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RE REGULATORY RECORD

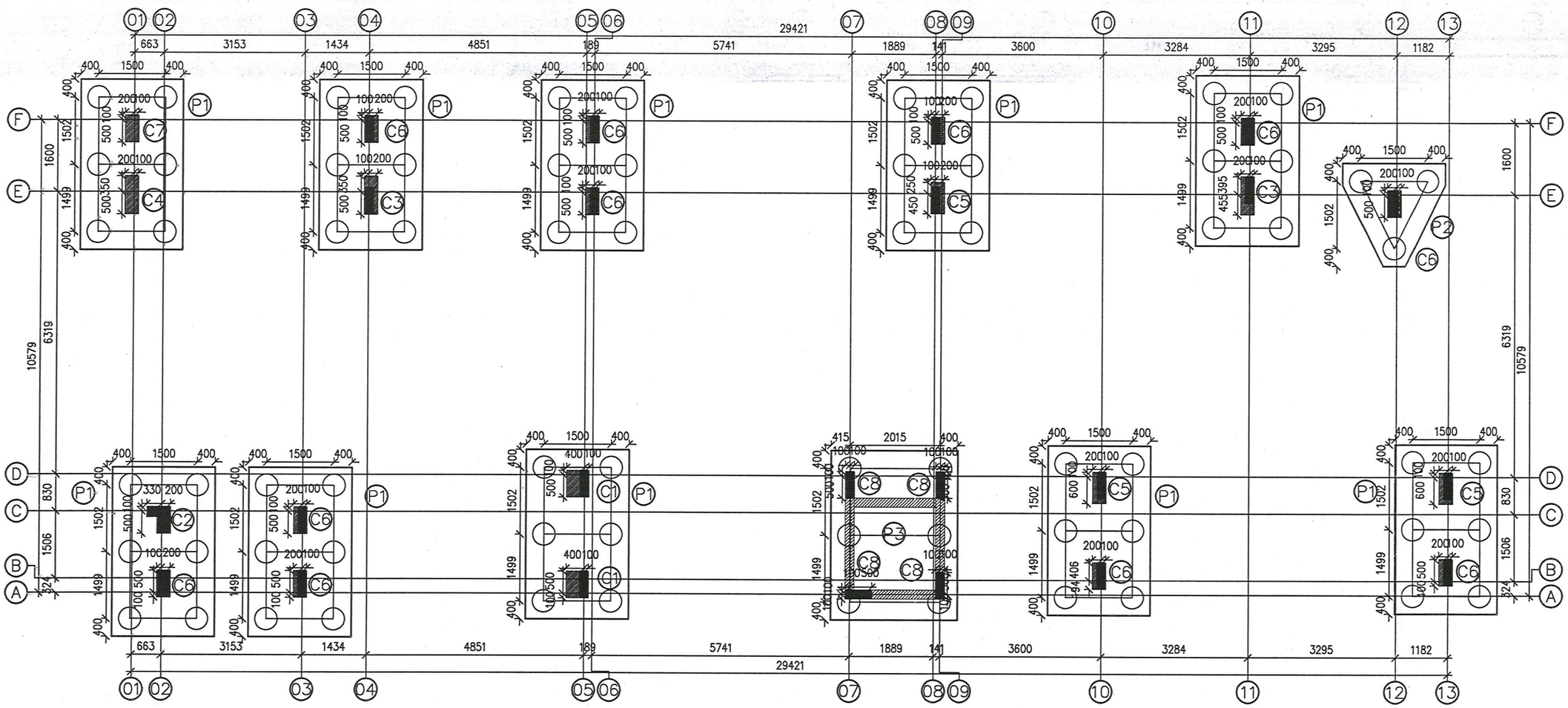
RERA Document

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+91 9996 12 9996
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FOUNDATION LAYOUT.

