Verified RealEstate™

RE REGULATORY RECORD

RERA Document

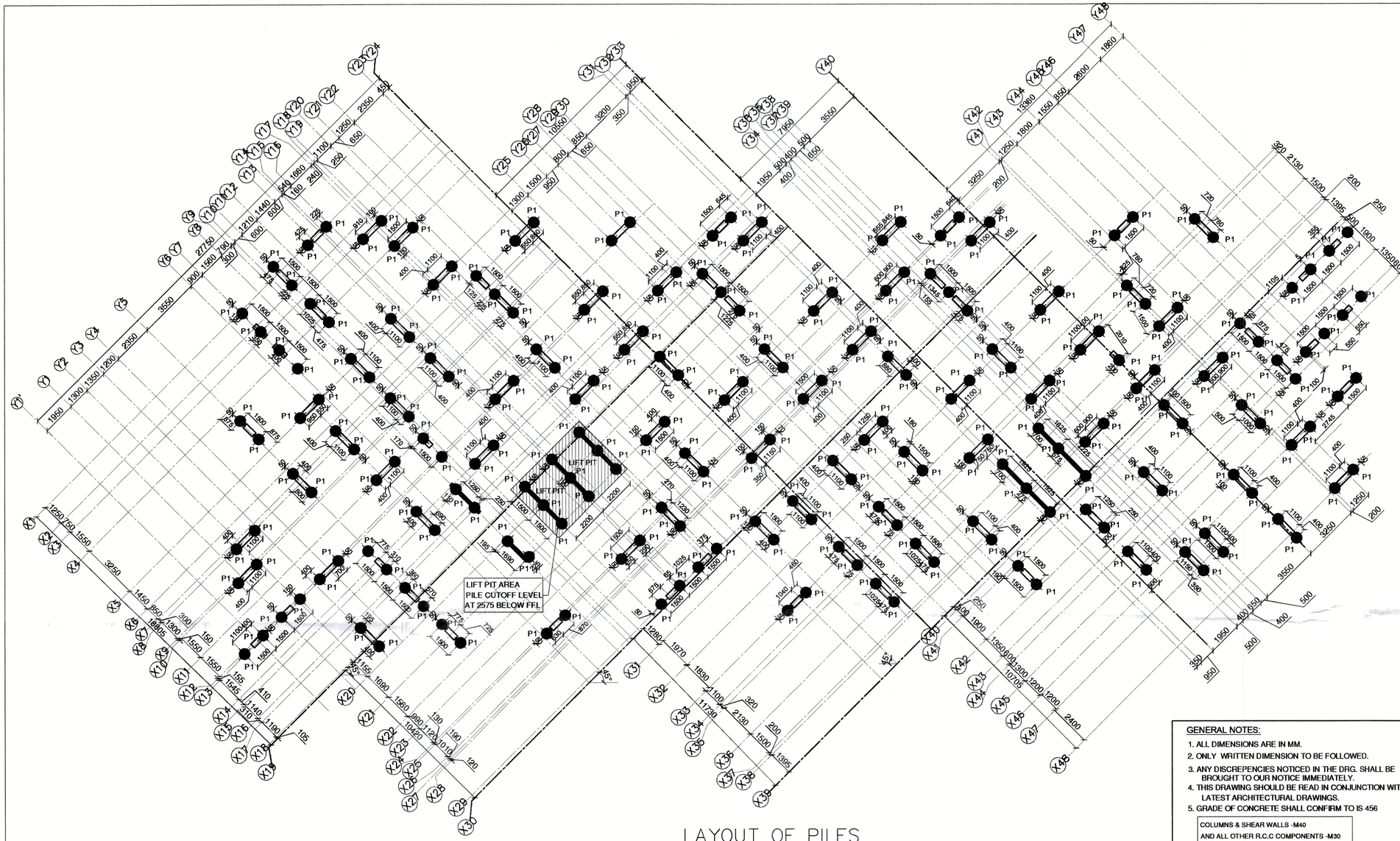
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

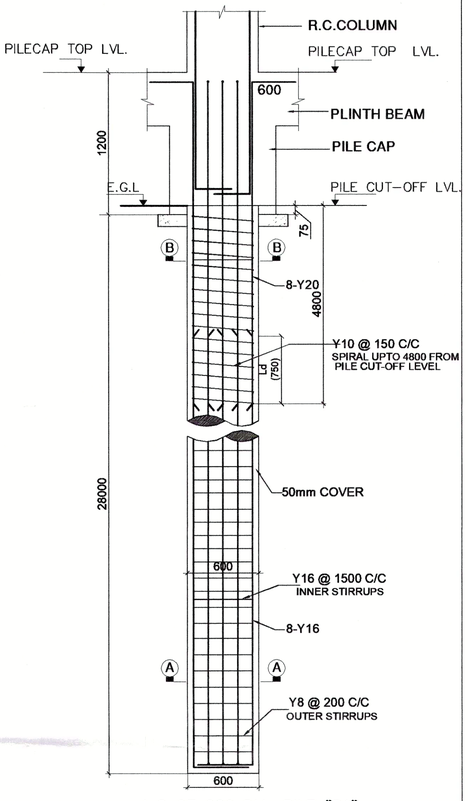
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LAYOUT OF PILES

