Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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Registered Structural Engineer Grade-I
CMDA Reg.No. SE/GR-I/19/03/049
GCC Reg.No.RSE/100022019
CA-12, Tarangani Complex,
Ambattur Industrial Estate
Mogappair West, Chennai-600 058

Proposed Residential Apartment Building Near BEYONCE @ S.No. 392/3A, 2371B1 Kannal Road, Oduvankattam, Tambaram, Chengalpet - 600 130

Typical cross section of footing & Column

Notes:
1. Foundation and column are designed for seismic load of 'slab' + 'live loads' as per IS1893(part-1):2016
(wall load considered is for light weight block wall unit weight not to exceed 2.5kN/m3)
2. Cover & grade of concrete
Tie beam — Cover 40 — Grade of concrete M30
Plinth beam — 50 — M30
Column — 50 — M30
Footing — 75 — M30
3. Grade of steel to be used is Fe 500
4. Lap length for column bars is 48 times dia of the bar
5. Depth of foundation and SBC considered are as per Maggi Consultants (P) Ltd., soil report no: GI(1) 1007S dated 30.08.2023
6. Plinth beam bottom level is to be @ the existing road level
7. Dewatering is done based on the details known in nearby dated 22.01.2026
8. Footing was substituting should be done
9. The portable water for all construction activities including curing
10. Columns tops lapping should be done only @ mid layer between floors
11. Do not provide peddal for columns C29, C30, C31, C39, C40 & C42 in B- block.

Column no.	Column Size	Pedestal Size	Stilt Floor	First & Second floors	Third, Fourth & Fifth Floors	Maximum spacing of Rings / Confining Rings
C22	2'-6" x 1'-0"	2'-9" x 1'-3"	14nos 25mm	14nos 25mm	12nos 25mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C46	2'-6" x 1'-0"	2'-9" x 1'-3"	12nos 25mm	12nos 25mm	12nos 25mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C8, C35, C57, C62 & C63	2'-3" x 1'-0"	2'-6" x 1'-3"	14nos 25mm	14nos 25mm	14nos 20mm	4-25 + 10-20
C4, C10, C14, C46, C64, C66 & C67	2'-3" x 1'-0"	2'-6" x 1'-3"	4-25 + 10-20	4-25 + 10-20	14nos 25mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C47, C61 & C64	2'-3" x 1'-0"	2'-6" x 1'-3"	14nos 20mm	14nos 20mm	14nos 20mm	4-20 + 10-16
C5, C7, C9, C11, C16, C18, C58 & 65	2'-3" x 1'-0"	2'-6" x 1'-3"	4-25 + 8-20	4-25 + 8-20	12nos 25mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C2, C3 & C27	2'-3" x 1'-0"	2'-6" x 1'-3"	4-25 + 8-20	4-25 + 8-20	12nos 25mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C1, C12, C13, C16, C20, C25, C30, C37, C49, C60, C58 & C71	2'-0" x 1'-0"	2'-3" x 1'-3"	12nos 25mm	12nos 25mm	12nos 20mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C21	1'-9" x 1'-0"	2'-0" 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
C8, C19, C24, C28, C36, C41, C51 & C68	1'-9" x 1'-0"	2'-0" x 1'-3"	12nos 25mm	12nos 20mm	4-20 + 8-16	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C68, C72 & C74	1'-9" x 1'-0"	2'-0" x 1'-3"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C44	2'-0" x 9"	2'-3" x 1'-0"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C38 & C42	2'-0" x 9"	2'-0" x 1'-3"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C30	1'-9" x 9"	1'-9" x 9"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C29 & C31	1'-9" x 9"	1'-9" x 9"	4-20 + 6-16	4-20 + 6-16	10nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C17	3'-4 1/2" x 1'-0"	3'-7 1/2" x 1'-3"	12nos 16mm	2nos 16mm	2nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
C53	2'-7 1/2" x 1'-0"	2'-10 1/2" x 1'-3"	2nos 16mm	2nos 16mm	2nos 16mm	6- legged 8mm dia @ 6" c/c / 8mm dia @ 4" c/c
D1 (terminate the column @ car parking level)	9" x 9"	1'-0" x 1'-0"	4nos 12mm			4- legged 8mm dia @ 6" c/c

Column Detail: B - Block

Proposed :
The Hotel
No. 1A, 4th street,
Kamaraj Nagar,
Choolaimedu, Chennai - 600 094

Structural Consultants :
N. Kanagavel M.E., M.B.A., M.I.E., F.I.V
CA-12, Tarangani Complex,
Ambattur Industrial Estate,
Mogappair West,
Chennai - 600 058

Scale : N.T.S | Date : 16.02.2026 | Sheet No 1 / 2 | N

Foundation, Column And Plinth Beam Details - B - Block

Drawing Title :

Project Title :

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

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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.