Notes :

1. All dimensions are in millimetres.
2. This drawing shall be read in conjunction with relevant architectural drawing.
3. All dimensions shall be checked and verified before execution of works.
4. Concrete mix as shown :
   for Pile – M30 (Cement Content 380 kg/m3)
   for Pile Cap & PB – M25 (Cement Content 340kg/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. Reinforcement : TOR STEEL for ø8mm & above conforming to IS 1786 (latest revision)
6. Clear concrete cover to main bars :
   for footings – 50mm ; for columns – 40mm;
   for pile – 50mm , for pile cap – 75mm
7. Use stone aggregates and sand conforming to IS 383(latest revision)
   stone aggregate size – 20mm and down grade
8. Use good water for concrete mixing and curing conforming to IS 456(latest revision)
9. Use ordinary portland cement conforming to IS 8112 (latest revision) for 43 grade cement & IS 12269 (latest revision) for 53 grade cement.
10. Piles shall be bored and under reamed as accurately as possible.
11. For construction of piles (Boring and under reaming control of alignment, method of concreting, finishing pile heads, estimation of concrete quantity, etc.) Refer I.S 2911 (PART–III) latest edition.
12. 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.
13. The stability of supports and strength of the centering and formwork should be ensured by the Contractor and Site Engineer before placing concrete.
14. Foundation designed for G.F+5FLOORS.

NO.	AMENDMENTS	BY	DATE
R1	–		–

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

DRAWING TITLE:
FOUNDATION LAYOUT.

PROJECT TITLE :

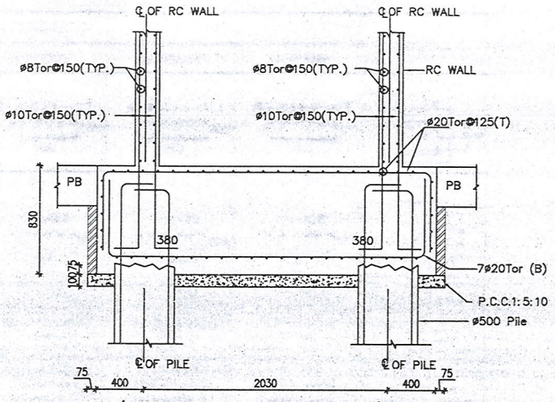
THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS +5TH FLOOR PART RESIDENTIAL BUILDING WITH 9 DWELLING UNITS (18.30 M HEIGHT) AVAILING PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO.5, NEW DOOR NO.17, KRISHNAMMA ROAD AND NAGESWARA ROAD, NUNGAMBAKKAM, CHENNAI 600034 AND COMPRISED IN R.S.NO.144/5 AND 144/15 IN BLOCK NO.21 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

STRUCTURAL CONSULTANT

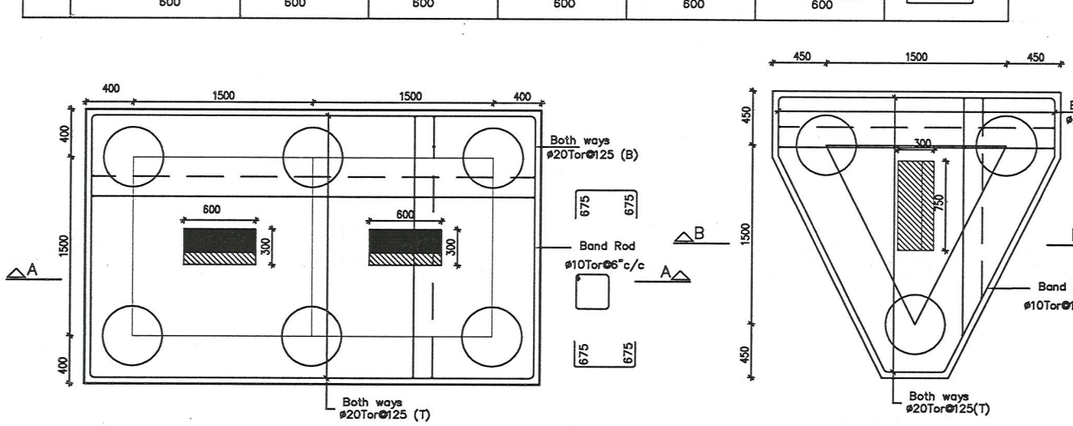
Er. P. RAMAN, B.E (Civil)., M.E (Struct)., MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.

