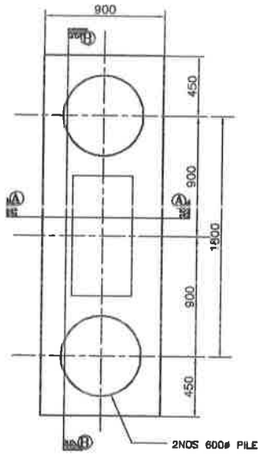
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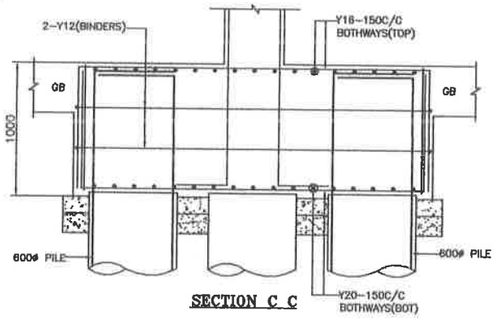
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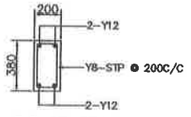
SECTION A A



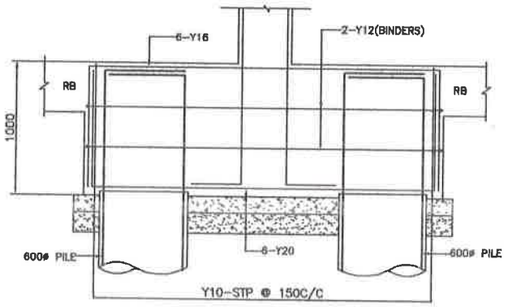
PILE-P2



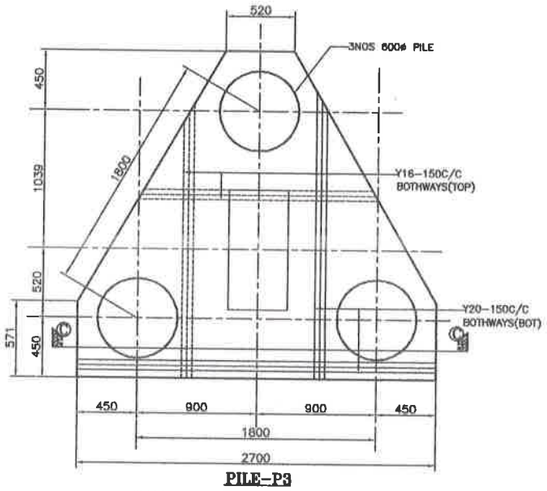
SECTION C C



C.S OF GB1

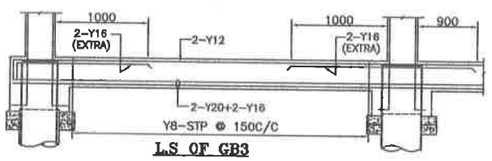


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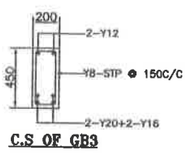


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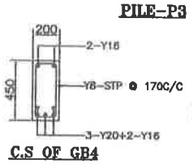
C.S OF GB2



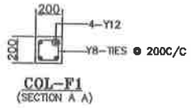
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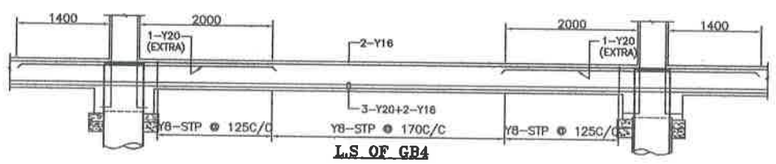
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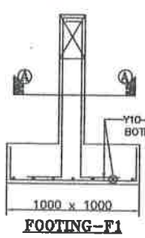
C.S OF GB4



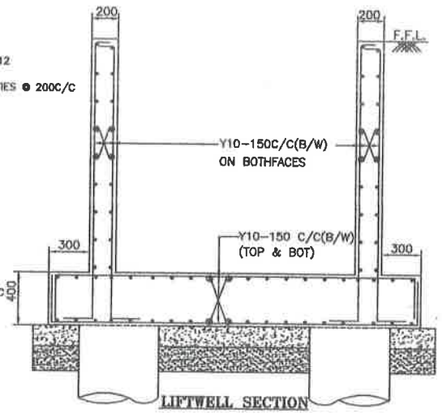
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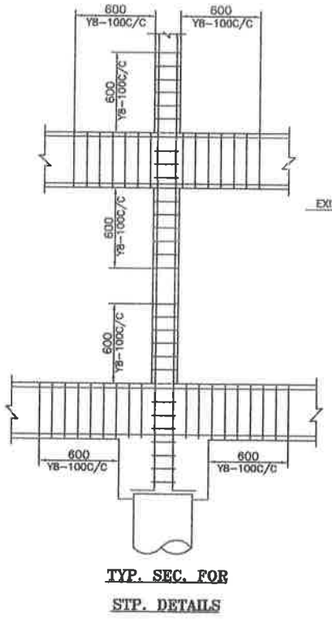
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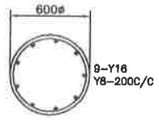
FOOTING-F1



