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RE REGULATORY RECORD

RERA Document

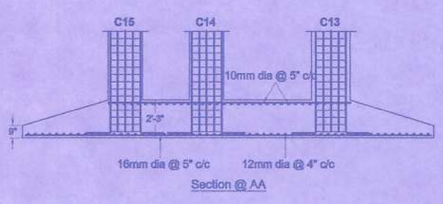
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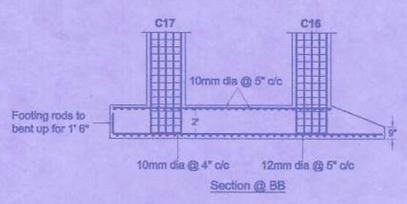
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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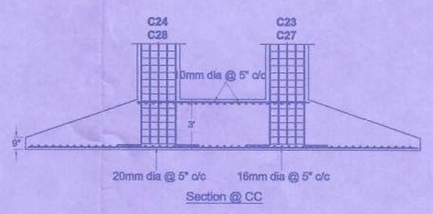
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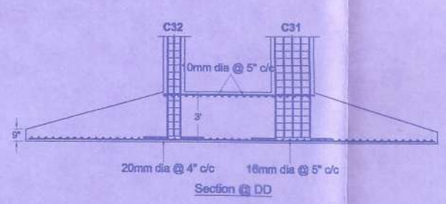
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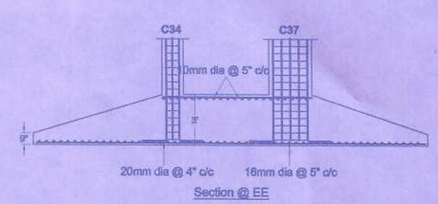
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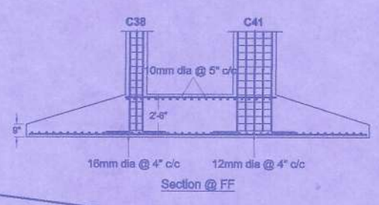
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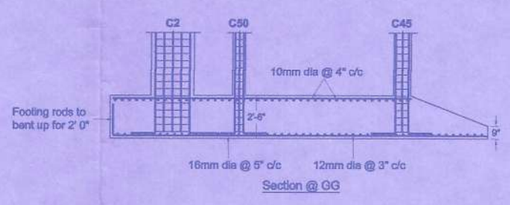
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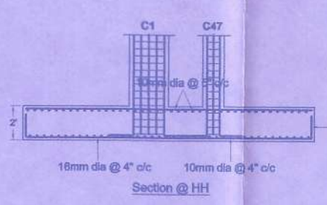
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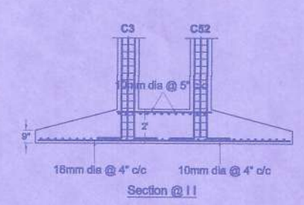
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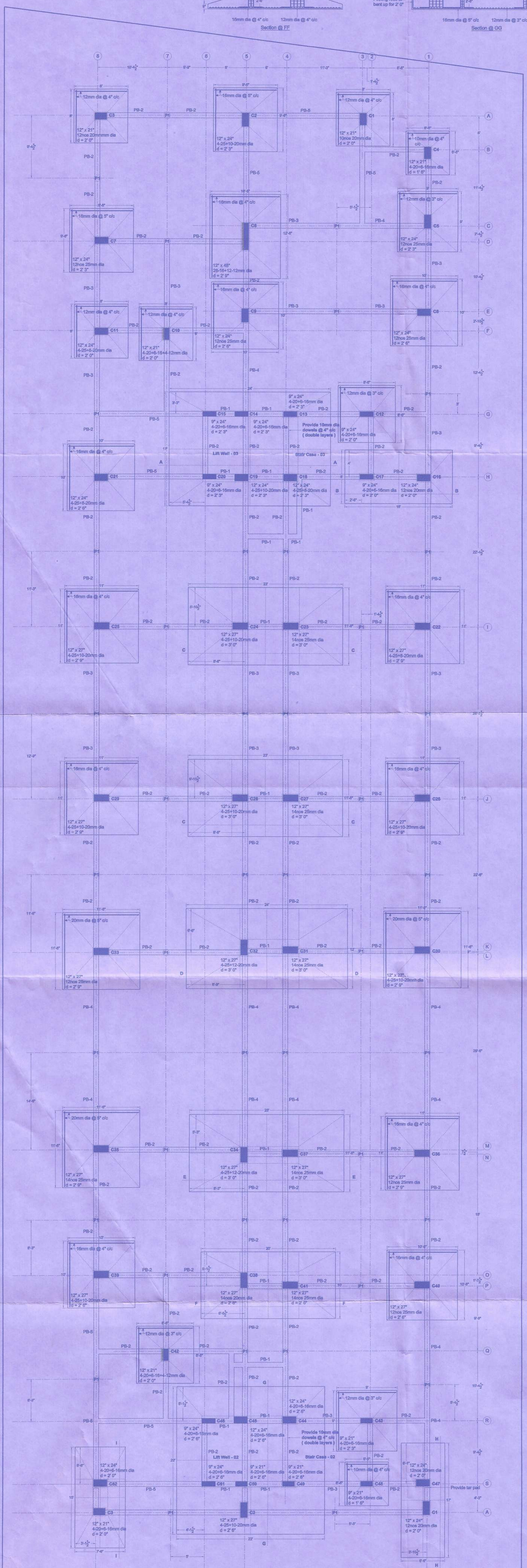
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Section @ HH

