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RE REGULATORY RECORD

RERA Document

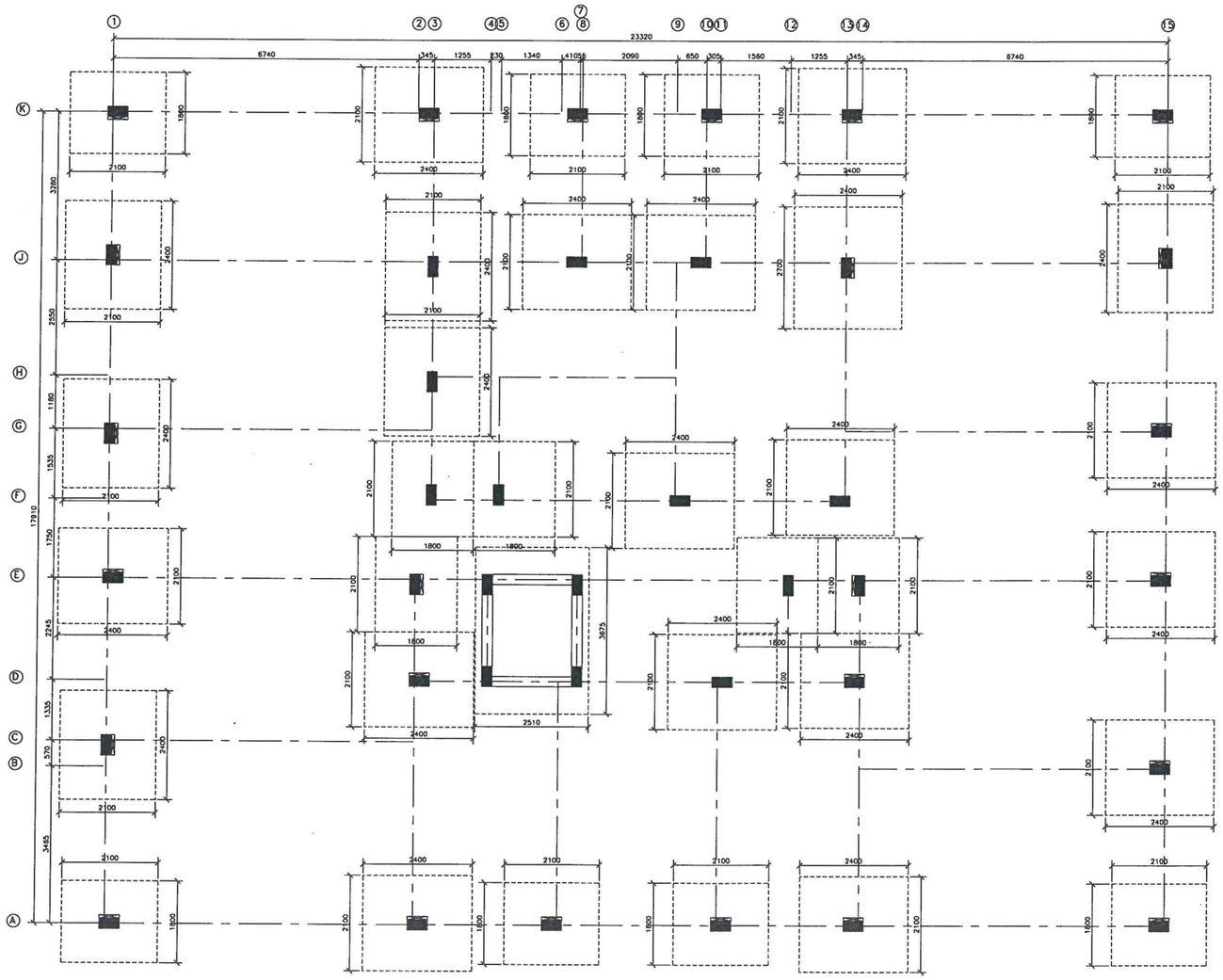
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Published for reference. The authority's own register is the operative record.