SCHEDULE OF COLUMNS (GRADE–M40)

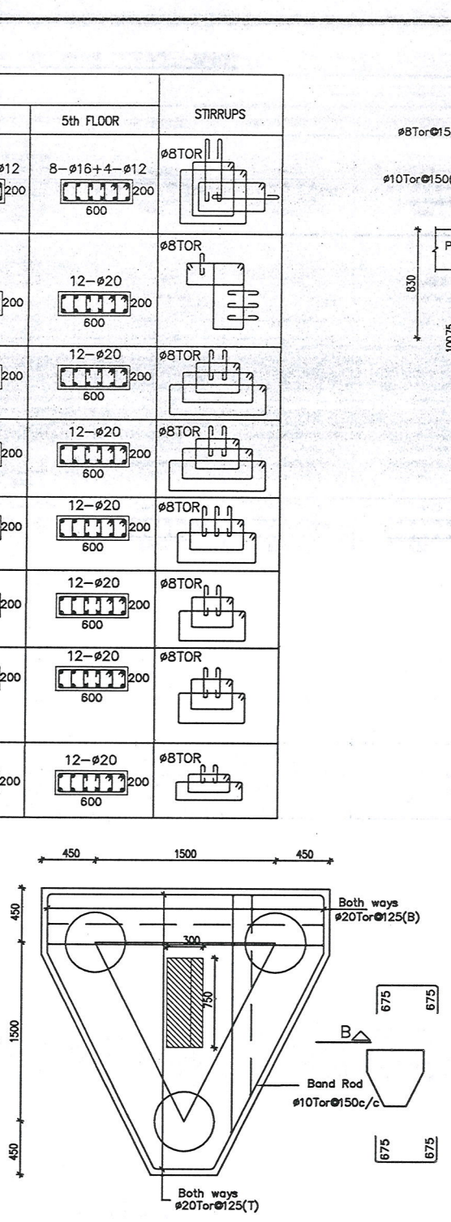
TYPE	COLUMN REINFORCEMENT						STIRRUPS
	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	
C1	18–ø20, 500 × 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	8–ø16+4–ø12, 200 c/c, 600	8–ø16+4–ø12, 200 c/c, 600	8–ø16+4–ø12, 200 c/c, 600	ø8TOR
C2	16–ø20, 600 × 530	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR
C3	16–ø20, 300 × 850	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR
C4	16–ø20, 300 × 850	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR
C5	14–ø20, 300 × 700	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR
C6	12–ø20, 300 × 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR
C7	12–ø20, 300 × 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR
C8	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	12–ø20, 200 c/c, 600	ø8TOR



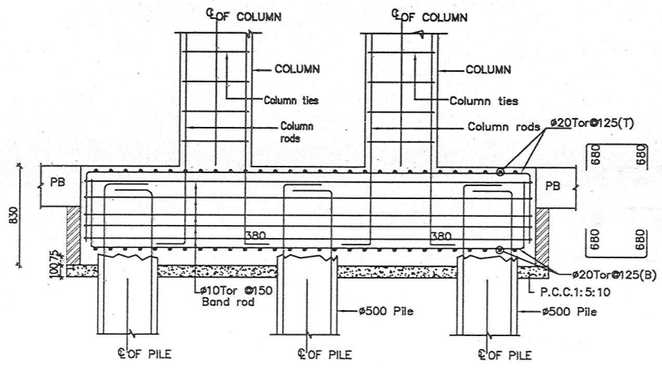
(LIFT PIT. PILE GROUPS–P3)



