Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

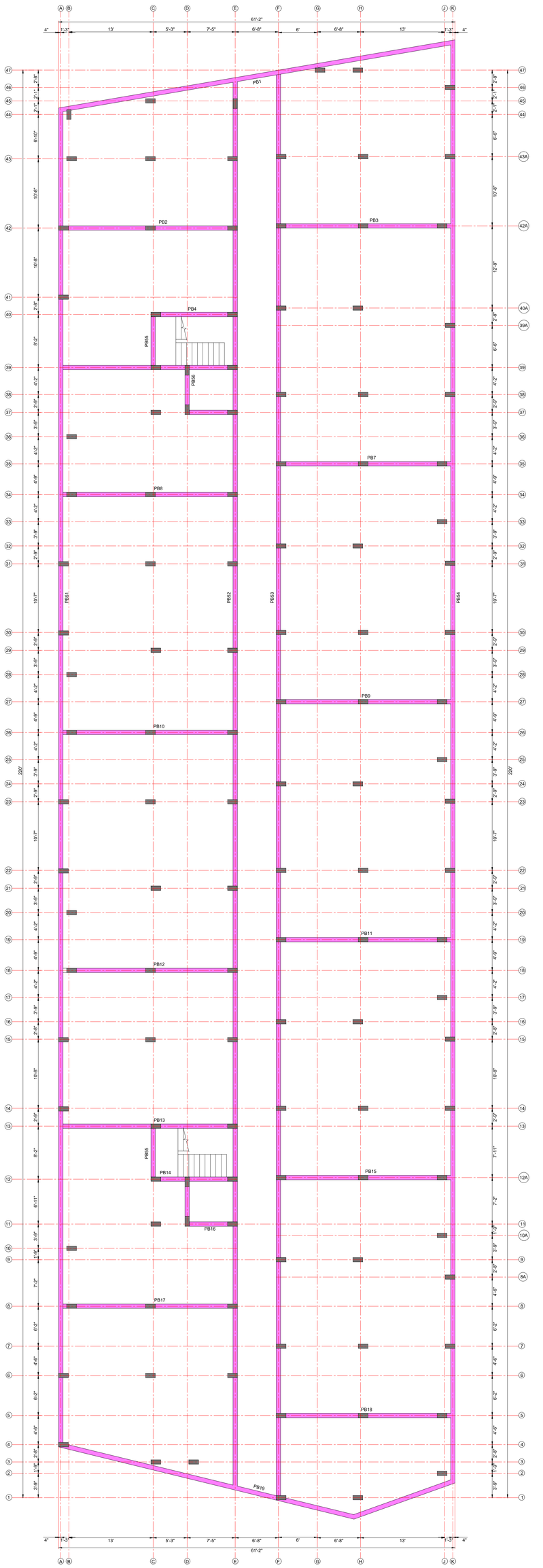
The document as the regulator published it, reproduced in full behind this page.

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

DIGITALLY VERIFIED RECORD




# LAYOUT OF PLINTH BEAMS

**CONCRETE GRADE FOR ITEMS BELOW GROUND :**

1 . M25 GRADE CONCRETE SHALL BE USED .
2 . 1 : 1 : 2 WITHOUT PLASTICISER .
3 . 1 : 1½ : 3 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER .
4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH .

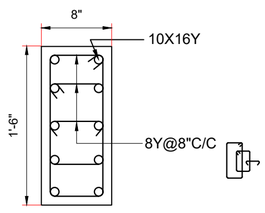
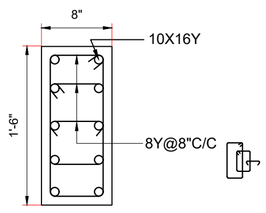
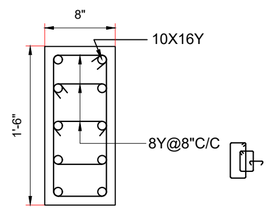
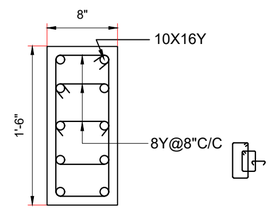
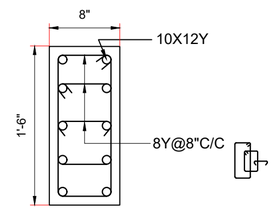
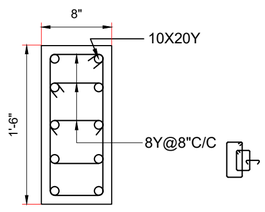
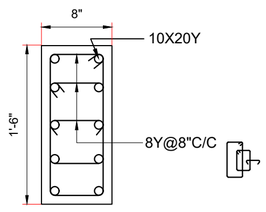
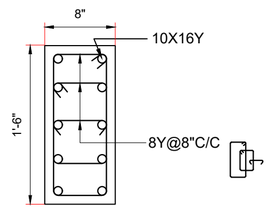
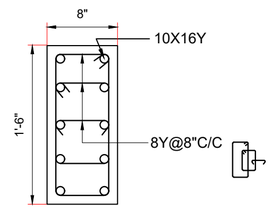
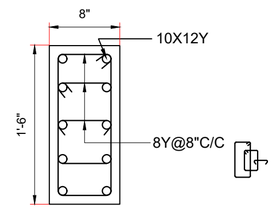
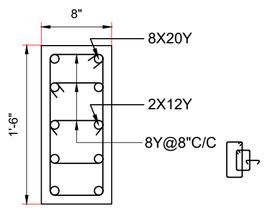
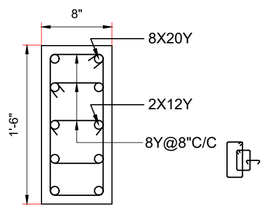
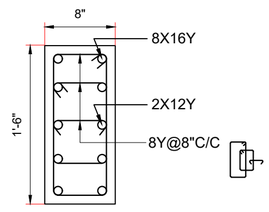
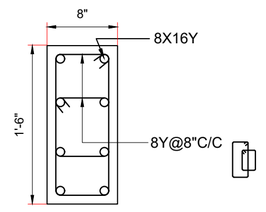
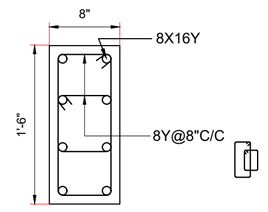
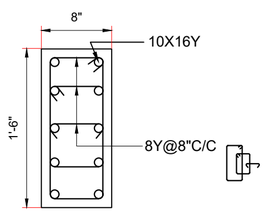
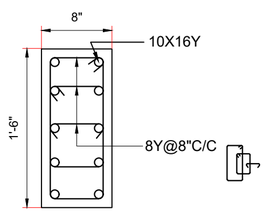
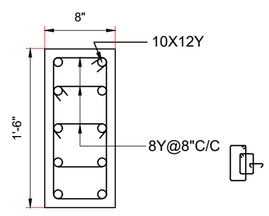