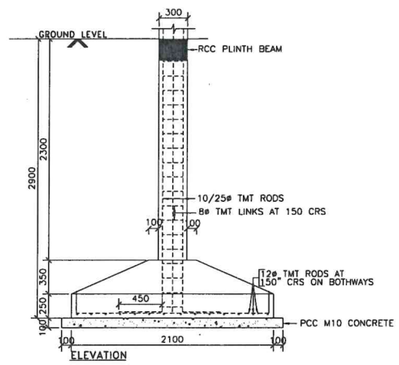
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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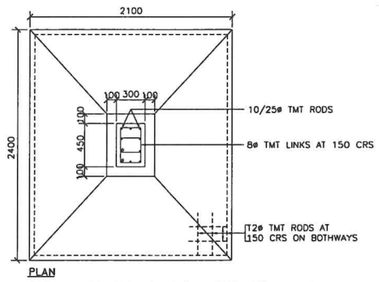
DIGITALLY VERIFIED RECORD



COLUMN AND FOUNDATION LAYOUT

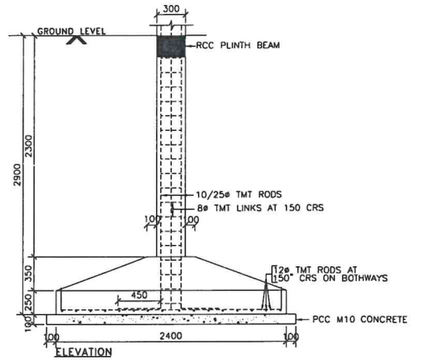


ELEVATION

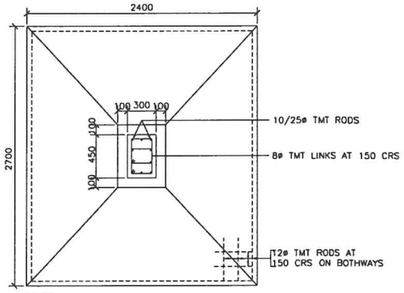


PLAN

DETAIL OF FOUNDATION FOR COLUMNS
B1, B3 & D3 – 3 OFF



ELEVATION



PLAN

DETAIL OF FOUNDATION FOR COLUMNS
A1, A10, F1 & F10 – 4 OFF

M. PUNITHAN B.Sc.,M.I.E.
Registered Structural Engineer Grade-II
CMDA Reg. No. SE/GR-II/19/04/044
Renewed 10-04-2024. Valid upto 09-04-2029
52/141, Flat C2, PJM Apartments, East Vanniar Street,
West K.K. Nagar, Chennai-600 078.
Mobile: 9884400273, Email: mpunithan@yahoo.com

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL RCC WORKS TO BE WITH M30 CONCRETE AND TO BE EXECUTED AS PER IS : 456 – 2000, USING 20mm GRADED GRANITE METAL. WATER CEMENT RATIO NOT EXCEEDING 0.45. HIGH YIELD STRENGTH DEFORMED BARS (TOR SHALL CONFORM TO IS: 1786 – 2008 (Fe 500).
3. LAP LENGTH FOR ALL BARS TO BE 45 TIMES THE DIAMETER.
4. CONCRETE COVER FOR ALL MAIN RODS IN FOUNDATION AND PLINTH BEAMS TO BE 40 UNLESS OTHERWISE STATED.

ALT	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
0	21/01/26	AS Drawn			

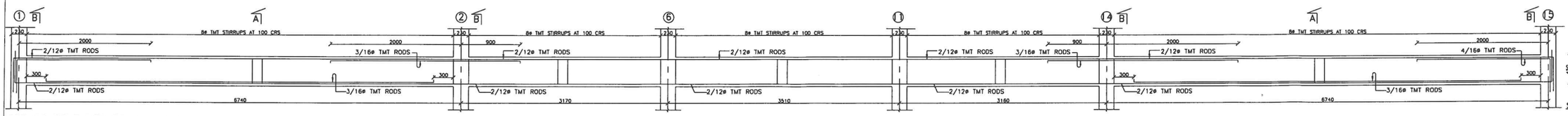
CONSULTANTS	MURUGU CONSULTANT 9A/10, UMAPATHY STREET EXT, W.MAMBALAM, CHENNAI – 33. Ph No.9884400273.
CLIENT	M/S HORMONY HOMES 12TH AVENUE, ASHOK NAGAR CHENNAI – 600 083.
ARCHITECT	diastyle NO. 85/55, 12TH AVENUE, ASHOK NAGAR CHENNAI – 600 083. PHONE : 65853326, 65359407.

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN 12 AVENUE, ASHOK NAGAR.

