Verified RealEstate™

RE REGULATORY RECORD

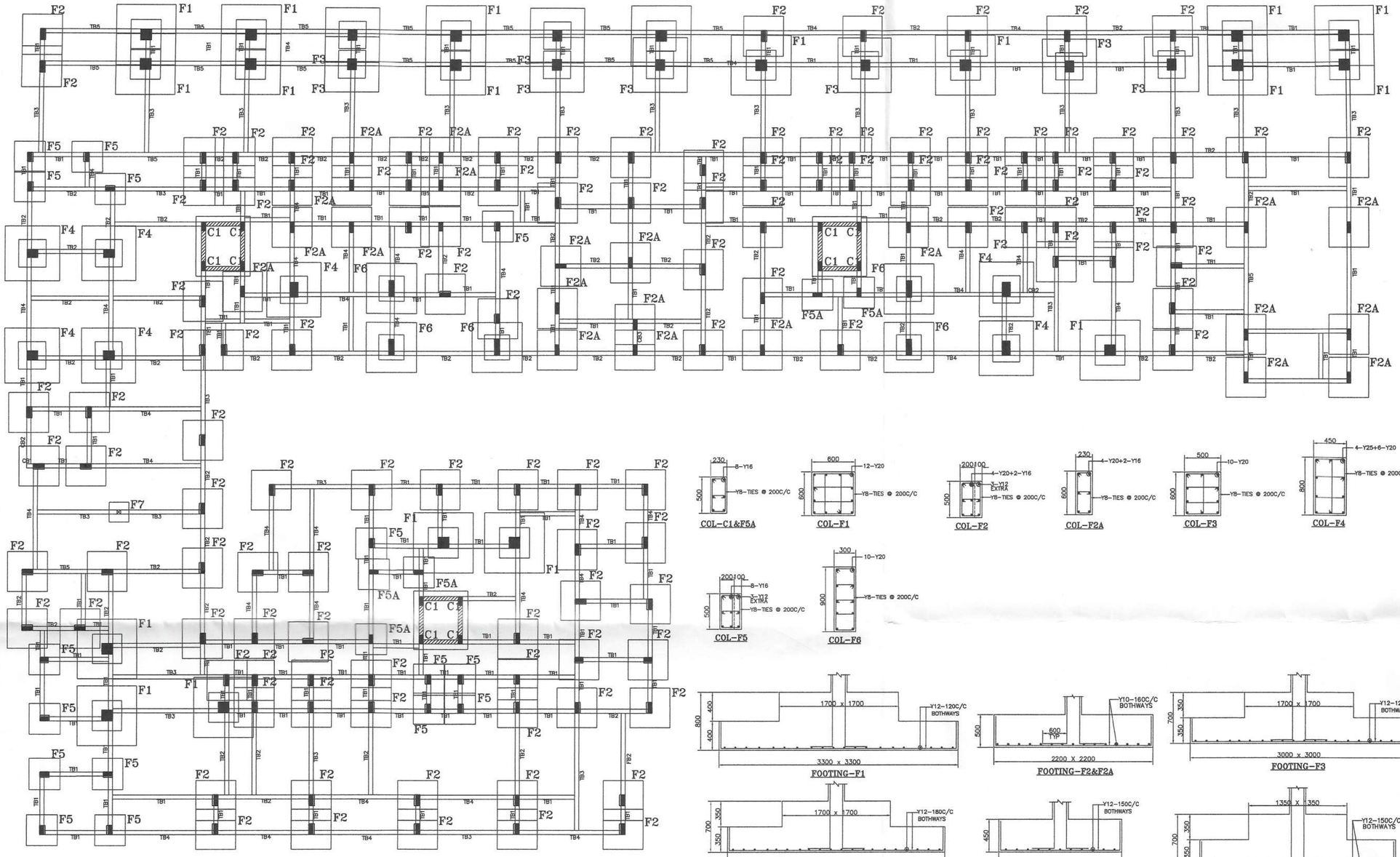
RERA Document

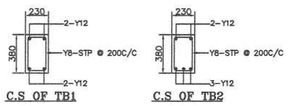
The document as the regulator published it, reproduced in full behind this page.

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

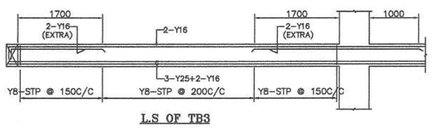
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

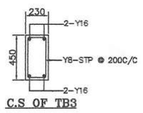
hello@verified.realestate
+91 9996 12 9996
verified.realestate

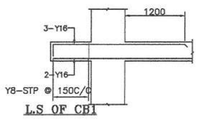


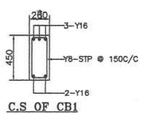


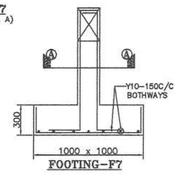


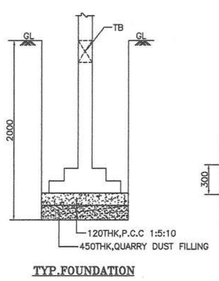


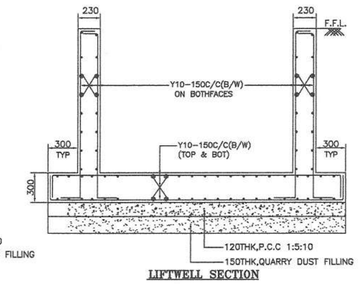


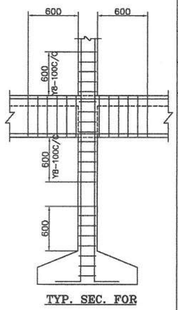


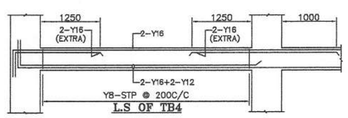


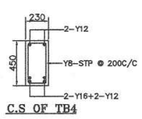


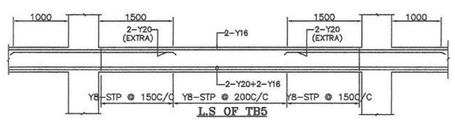


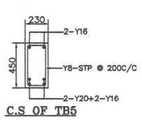












Notes:-

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 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 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 6 m (20'–0") –21days

R.NO	DATE	DESCRIPTION

PROJECT

PROPOSED RESIDENTIAL BUILDING AT ISWARYA GARDEN ROAD, CHENNAI, COMPRISED IN OLD SURVEY NO.15/1 PART & 15/2A1, NEW SURVEY NO.15/1B 15/2A1B OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

