Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

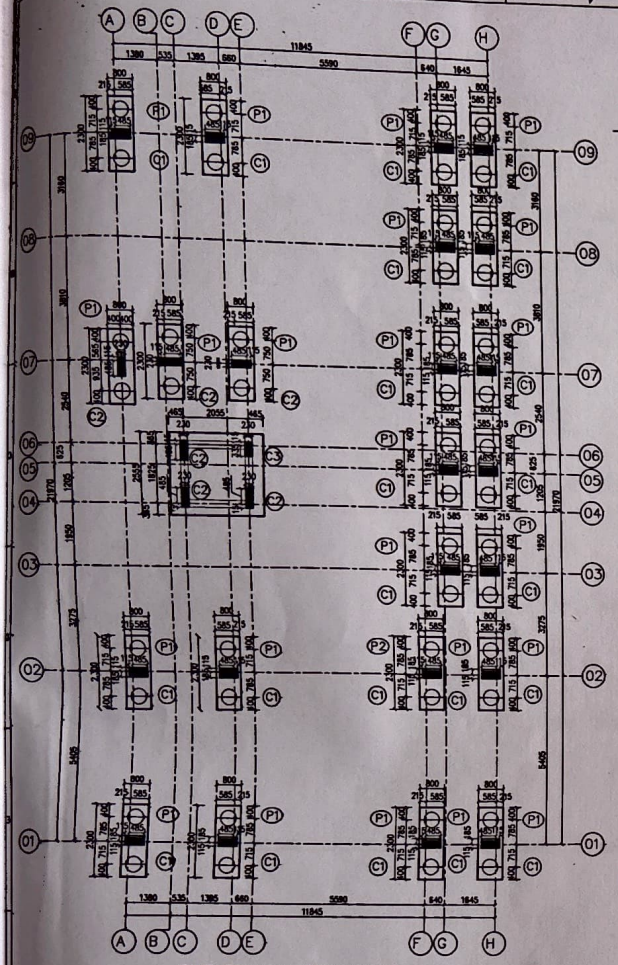
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

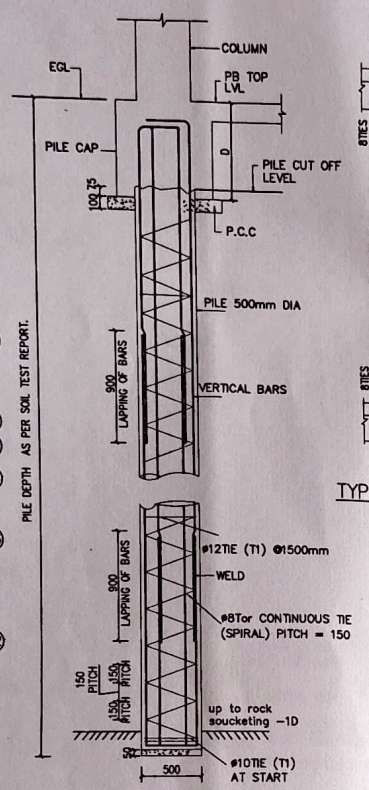
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

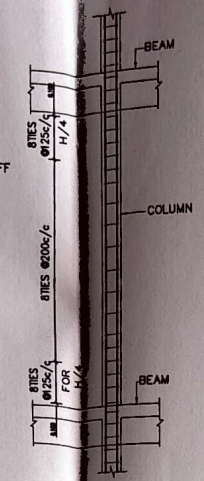




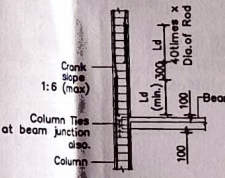
PILE FOUNDATION LAYOUT



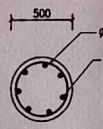
DETAIL OF PILE
BORED CAST IN SITU PILE(500ø)



TYPICAL TIES ARRANGEMENT
IN COLUMN



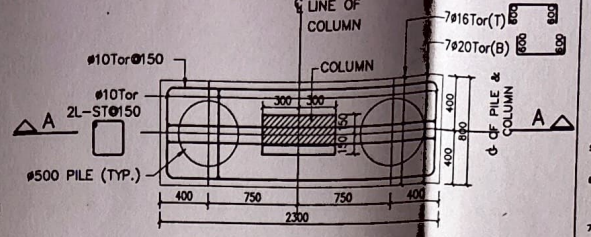
SPLICE WITH UPPER BARS
CRANKED INTO POSITION
INSIDE LOWER BARS



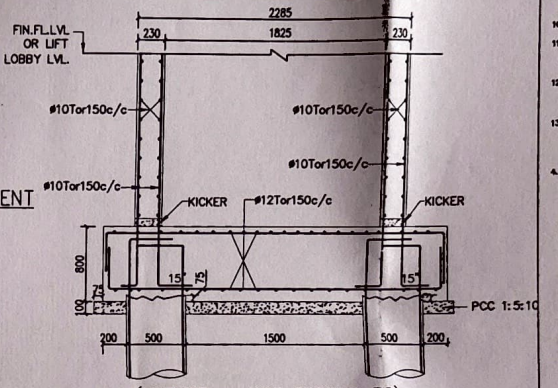
C.S.OF PILE-(P1)