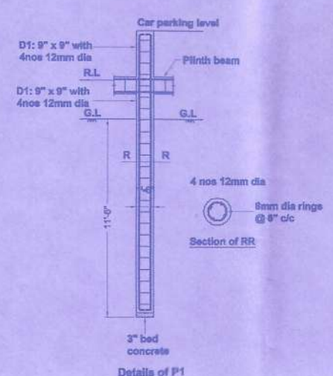


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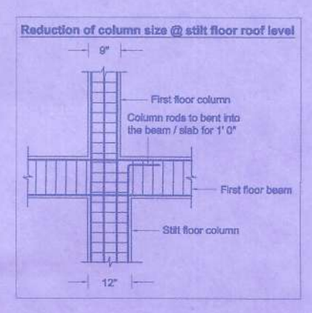


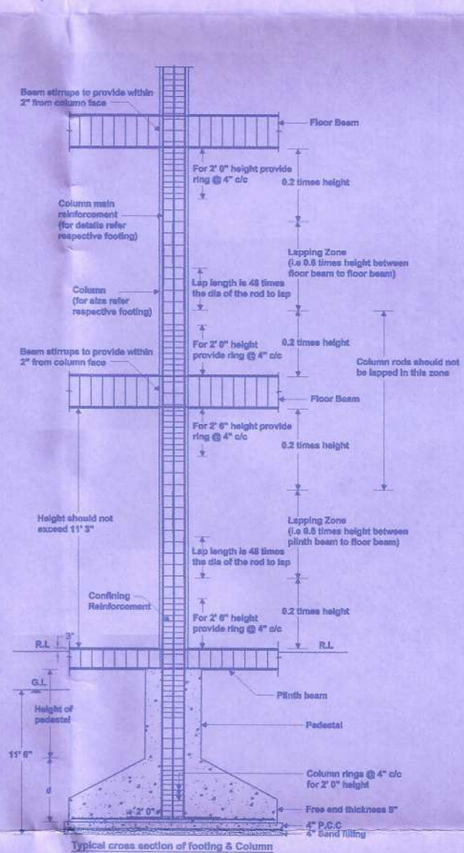
Column Details: - B - Block

Column no.	Column Size	Pedestal Size	Stilt Floor	First & Second floors	Third, Fourth & Fifth Floors	Maximum Spacing of Rings / Confining Rings
C32 & C34	2' 3" x 1' 0"	2' 6" x 1' 3"	4-25 + 12-20	4-25 + 12-20	16nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C23, C27, C31, C35, C37 & C41	2' 3" x 1' 0"	2' 6" x 1' 3"	14nos 25mm	14nos 25mm	4-25 + 10-20	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C24, C25, C26, C28, C29, C30 & C39	2' 3" x 1' 0"	2' 6" x 1' 3"	4-25 + 10-20	4-25 + 10-20	14nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C38	2' 3" x 1' 0"	2' 6" x 1' 3"	14nos 20mm	14nos 20mm	4-20 + 10-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C33, C36 & C40	2' 3" x 1' 0"	2' 6" x 1' 3"	12nos 25mm	12nos 25mm	4-25 + 8-20	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C22	2' 3" x 1' 0"	2' 6" x 1' 3"	4-25 + 8-20	4-25 + 8-20	12nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C2	2' 0" x 1' 0"	2' 3" x 1' 3"	4-25 + 10-20	4-25 + 10-20	14nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C5, C7, C8 & C9	2' 0" x 1' 0"	2' 3" x 1' 3"	12nos 25mm	12nos 25mm	4-25 + 8-20	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C11, C18 & C21	2' 0" x 1' 0"	2' 3" x 1' 3"	4-25 + 8-20	4-25 + 8-20	12nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C16 & C47	2' 0" x 1' 0"	2' 3" x 1' 3"	12nos 20mm	12nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C44 & C52	2' 0" x 1' 0"	2' 3" x 1' 3"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C19	2' 0" x 1' 0"	2' 0" x 1' 0"	4-25 + 10-20	4-25 + 10-20	14nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C45	2' 0" x 1' 0"	2' 0" x 1' 0"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C3	1' 9" x 1' 0"	2' 0" x 1' 3"	12nos 20mm	12nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C1	1' 9" x 1' 0"	2' 0" x 1' 3"	10nos 20mm	10nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C4	1' 9" x 1' 0"	2' 0" x 1' 3"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C12, C13 & C17	2' 0" x 9"	2' 3" x 1' 0"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C51	2' 0" x 9"	2' 0" x 9"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C14, C15, C20 & C46	2' 0" x 9"	2' 0" x 9"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C10 & C42	1' 9" x 1' 0" & 1' 9" x 9"	2' 0" x 1' 3"	4nos 12mm 4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C43, C48 & C49	1' 9" x 9"	2' 0" x 1' 0"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C50	1' 9" x 9"	1' 9" x 9"	4-20 + 8-16	4-20 + 8-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C6	4' 0" x 1' 0" & 4' 0" x 9"	4' 3" x 1' 3"	12nos 12mm 26nos 16mm	cross tie 26nos 16mm	cross tie 26nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c



Details of P1





Typical cross section of footing & Column

N. KANAGAVEL M.E, M.B.A., MIE., F.I.V
Registered Structural Engineer Grade-I
CMDA Reg.No. SE/GR-I/19/03/049
GCC Reg.No.RSE100022019
CA-12, Tarangani Complex,
Ambattur Industrial Estate
Mogappair West, Chennai-600 058

LS of Plinth Beam:



Plinth Beam Details: (beam bottom @ 12" below road level)

PB NO	Size	Top rods	Bottom rods	Stirrups spacing
PB- 1	9" x 15"	3-12mm dia	3-12 mm dia	8mm dia @ 5" c/c
PB- 2	9" x 15"	3 -12 mm dia	2-12+1-16 mm dia	8mm dia @ 5" c/c
PB- 3	9" x 15"	2-12+1-16 mm dia	2-16+1-12 mm dia	8mm dia @ 5" c/c
PB- 4	9" x 15"	2-16+1-12 mm dia	2-16+1-20 mm dia	8mm dia @ 4" c/c
PB- 5	9" x 15"	2-16+1-20 mm dia	2-20+1-16 mm dia	8mm dia @ 4" c/c

Notes:

1. Foundation and column are designed for seismic load of stilt + five floors as per IS1893(part-1):2016 (wall load considered is for light weight block with unit weight not to exceed 6.5kn/m^3)
2. Cover & grade of concrete

	Cover	Grade of concrete
Footing	2"	M30
Column	1½"	M30
Plinth beam	1"	M30

3. Grade of steel to be used is Fe 550
4. Lap length for column rods is 48 times dia of the bar
5. Depth of foundation and SBC considered are as per Nagadi Consultants (P) Ltd., soil report no: G(C) 10087 dated 10.01.2026
6. Plinth beam bottom level is to be @ 12" below the existing road level
7. Designing is done based on the details shown in drawing dated 23.01.2026
8. Footing side shuttering should be done
9. Use potable water for all construction activities including curing
10. Column rods lapping should be done only @ mid height between floors
11. Do not provide pedestal for columns C14, C15, C19, C20, C45, C46, C50 & C51

Project Title:

Proposed Residencial Apartment Building Neat UNIQUE @ S.No: 276/7A1 Karanai Road, Ottiyambakkam, Tambaram, Chengalpet - 600 130.

Drawing Title:

Foundation, Column And Plinth Beam Details - B - Block

Scale: N.T.S | Date: 20.02.2026 | N

Promoter:

The Neat
No: 15, 4th street,
Kamarajar Nagar,
Chooialmedu, Chennai - 600 094

Structural Consultant:

N. Kanagavel M.E., M.B.A., M.I.E., F.I.V
CA-12, Tarangini Complex,
Ambattur Industrial Estate,
Chennai - 600 058

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
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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
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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.