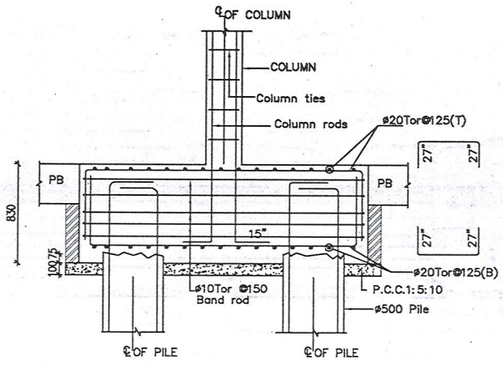
PLAN OF PILE CAP–(P1)
4 PILE GROUPS–(TYPICAL)



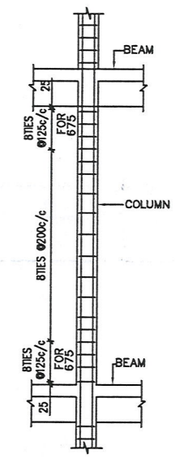
PLAN OF PILE CAP–(P2)
3 PILE GROUPS–(TYPICAL)



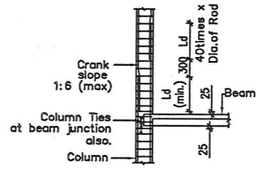
SECTION AT A–A.



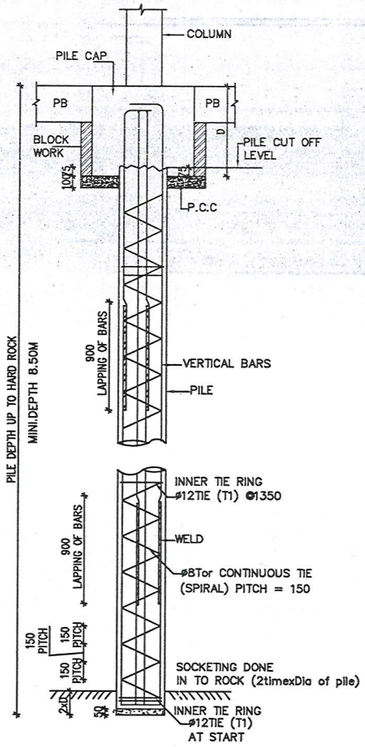
SECTION AT B–B.



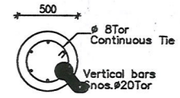
TYPICAL TIES ARRANGEMENT
IN COLUMN



SPLICE WITH UPPER BARS
CRANKED INTO POSITION
INSIDE LOWER BARS



DETAIL OF PILE
DRIVEN CAST IN SITU PILE(500ø)



C.S. OF PILE.

Notes :

1. All dimensions are in millimetres.
2. This drawing shall be read in conjunction with relevant architectural drawing.
3. All dimensions shall be checked and verified before execution of works.
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   for Pile – M30 (Cement Content 380 kg/m3)
   for Pile Cap & PB – M25 (Cement Content 340kg/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. Reinforcement : TOR STEEL for ø8mm & above conforming to IS 1786 (latest revision)
6. Clear concrete cover to main bars :
   for footings – 50mm ; for columns – 40mm;
   for pile – 50mm , for pile cap – 75mm
7. Use stone aggregates and sand conforming to IS 383(latest revision)
   stone aggregate size – 20mm and down grade
8. Use good water for concrete mixing and curing conforming to IS 456(latest revision)
9. Use ordinary portland cement conforming to IS 8112 (latest revision) for 43 grade cement & IS 12269 (latest revision) for 53 grade cement.
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13. The stability of supports and strength of the centering and formwork should be ensured by the Contractor and Site Engineer before placing concrete.
14. Foundation designed for G.F+5FLOORS.