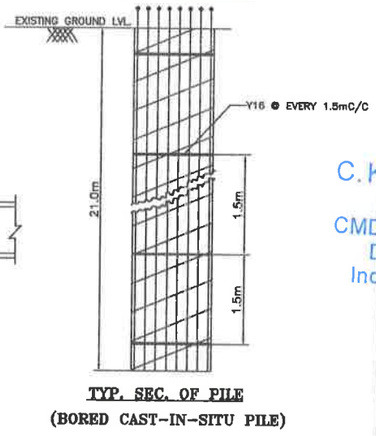
LIFTWELL SECTION



TYP. SEC. FOR
STP. DETAILS



600ø PILE
SAFE LOAD-140T



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

Notes -

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. Items shall be M30 for column & M25 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TORMO Steel confirming to I.S. 1786 – 1985.
   Grade – Fe 500
4. Clear cover to the main steel
   50 for 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 cc 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 (21'-0") –21days

R.NO	DATE	DESCRIPTION

PROJECT

PROPOSED COMMERCIAL BUILDING AT OLD DOOR NO: 11, NEW DOOR NO: 25, THANIKACHALAM ROAD, T-NAGAR, CHENNAI- 600 017. COMPRISED IN O.T.S.NO.6601 & 6602,T.S.NO: 6601/1 & 6602/1, BLOCK NO: 142 OF T-NAGAR VILLAGE, GREATER CHENNAI CORPORATION. DIVISION – 117, ZONE – 09

FOUNDATION DETAIL

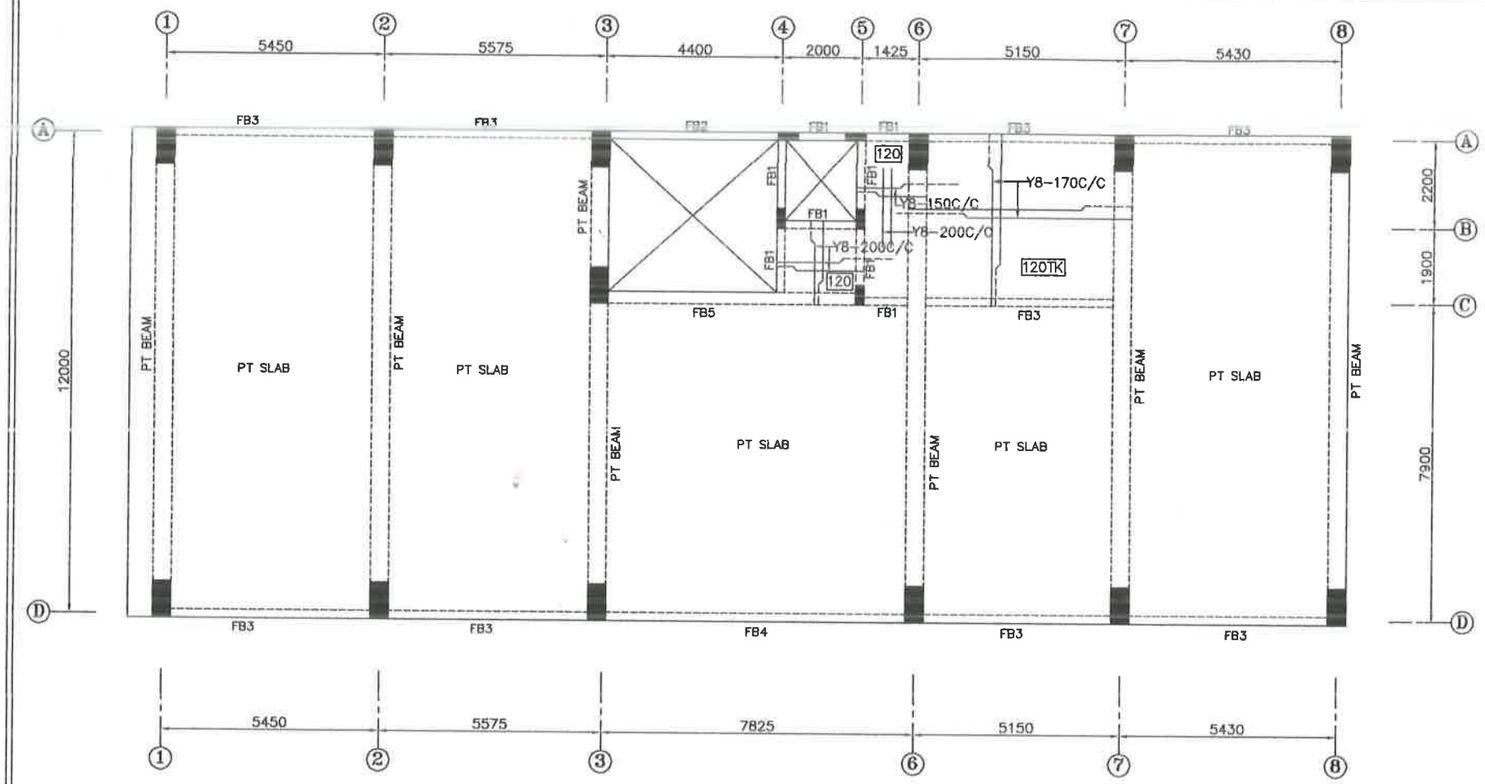
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DRAWN	SEETHA		DATE	28-05-2025

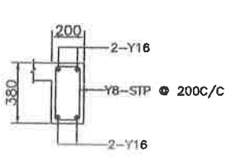
STRUCTURAL CONSULTANTS:

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.