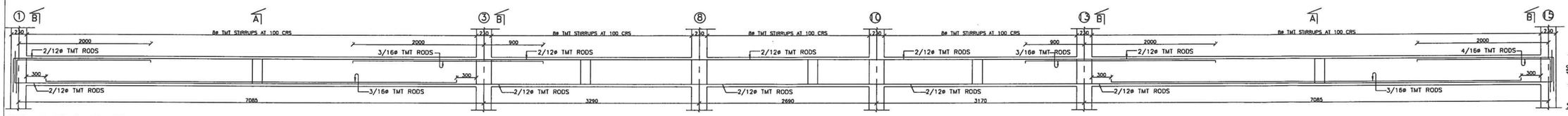
LAYOUT AND RCC DETIALS OF FOUNDATION

SCALE : 1 : 50, 1 : 25

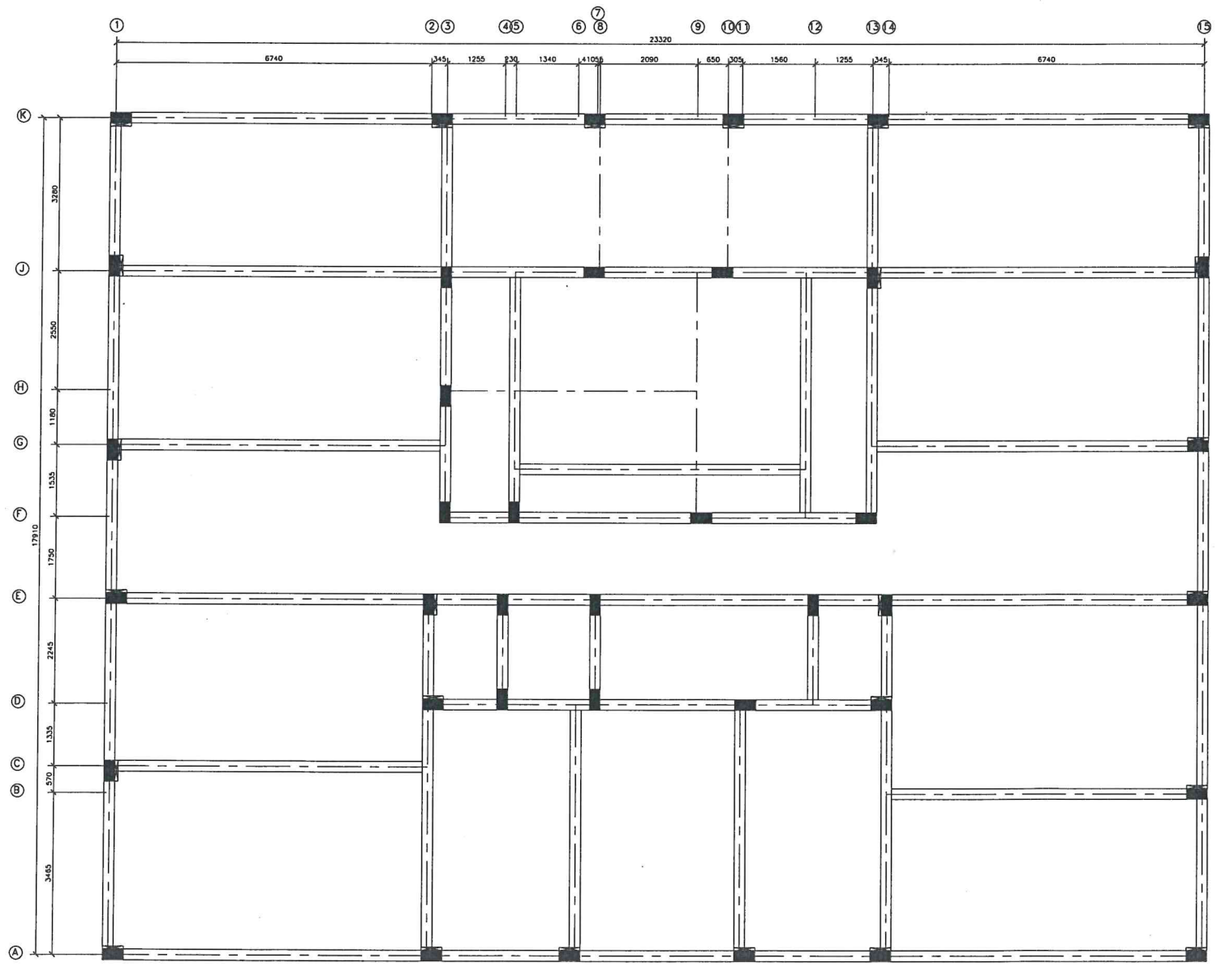
DRG.No: MC-101/2026 SHEET 1



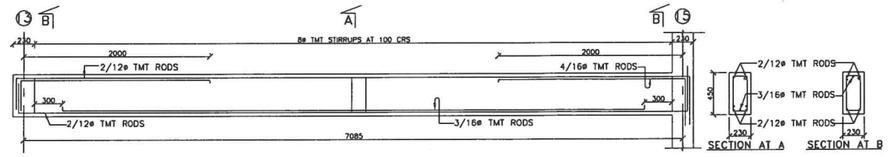
DETAILS OF PLINTH BEAM IN ROW A



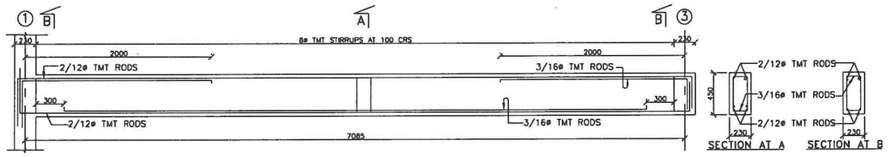
DETAILS OF PLINTH BEAM IN ROW K



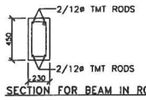
PLINTH BEAM LAYOUT



DETAILS OF PLINTH BEAM IN ROW G



DETAILS OF PLINTH BEAM IN ROW K



SECTION FOR BEAM IN ROWS 1, 3, 6 & 8

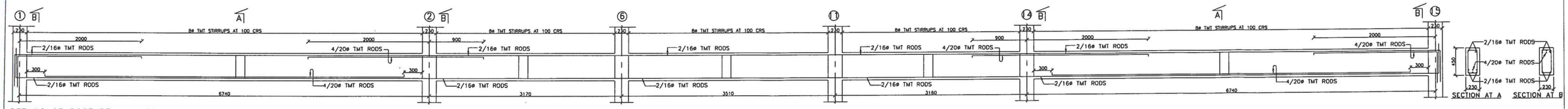
M. PUNITHAN B.Sc.,M.I.E.
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Mobile: 9884400273, Email: mpunithan@yahoo.com