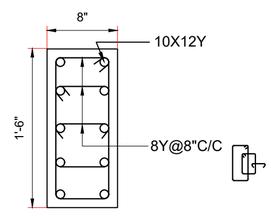
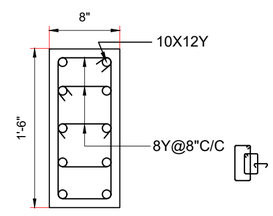
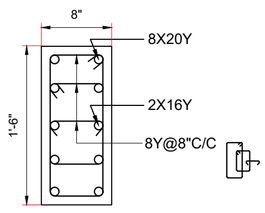
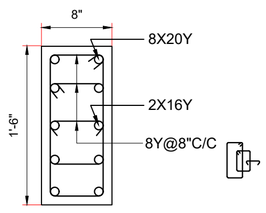
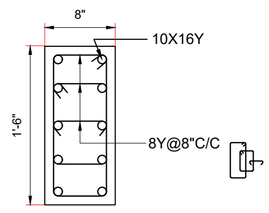
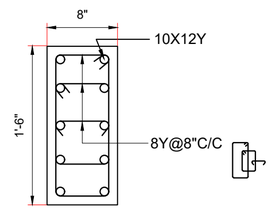
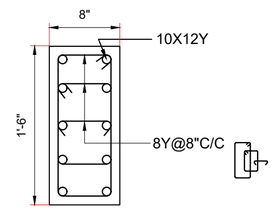
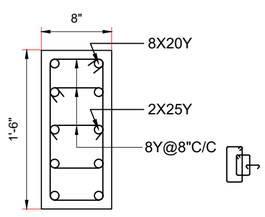
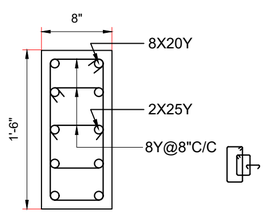
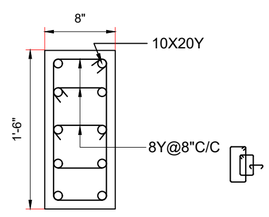
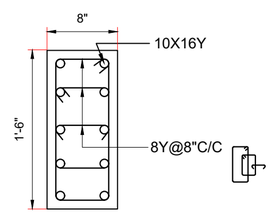
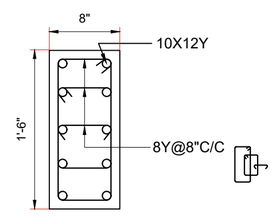
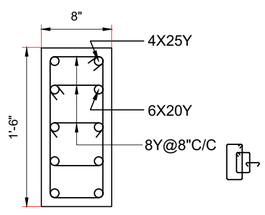
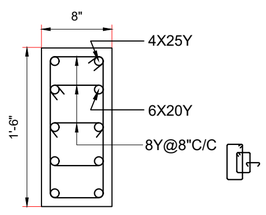
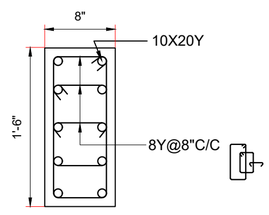
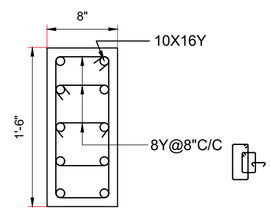
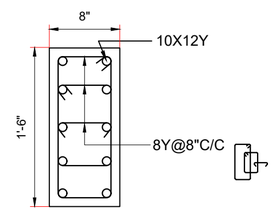
**CONCRETE GRADE FOR ITEMS ABOVE GROUND :**