NO.	AMENDMENTS	BY	DATE
R1	–		–

SCALE	1:100	DESIGN BY	–
JOB NO	001	DRAWN BY	–
DRG NO	S02	DATE	–

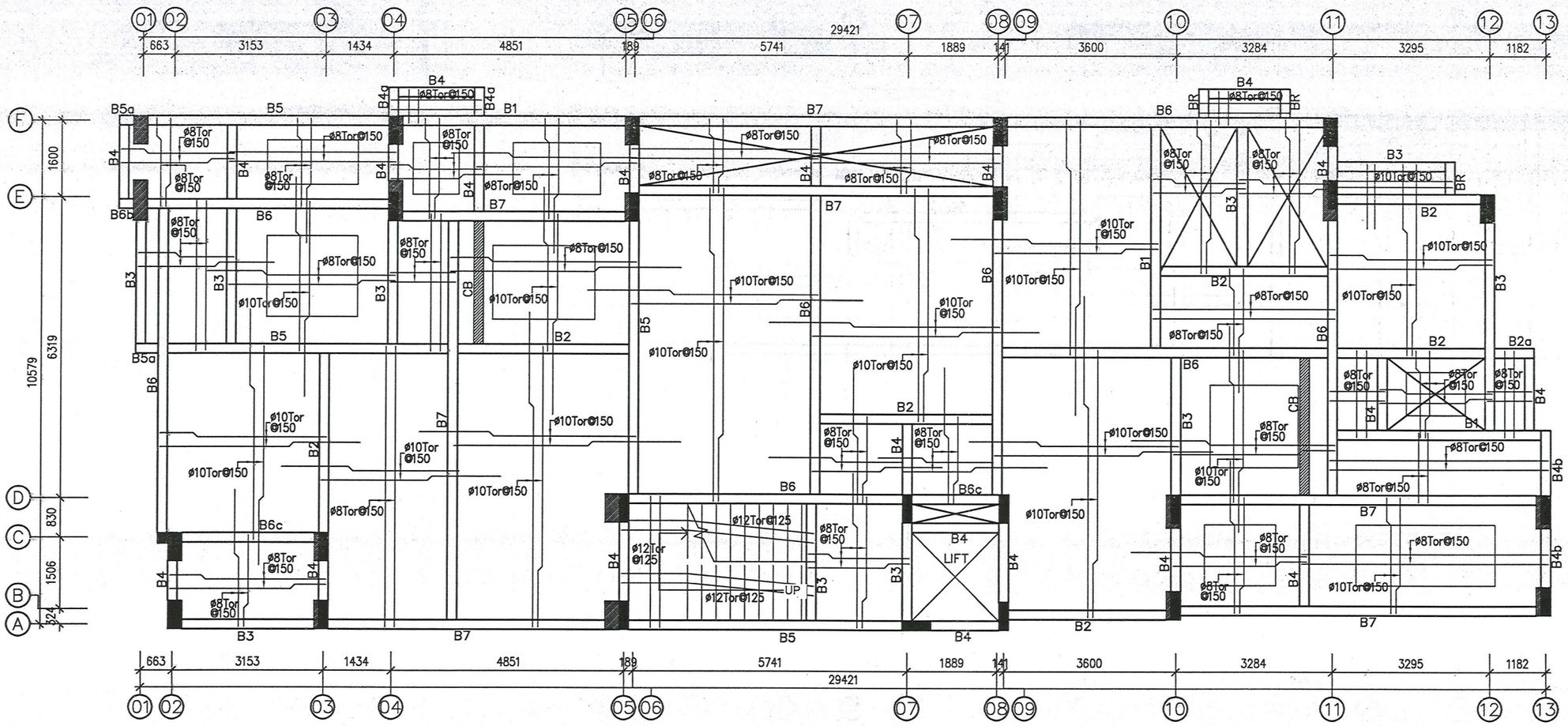
DRAWING TITLE:
COLUMN SCHEDULE AND FOOTING DETAILS.

PROJECT TITLE :

THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS +5TH FLOOR PART RESIDENTIAL BUILDING WITH 9 DWELLING UNITS (18.30 M HEIGHT) AVAILING PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO.5, NEW DOOR NO.17, KRISHNAMMA ROAD AND NAGESWARA ROAD, NUNGAMBAKKAM, CHENNAI 600034 AND COMPRISED IN R.S.NO.144/5 AND 144/15 IN BLOCK NO.21 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

STRUCTURAL CONSULTANT

Er. P. RAMAN, B.E.(Civil), M.S (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.



BEAM LAYOUT OVER GF.