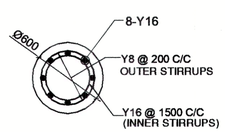
TOTAL NUMBER OF PILES = 231



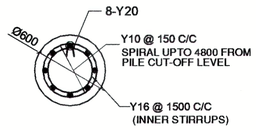
L.S OF 600 DIA. PILE "P1"

NOTE:

INITIAL TEST LOAD = 3125KN (2.5 x CAPACITY OF PILE)
TEST SHOULD BE DONE ON ONE PILE AS PER IS 2911 (Part-4) - LATEST REV.
GRADE OF CONCRETE FOR TEST PILE MUST BE 'M30'



SECTION "A–A"



SECTION "B–B"

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. ONLY WRITTEN DIMENSION TO BE FOLLOWED.
3. ANY DISCREPENCIES NOTICED IN THE DRG. SHALL BE BROUGHT TO OUR NOTICE IMMEDIATELY.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH LATEST ARCHITECTURAL DRAWINGS.
5. GRADE OF CONCRETE SHALL CONFIRM TO IS 456
   COLUMNS & SHEAR WALLS -M40
   AND ALL OTHER R.C.C COMPONENTS -M30
6. "Y" DENOTES HIGH STRENGTH DEFORMED BARS OF GRADE Fe500D CONFORMING TO IS 1786 : LATEST REVISION
7. STRUCTURAL ENGINEER RESPONSIBILITY IS LIMITED TO DESIGN & ISSUE OF STRUCTURAL DRAWINGS ONLY.
8. ONUS OF CONSTRUCTION LIES WITH CONTRACTOR
9. CLEAR COVER TO REINFORCEMENT.
   A. PILE = 50mm (CIRCULAR COVER BLOCK TO BE USED)
   B. PILECAP BOTTOM = 75mm SIDES AND TOP = 50mm
   C. R.C.WALL = 25mm
10. PILE CARRYING CAPACITY = 1250KN
    AS PER IS 1893-LATEST REVISION, DESIGN CAPACITY OF PILE CAN BE INCREASED BY 25% UNDER SEISMIC AND WIND CASE.
    HENCE, CAPACITY OF PILE UNDER SEISMIC AND WIND CASE - 1562.5KN
11. PILES UPTO 28m BELOW EXISTING GROUND LEVEL.
12. COLUMNS & PILES ARE DESIGNED FOR STILT +9 FLOORS LOADS ONLY.
13. INITIAL LOAD TESTS OF 2TIMES DESIGN CAPACITY ON 1 PILE OF 600mm DIA IS TO BE CARRIED OUT BEFORE COMMENCEMENT OF PILING WORKS.
14. ROUTINE PILE LOAD TEST TO BE DONE FOR A LOAD OF 1.5 TIMES DESIGN CAPACITY (SAY 1875KN)
15. CONCRETE FOR PILING SHALL CONFIRM TO THE REQUIREMENTS OF IS 2911 PART 1 / SECTION 2 :LATEST REVISION.
16. SLUMP OF CONCRETE SHALL BE 150 TO 180mm AS PER CLAUSE 7.3.2 OF IS 2911 PART 1 / SECTION 2 : LATEST REVISION.
17. MINIMUM CEMENT CONTENT FOR PILING SHALL BE 350 Kg / cum AS PER CLAUSE 7.3.3 OF IS 2911 PART 1 / SECTION 2 : LATEST REV.
18. DETAILING OF REBARS SHALL CONFIRM TO SP-34, IS 2507: LATEST REVISION.
19. DEVELOPMENT LENGTH (Ld) SHALL BE AS PER SP:34 : LATEST REVISION.
    DEVELOPMENT LENGTH FOR PILES = 37d

Structural Design Proof Checked and Found Satisfactory
Dr. R. SENTHIL, M.E., Ph.D.
Former Head i/c The Department
Professor of Structural Engineering
Department of Civil Engineering
Anna University, Chennai - 600 025
31 DEC 2025

FOR SUBMISSION

REV.	DESCRIPTION	DWG	CHK	DATE
00.	FOR CMDA SUBMISSION	S.V	INR	16.12.25

PROJECT

HOUSING DEVELOPMENT AT THIRUVOTTIYUR CHENNAI.

DRAWING TITLE

LAYOUT & R.C DETAILS OF PILES

ARCHITECT :

ED+ ARCHITECTURE
'Kailash', 6/25, Cenotaph Road,
First Street,Teynampet, Chennai - 600 018.
Tel : 24357906, 24362396, 24362397
E-mail : contact@edarch.in

STRUCTURAL CONSULTANTS:
JEHOVAHKING ENGINEERING CONSULTANTS PVT.LTD
SECOND FLOOR, PLOT NO. 49A, NEW NO. 3/1,
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PHONE : +91 44 22500120 / 42631770
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E mail : jkc_chennai@yahoo.co.in

PROJECT NO.

SCALE :125

NORTH	DATE	DRAWN	CHECKED	APPROVED
N	16.12.25	S.V	INR	S.D.R

DRAWING NO. JKEC/HKT–2/SHEET–01

REV. NO. 00

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.