1 . M20 GRADE CONCRETE SHALL BE USED .
2 . 1 : 1½ : 3 WITHOUT PLASTICISER ( OR )
3 . 1 : 2 : 4 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER .
4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH .

**STEEL GRADE :**

1 . Y DENOTES HIGH YIELD STRENGTH DEFORMED BARS (Fe415).

# SCHEDULE OF COLUMNS

| COLUMNS | GROUND FLOOR | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR & FIFTH FLOOR |
|---|---|---|---|---|---|
| C1 |  |  |  |  |  |
| C2 |  |  |  |  |  |
| C3 |  |  |  |  |  |
| C4 |  |  |  |  |  |
| C5 |  |  |  |  |  |
| C6 |  |  |  |  |  |
| C7 |  |  |  |  |  |

CONCRETE GRADE FOR ITEMS BELOW GROUND :

1 . M25 GRADE CONCRETE SHALL BE USED .

2 . 1 : 1 : 2 WITHOUT PLASTICISER .

3 . 1 : $1\frac{1}{2}$ : 3 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER .

4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH .

CONCRETE GRADE FOR ITEMS ABOVE GROUND :

1 . M20 GRADE CONCRETE SHALL BE USED .

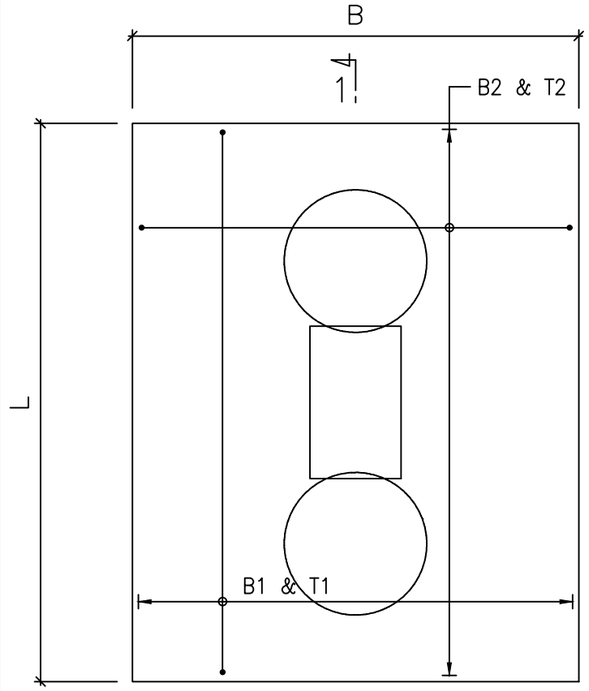
2 . 1 : $1\frac{1}{2}$ : 3 WITHOUT PLASTICISER ( OR )

3 . 1 : 2 : 4 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER .

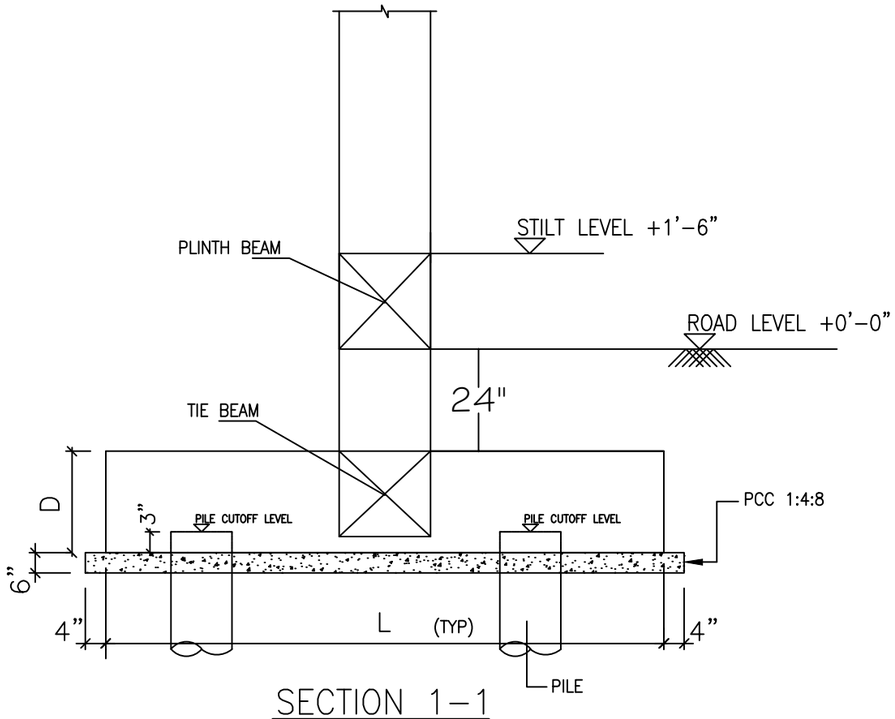
4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH .

STEEL GRADE :

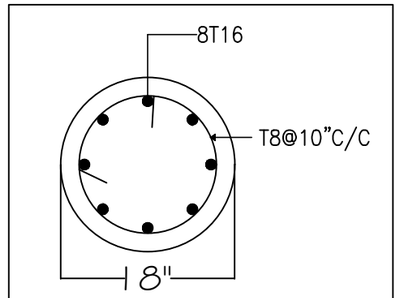
1 . Y DENOTES HIGH YIELD STRENGTH DEFORMED BARS (Fe415).



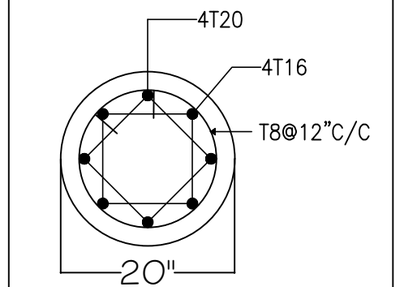

PLAN OF PILECAP




SECTION 1-1

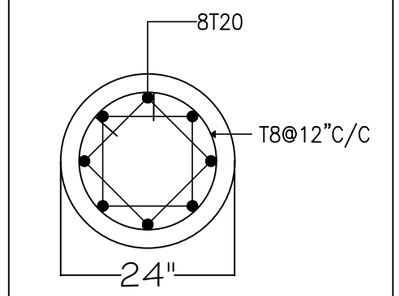



PILE (18"DIA)
8T16




PILE (20"DIA)
4T20+4T16

PILE DETAILS



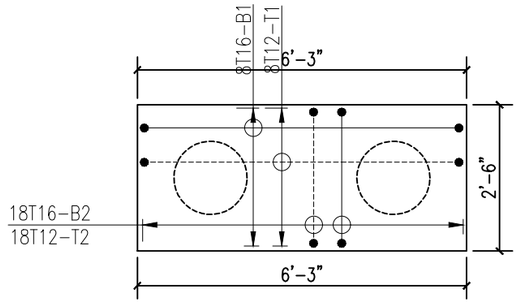

PILE (24"DIA)
8T20

PILE DETAILS

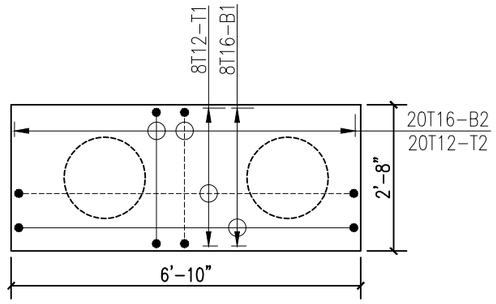
GRADE OF CONCRETE-M30

## NOTES:

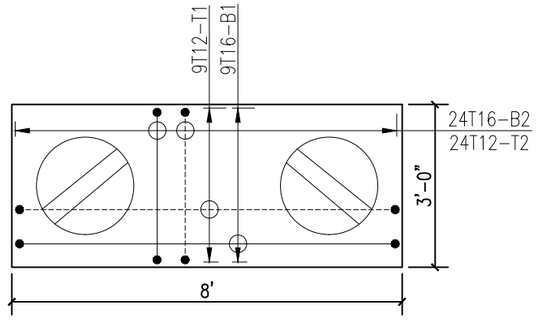
01. ALL DIMENSIONS ARE IN FEET & INCHES
02. FOLLOW FIGURED DIMENSIONS ONLY, DO NOT SCALE THE DRAWING.
03. ALL LEVELS INDICATED ARE STRUCTURAL LEVELS ONLY UNLESS NOTED OTHERWISE.
04. CONCRETE SHALL BE OF GRADE M30 FOR ALL THE FOUNDATION WORKS WITH 20mm & DOWN SIZE GRADED AGGREGATE.
05. GRADE OF STEEL SHALL BE Fe-500 CONFORMING TO IS:1786.
06. PCC SHALL BE 1:4:8 WITH 40mm & DOWN GRADED AGGREGATE.
07. CLEAR COVER TO MAIN REINFORCEMENT SHALL BE:-
    a) PILE------75mm
    a) PILE CAP------50mm
    b) COLUMNS------30mm
    c) BEAMS------30mm
    d) SLAB-------20mm
08. DEVELOPMENT LENGTH/LAP LENGTH SHALL BE 50 TIMES THE DIA. OF BAR
09. NOT MORE THAN 50% OF BARS SHALL BE SPLICED AT ANY SECTION.
10. ———— INDICATES REINFORCEMENT AT BOTTOM.
    ------ INDICATES REINFORCEMENT AT TOP.
11. THE ENGINEER/CLIENT AT SITE IS FULLY RESPONSIBLE FOR MAINTAINING QUALITY OF THE CONSTRUCTION AT SITE, AND STRICTLY FOLLOWING THE DETAILS GIVEN IN STRUCTURAL DRAWINGS.
12. FOR ANY VOILATION OF THE DETAILS IN DRAWING THE DESIGN ENGINEER IS NOT RESPONSIBLE IF ANY VOILATION, IT HAS TO BE BROUGHT TO THE NOTICE OF STRUCTURAL ENGINEER.



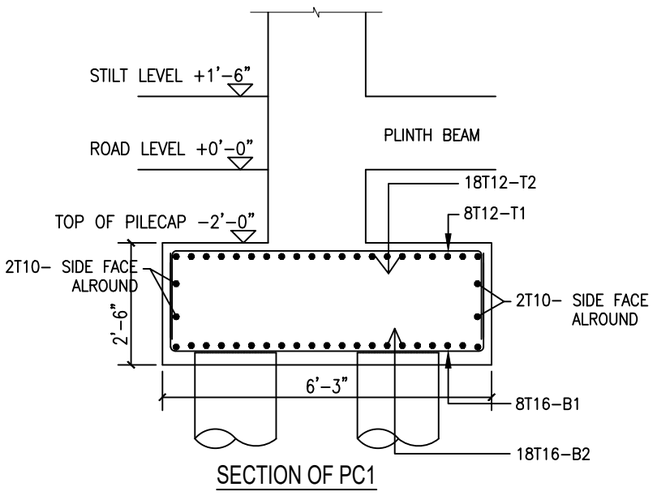

PLAN OF PC1



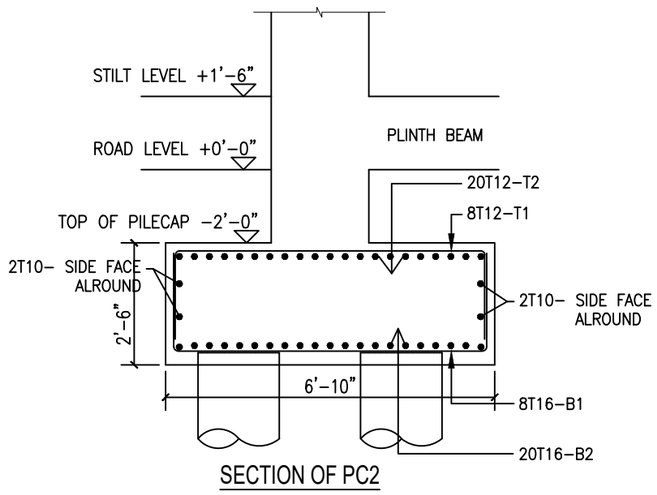

PLAN OF PC2



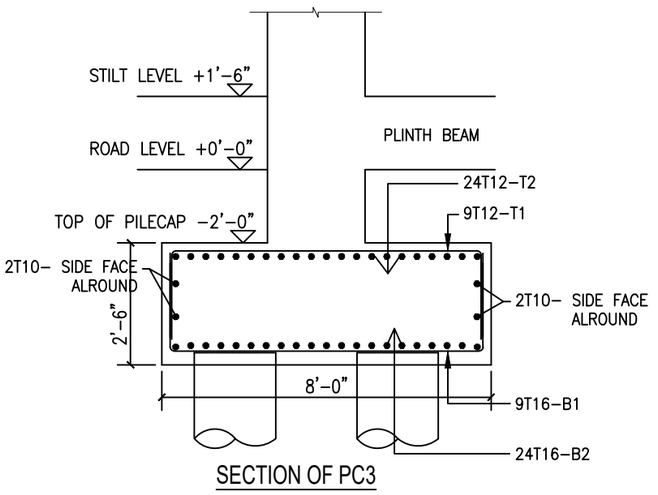

PLAN OF PC3



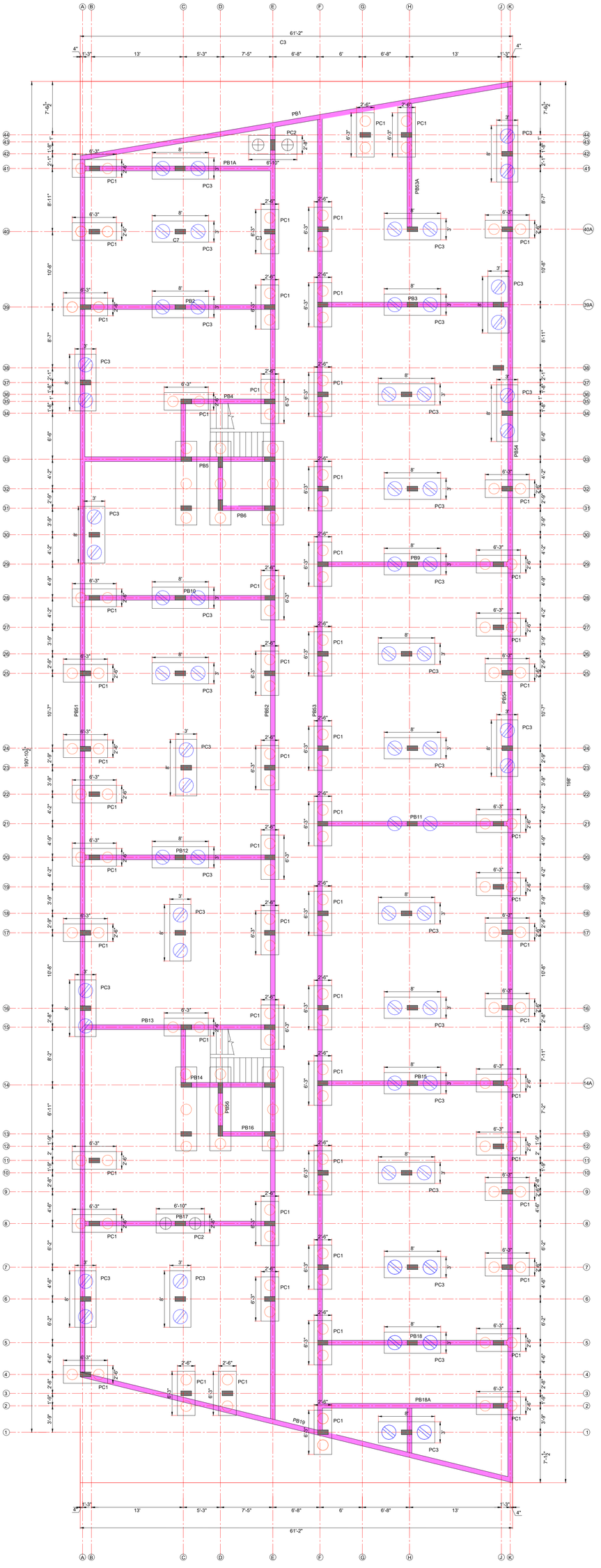

SECTION OF PC1




SECTION OF PC2



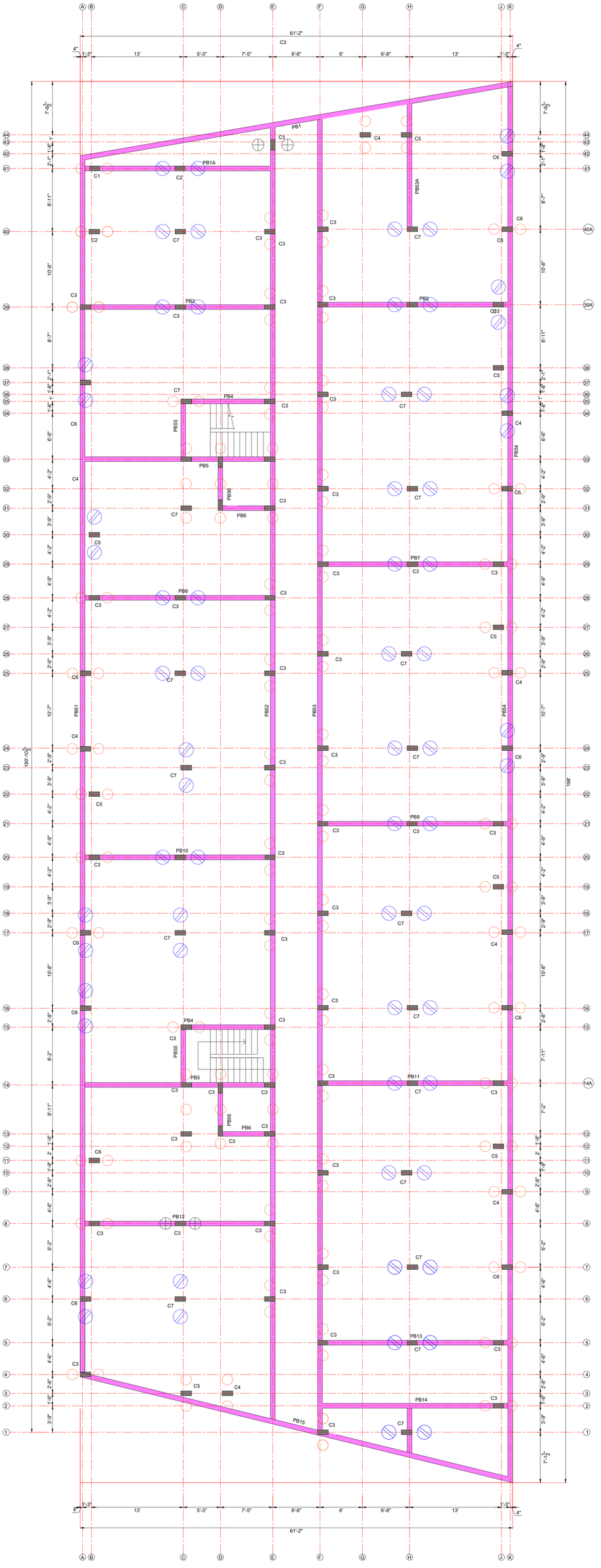

SECTION OF PC3




# LAYOUT OF PILECAPS & COLUMNS & PLINTH BEAMS.

| CONCRETE GRADE FOR ITEMS BELOW GROUND : |
|---|
| 1 . M25 GRADE CONCRETE SHALL BE USED . |
| 2 . 1 : 1 : 2 WITHOUT PLASTICISER . |
| 3 . 1 : 1½ : 3 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER . |
| 4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH . |

| CONCRETE GRADE FOR ITEMS ABOVE GROUND : |
|---|
| 1 . M20 GRADE CONCRETE SHALL BE USED . |
| 2 . 1 : 1½ : 3 WITHOUT PLASTICISER ( OR ) |
| 3 . 1 : 2 : 4 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER . |
| 4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH . |
| STEEL GRADE : |
| 1 . Y DENOTES HIGH YIELD STRENGTH DEFORMED BARS (Fe415). |




# LAYOUT OF PILES & COLUMNS & PLINTH BEAMS.

CONCRETE GRADE FOR ITEMS BELOW GROUND :

1 . M25 GRADE CONCRETE SHALL BE USED .
2 . 1 : 1 : 2 WITHOUT PLASTICISER .
3 . 1 : 1½ : 3 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER .
4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH .

CONCRETE GRADE FOR ITEMS ABOVE GROUND :

1 . M20 GRADE CONCRETE SHALL BE USED .
2 . 1 : 1½ : 3 WITHOUT PLASTICISER ( OR )
3 . 1 : 2 : 4 WITH WATER CEMENT RATIO 0.5 USING PLASTICISER .
4 . A CUBE TEST SHALL BE DONE TO ENSURE SUFFICIENT STRENGTH .

STEEL GRADE :

1 . Y DENOTES HIGH YIELD STRENGTH DEFORMED BARS (Fe415).

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.