SCHEDULE OF COLUMNS (M30)

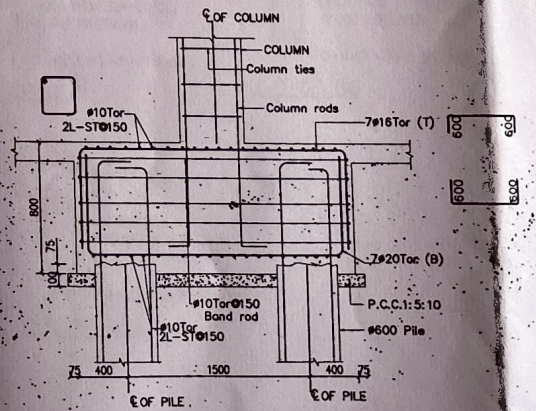
COL. MARK.	REINFORCEMENT						
	STILT FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	STIRRUPS
C1	10-ø20	10-ø20	10-ø20	4-ø20+6-ø16	4-ø20+6-ø16	4-ø20+6-ø16	ø8TOR
C2	10-ø20	10-ø20	10-ø20	4-ø20+6-ø16	4-ø20+6-ø16	4-ø20+6-ø16	ø8TOR
C3	8-ø16	8-ø16	8-ø16	8-ø16	8-ø16	8-ø16	ø8TOR



PLAN OF -P1
TWO PILE CAP (TYPICAL-NTS)



(LIFT PIT - PILE GROUPS-P2)
(TYPICAL)



SECTION AT A-A OF P2 (NTS)

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWING.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE EXECUTION OF WORKS.
4. CONCRETE MIX AS SHOWN :
   FOR PILE - M30 (CEMENT CONTENT 380 KG/M3)
   FOR PILE CAP & PIP - M30 (CEMENT CONTENT 380KG/M3)
   - CONTRACTOR / CLIENT SHALL SEND US CUBE TEST RESULTS TO SUBSTANTIATE THE CONCRETE MIX GRADE.
   - IF READY MIXED CONCRETE IS BEING USED, CLIENT/CONTRACTOR SHALL CAST CONCRETE CUBES INDEPENDENTLY AT SITE AND SEND CUBE RESULTS THUS OBTAINED TO US.
5. Reinforcement : TOR STEEL for ø8mm & above conforming to IS 1786 (latest revision)
6. CLEAR CONCRETE COVER TO MAIN BARS :
   FOR FOOTINGS - 50MM ; FOR COLUMNS - 40MM;
   FOR PILE - 50MM , FOR PILE CAP - 75MM ;
   FOR PLINTH BEAMS - 25MM
7. USE STONE AGGREGATES AND SAND CONFORMING TO IS 383(LATEST REVISION)
   STONE AGGREGATE SIZE - 20MM AND DOWN GRADE
8. USE GOOD WATER FOR CONCRETE MIXING AND CURING CONFORMING TO IS 456(LATEST REVISION)
9. USE ORDINARY PORTLAND CEMENT CONFORMING TO IS 8112 (LATEST REVISION) FOR 43 GRADE CEMENT & IS 12269 (LATEST REVISION) FOR 53 GRADE CEMENT.
10. PILES SHALL BE BORED AND UNDER REAMED AS ACCURATELY AS POSSIBLE.
11. FOR CONSTRUCTION OF PILES (BORING AND UNDER REAMING CONTROL OF ALIGNMENT, METHOD OF CONCRETING, FINISHING PILE HEADS, ESTIMATION OF CONCRETE QUANTITY, ETC.) REFER I.S 2911 (PART-III) LATEST EDITION.
12. THE CENTERING AND SHUTTERING TO SUPPORT STRUCTURAL CONCRETE MUST BE SUFFICIENTLY STRONG AND RIGIDLY BRACED.HORIZONTAL TIES SHALL BE PROVIDED AT EVERY 1.5M HEIGHT.
13. THE STABILITY OF SUPPORTS AND STRENGTH OF THE CENTERING AND FORMWORK SHOULD BE ENSURED BY THE CONTRACTOR AND SITE ENGINEER BEFORE PLACING CONCRETE.
14. PILES ARE DESIGNED FOR LOADS FROM STILT FLOOR +SFLOOR WEIGHT OF PILE CAP.