ALL SLAB THICKNESS IS 125MM,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 :- M25 (Cement Content-340kg/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 ø8mm & 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.
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NO.	AMENDMENTS	BY	DATE
R1	–		–

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

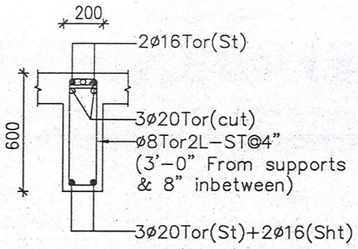
DRAWING TITLE:
SLAB BEAM LAYOUT.

PROJECT TITLE :

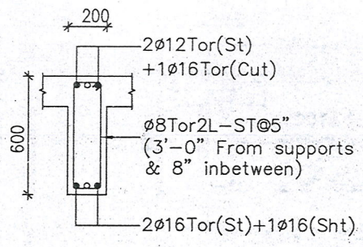
THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS +5TH FLOOR PART RESIDENTIAL BUILDING WITH 9 DWELLING UNITS (18.30 M HEIGHT) AVAILING PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO.5, NEW DOOR NO.17, KRISHNAMMA ROAD AND NAGESWARA ROAD, NUNGAMBAKKAM, CHENNAI 600034 AND COMPRISED IN R.S.NO.144/5 AND 144/15 IN BLOCK NO.21 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

STRUCTURAL CONSULTANT

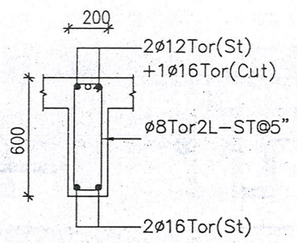
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No.24, Ground Floor, CRR Puram Phase-3,
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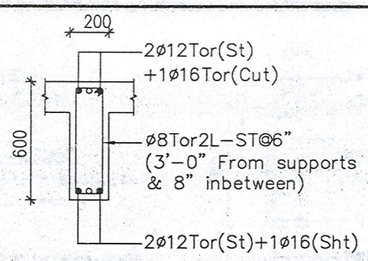
C.S OF BEAM–B1



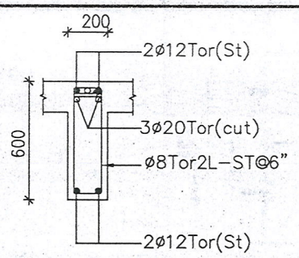
C.S OF BEAM–B2



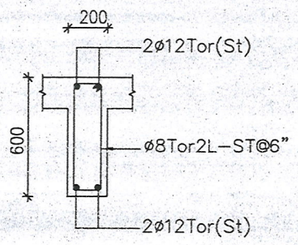
C.S OF BEAM–B2a



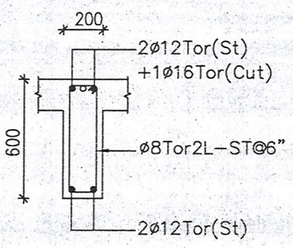
C.S OF BEAM–B3



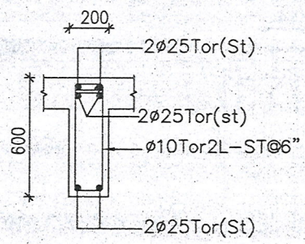
C.S OF BEAM–B3a



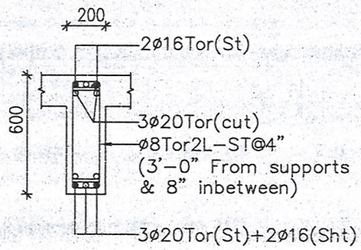
C.S OF BEAM–B4



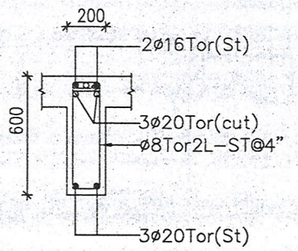
C.S OF BEAM–B4a



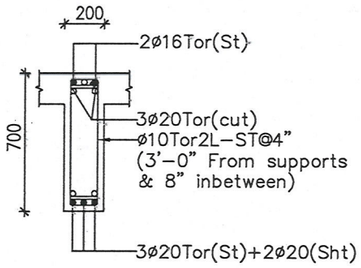
C.S OF BEAM–B4b



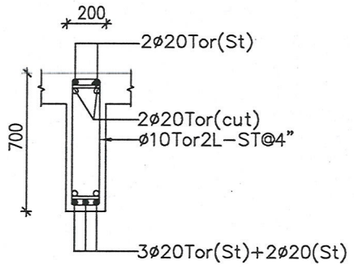
C.S OF BEAM–B5



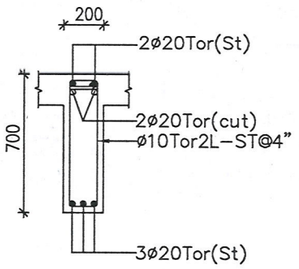
C.S OF BEAM–B5a



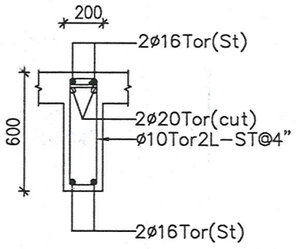
C.S OF BEAM–B6



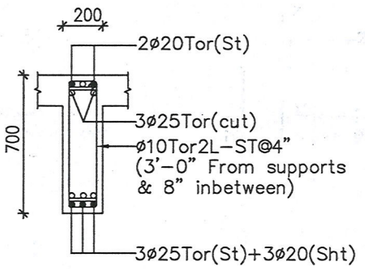
C.S OF BEAM–B6c



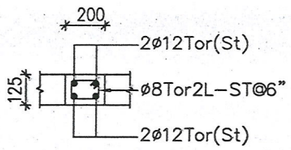
C.S OF BEAM–B6a



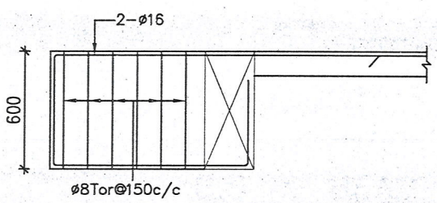
C.S OF BEAM–B6b



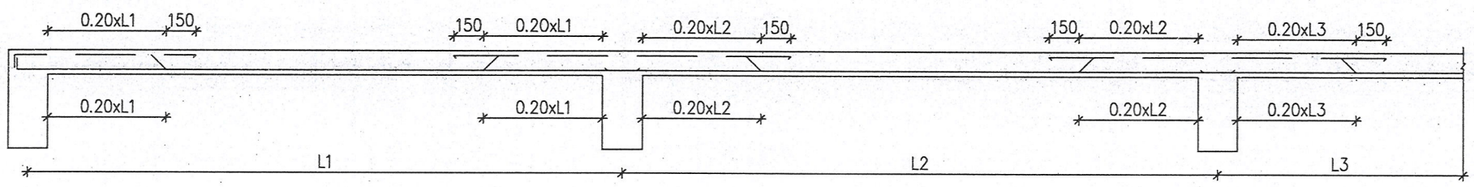
C.S OF BEAM–B7



C.S OF BEAM–CB



L.S of Bracket Beam (BR)
200X600



TYPICAL SLAB ROD BENDING DETAILS.

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 :– M25 (Cement Content–340kg/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 ø8mm & 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)
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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
R1	–		–

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

DRAWING TITLE:
RCC DETAILS OF SLAB BEAM CS.

PROJECT TITLE :

THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS +5TH FLOOR PART RESIDENTIAL BUILDING WITH 9 DWELLING UNITS (18.30 M HEIGHT) AVAILING PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO.5, NEW DOOR NO.17, KRISHNAMMA ROAD AND NAGESWARA ROAD, NUNGAMBAKKAM, CHENNAI 600034 AND COMPRISED IN R.S.NO.144/5 AND 144/15 IN BLOCK NO.21 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

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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

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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.