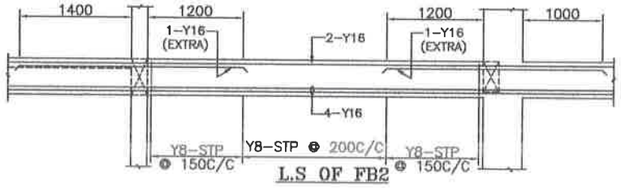
C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257-W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI-20.
MOBILE NO: 098412 49815.
E-MAIL:kannankde2007@gmail.com

FILE NAME : D:\VISHNUPATHY\KCK\T NAGAR

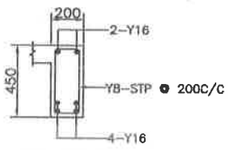




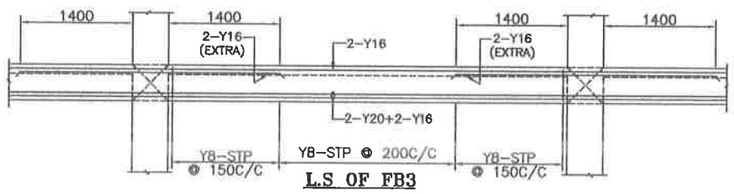
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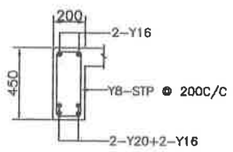
L.S OF FB2



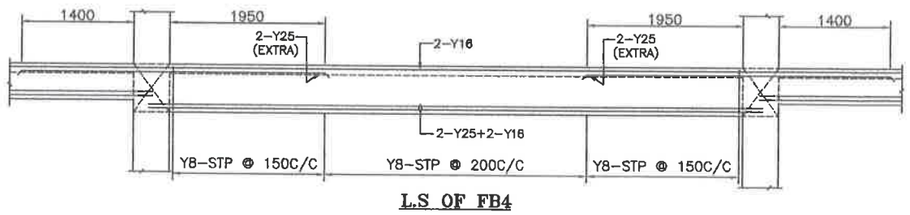
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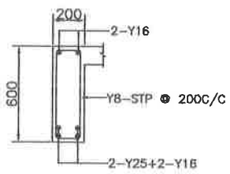
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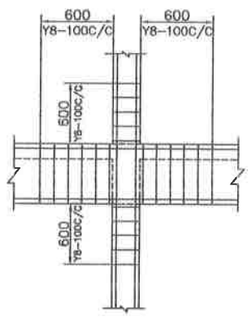
C.S OF FB3



L.S OF FB4

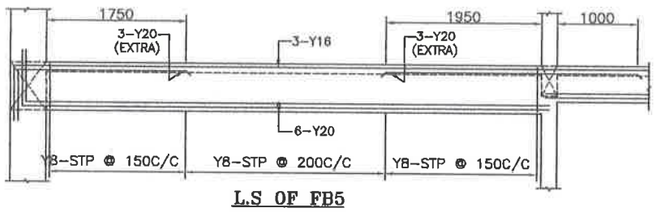


C.S OF FB4

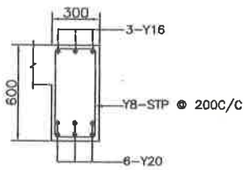


TYP. SEC. FOR

STP. DETAILS



L.S OF FB5



C.S OF FB5

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M30 for column & M25 for all other R.C.C works
3. Y Denotes TOR40 Steel confirming to IS: 1786 – 1985. Grade – Fe 500
4. *Clear cover to the main steel*
   - 50 for 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 8 m (20'-0") –21days

R.NO	DATE	DESCRIPTION

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PROPOSED COMMERCIAL BUILDING AT OLD DOOR NO: 11, NEW DOOR NO: 25, THANIKACHALAM ROAD, T-NAGAR, CHENNAI- 600 017. COMPRISED IN O.T.S.NO.6601 & 6602,T.S.NO: 6601/1 & 6602/1, BLOCK NO: 142 OF T-NAGAR VILLAGE, GREATER CHENNAI CORPORATION. DIVISION – 117, ZONE – 09

TYPICAL FLOOR ROOF DETAIL

DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	VISHNUPATHY		DATE	28-05-2025

STRUCTURAL CONSULTANTS:

C.KANNAN B.E.,M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
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2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI-20.
MOBILE NO: 098412 49815.
E-MAIL:kannankds2007@gmail.com

FILE NAME : D:\VISHNUPATHY\KCK\T NAGAR

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

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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.