NOTES:

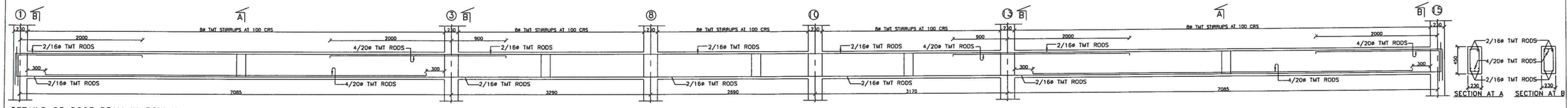
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
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ALT	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
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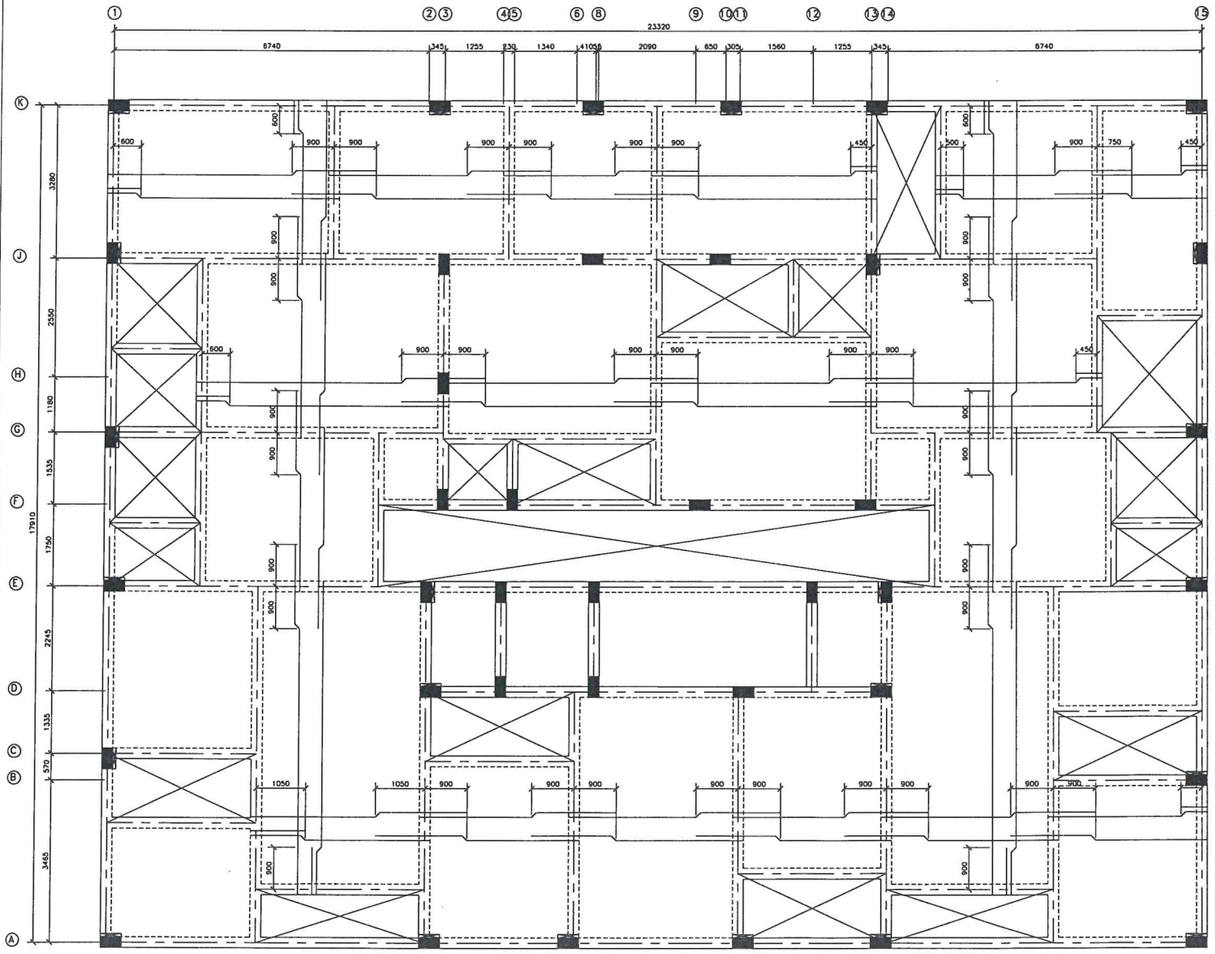
CONSULTANTS	MURUGU CONSULTANT 9A/10, UMAPATHY STREET EXT. W.MAMBALAM, CHENNAI – 33. Ph No.9884400273.
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PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN 12 AVENUE, ASHOK NAGAR.	
LAYOUT AND RCC DETIALS OF PLINTH BEAM	
SCALE : 1 : 50, 1 : 25	
DRG.No: MC-101/2026	SHEET 2