REV.	DATE	REVISION NOTE NO	SIGN	CHKD

PILE FOUNDATION LAYOUT.

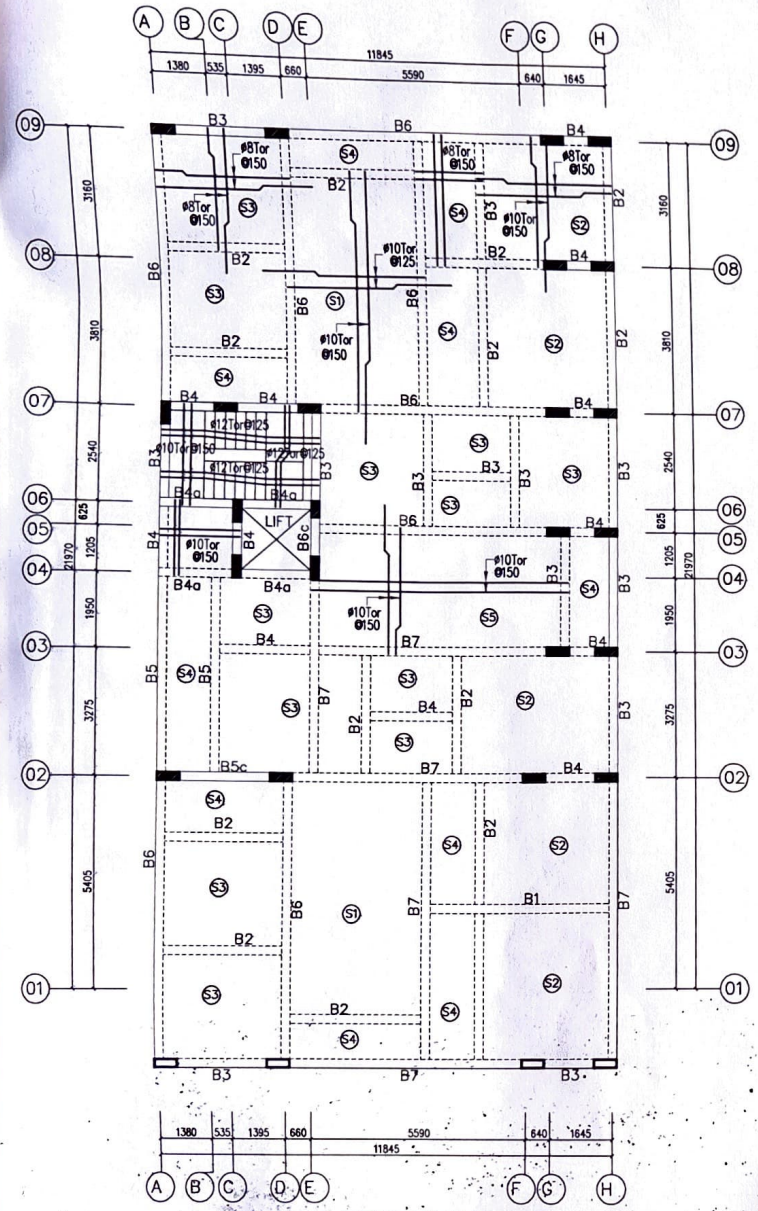
JOB NO:- | DRAWN : -
SCALE:- 1:-100 | DESIGNED : -
DATE : -

PROJECT :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+ 5 FLOORS HEIGHT 18.30M WITH 15 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO: 134, SITUATED IN "CLASSIC RETREAT" LAYOUT, COMPRISED IN OLD SURVEY NOS: 592/1BPART, 589/2 PART, 589/3 PART, 593/1C PART AND 592/1A PART, 593/1B PART, OLD PATTA NO: 2724, PRESENT PATTA NO: 21150, AS PER PATTA NEW SURVEY NO: 592/1A2 & 593/1B2 OF SHOLINGANALLUR REVENUE VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION. WARD NO: 197, ZONE :XV.

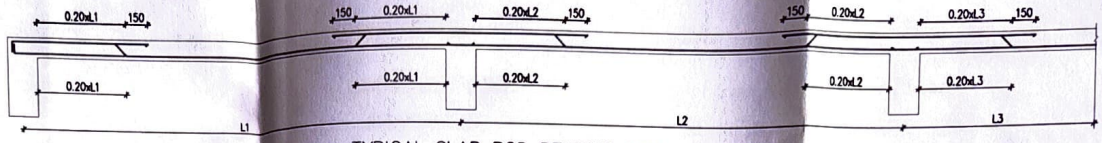
STRUCTURAL CONSULTANT

Er. P. RAMAN, B.E.(CIVIL),M.E.(Struct), M.I.E., C.E.(I),
GREATER CHENNAI CORPORATION
Registered Structural Engineer Grade - I (RSE)
Registration No: PSE100262019
8,S Manians Apartments, No.5/13, Thambieh Road Exte.,
West Mambalam, Chennai-600 033.