FOUNDATION DETAIL

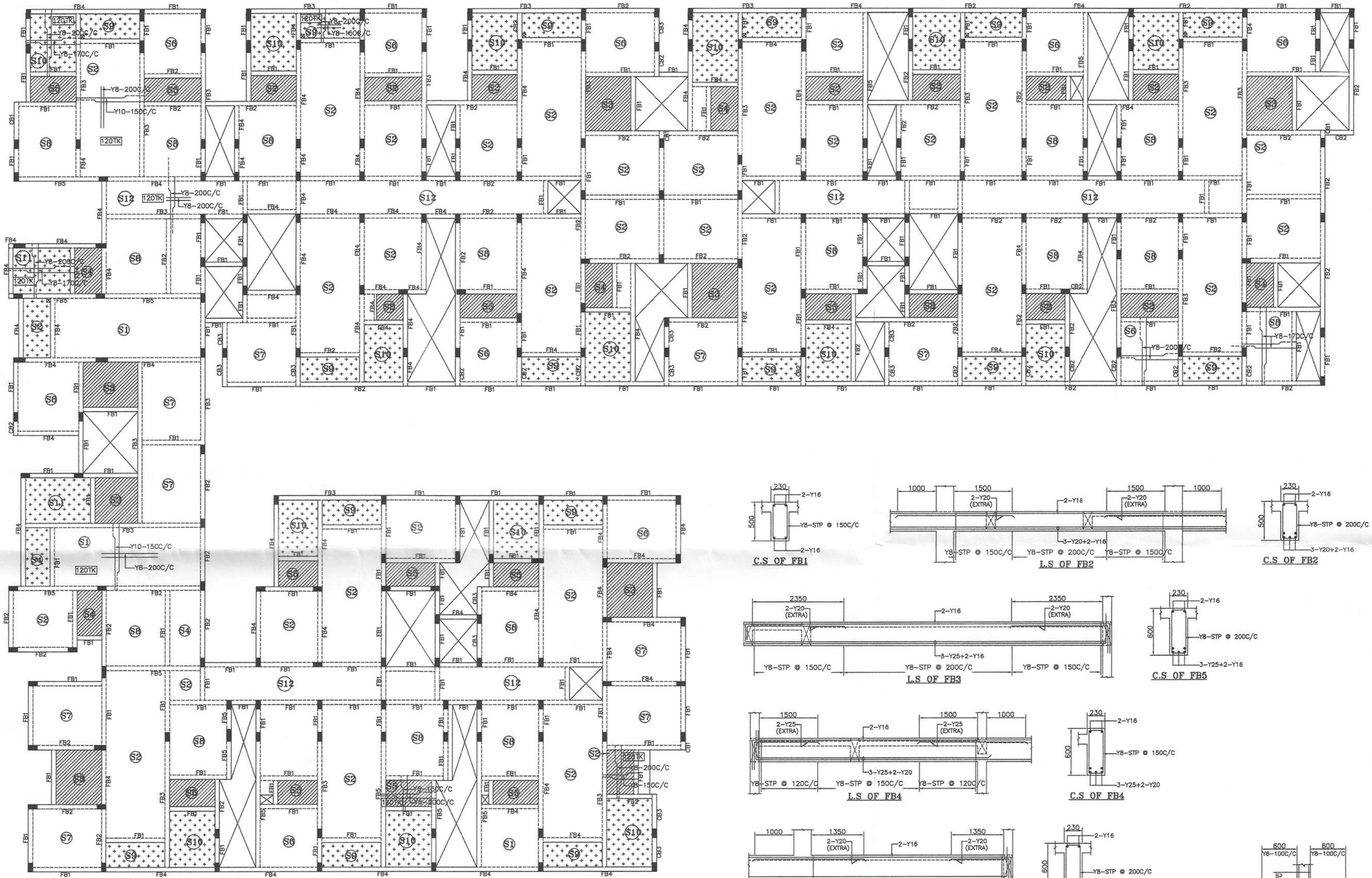
DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	NASURTHEEN		DATE	05-08-2025

STRUCTURAL CONSULTANTS:

C.KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
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:kannankds2007@gmail.com

FILE NAME : D/NASURTHEEN/MAY25/PEARL-ISWARYA GARDEN



C.S OF FB1

L.S OF FB2

C.S OF FB2

L.S OF FB3

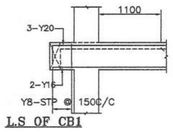
C.S OF FB5

L.S OF FB4

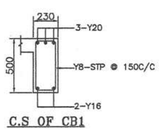
C.S OF FB4

L.S OF FB5

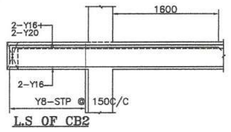
C.S OF FB5



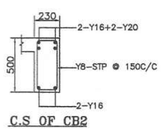
L.S OF CB1



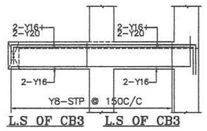
C.S OF CB1



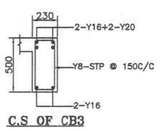
L.S OF CB2



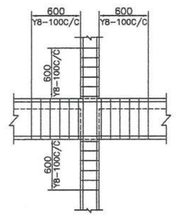
C.S OF CB2



L.S OF CB3 L.S OF CB3



C.S OF CB3



TYP. SEC. FOR
STP. DETAILS

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 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 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 6 m (20'–0") –21days

R.NO	DATE	DESCRIPTION

PROJECT

PROPOSED RESIDENTIAL BUILDING AT ISWARYA GARDEN ROAD, CHENNAI, COMPRISED IN OLD SURVEY NO.15/1 PART & 15/2A1, NEW SURVEY NO.15/1B 15/2A1B OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

TYPICAL FLOOR ROOF DETAIL

DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	BALAJI		DATE	05-08-2025

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:kannankds2007@gmail.com

FILE NAME : D/AJAY/LAYOUT/

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.