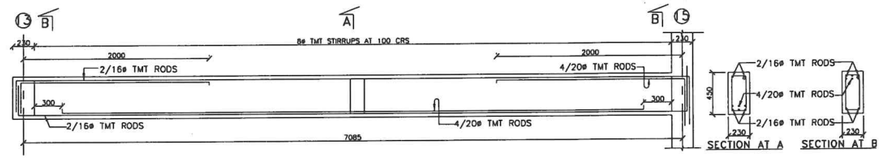
DETAILS OF ROOF BEAM IN ROW A



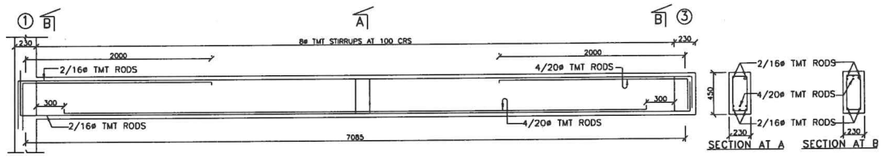
DETAILS OF ROOF BEAM IN ROW K



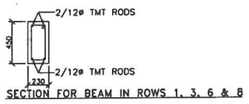
ROOF SLAB DETAILS 4.5" THICK
(8ø TMT RODS AT 6" CRS BOTHWAYS)



DETAILS OF ROOF BEAM IN ROW G



DETAILS OF ROOF BEAM IN ROW K



SECTION FOR BEAM IN ROWS 1, 3, 6 & 8

M. PUNITHAN B.Sc.,M.I.E.
Registered Structural Engineer Grade-II
CMDA Reg. No. SE/GR-II/19/04/044
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ALT	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
0	31/01/26	AS DRAWN			

CONSULTANTS	MURUGU CONSULTANT 54/10, UMAPATHY STREET EXT., W.MAMBALAM, CHENNAI – 33. Ph No.9884400273.
CLIENT	M/S HORMONY HOMES 12TH AVENUE, ASHOK NAGAR CHENNAI – 600 083.
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PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN 12 AVENUE, ASHOK NAGAR.

LAYOUT AND RCC DETIALS
ROOF BEAM & SLAB

SCALE : 1 : 50, 1 : 25

DRG.No: MC-101/2026 SHEET 3

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
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Chennai 600 097, India
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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.