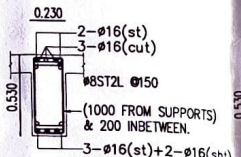


SLAB BEAM LAYOUT

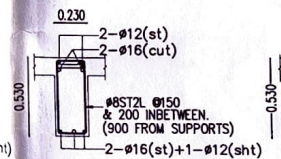
(ALL SLAB THICKNESS IS 125MM)



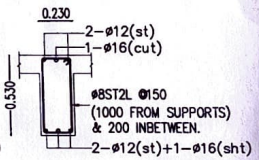
TYPICAL SLAB ROD BENDING DETAILS.



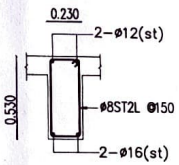
C.S OF B1



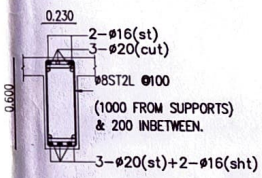
C.S OF B2



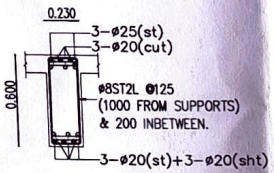
C.S OF B3



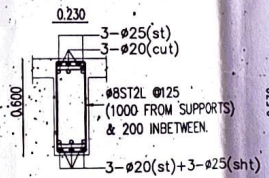
C.S OF B4



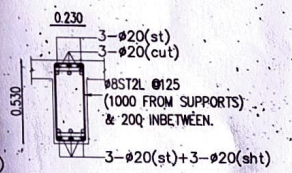
C.S OF B5



C.S OF B6



C.S OF B7



C.S OF B5c

NOTES:

1. All dimensions are in meters.
2. This drawing shall be read with relevant architectural drawings
3. All dimensions shall be checked and verified before execution of works.
4. Concrete mix :–
   For columns : M30.
   (Cement Content –360 kg/m3)
   * If ready mixed concrete is being used, Site engineer shall cast concrete cubes independently at site and send cubes test result to QA.
5. Maximum water cement ratio : 0.50
6. REINFORCEMENT :
   TOR STEEL for ø8mm & above conforming to IS 1786 (latest revision)
   (i) Use Fe 550 steel.
7. Clear concrete cover to main bars :
   For columns : 40mm ,For Beam : 25mm
   For slab : 20 mm
   (All cover blocks shall be tied with main bars with wires)
8. Use good stone aggregates and (sand or M.sand) stone aggregate size – 20mm and down grade
9. Use good water for concrete mixing and curing.
10. S.B.C of soil is 12.0t/sq.m
11. Foundation is designed S+3floor
12. The centering and shuttering to support structural concrete must be sufficiently strong and rigidly braced.Horizontal ties shall be provided at every 1.5m height.
13. Development Length (Ld)
    (UNLESS SPECIFIED)
    Ld = 50 x DIA OF MAX. Rod Size
14. All structurl Member designed for Seismic Zone–III.

REV.	DATE	REVISION NOTE NO	SIGN	CHKD

SLAB BEAM LAYOUT.

JOB NO :–
DRG.NO S–02
DATE : –
DRAWN : –
DESIGNED : –

PROJECT :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+ 5 FLOORS HEIGHT 18.30M WITH 15 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO: 134, SITUATED IN "CLASSIC RETREAT" LAYOUT, COMPRISED IN OLD SURVEY NOS: 592/1BPART, 589/2 PART, 589/3 PART, 593/1C PART AND 592/1A PART, 593/1B PART, OLD PATTA NO: 2724, PRESENT PATTA NO: 21150, AS PER PATTA NEW SURVEY NO: 592/1A2 & 593/1B2 OF SHOLINGANALLUR REVENUE VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION. WARD NO: 197, ZONE :XV.

STRUCTURAL CONSULTANT

Er. P. RAMAN, B.E (CIVIL), M.E (Struct), M.I.E., C.Engg.
GREATER CHENNAI CORPORATION
Registered Structural Engineer Grade - I (RSE)
Registration No: PSE100262019
S.S Manians Apartments, No.5/13, Thambiah Road Extn., West Mambalam, Chennai-600 033.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate