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RE REGULATORY RECORD

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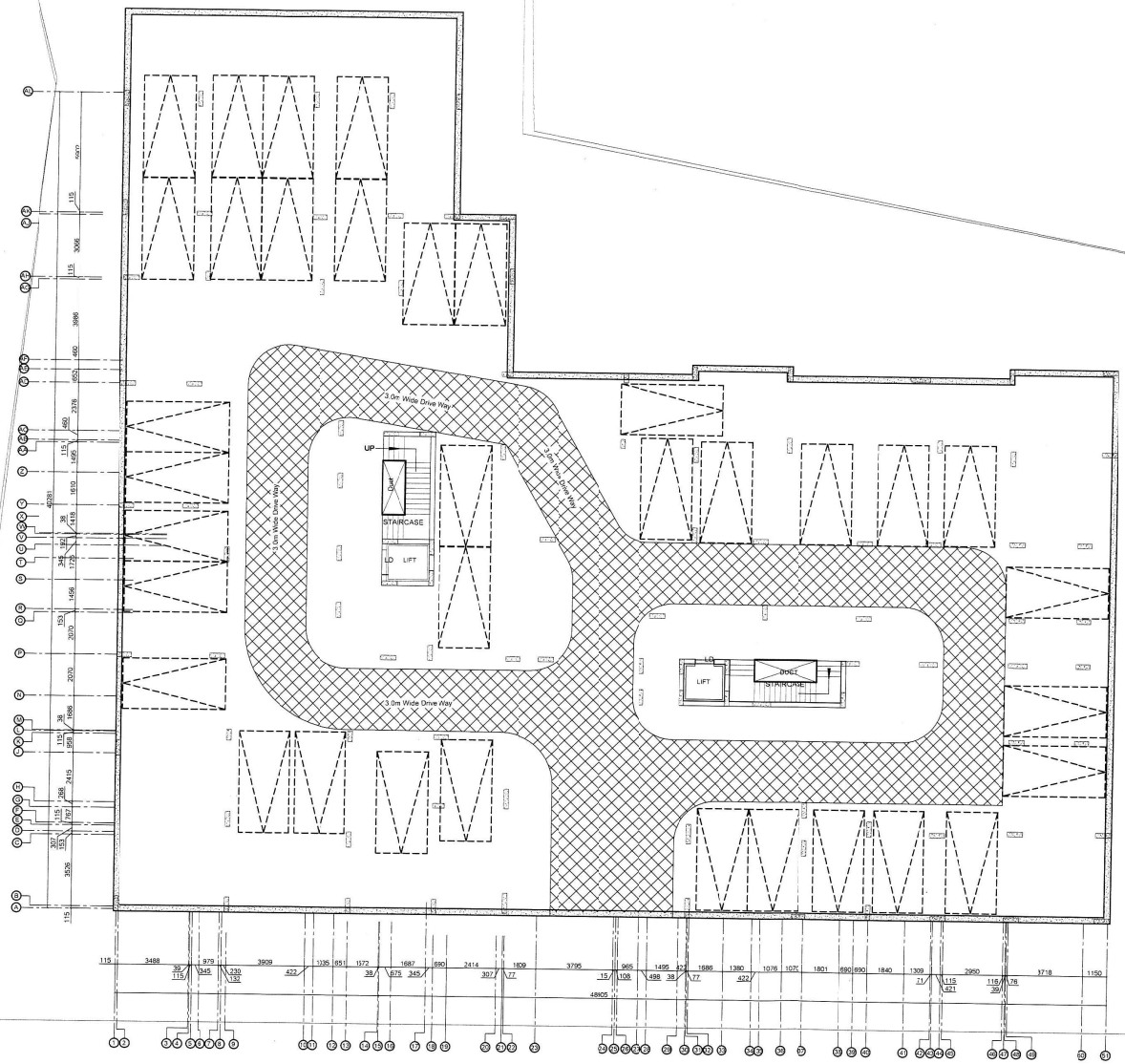
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED RECORD

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LAYOUT OF BASEMENT FLOOR

N. KARIKALAN, M.E.,(Struc.Engg.), MIE
CMDA Reg. No : SE/GR-I/19/03/012
Chartered Engineer (M-1644542/19)
No.15, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Street, Narasimman Nagar,
Ramapuram, Chennai - 600 089
Mobile : 98942 45633
Email : nkarikalan1985@gmail.com

NOTES:
1. ALL DIMENSIONS ARE IN MM & LEVELS ARE IN METRES

REV.NO	DESCRIPTION	DESIGNED	DRAWN	CHECKED	APPROVED
0	ISSUED FOR APPROVAL	DK 26.05.18	JSAN 26.05.18	NKK 26.05.18	NKK 26.05.18

SIVASANKARI STRUCTURAL CONSULTANT
MOBILE NO: 9894245633,
E-MAIL ID: sivasankari.structural@gmail.com

CLIENT : M/S PRIYA CONSTRUCTION
CONSULTANT : SIVASANKARI STRUCTURAL CONSULTANT
PROJECT : PROPOSED RESIDENTAL BUILDING AT MUGAVAKKAM, CHENNAI.
CONCEPT ARCHITECT : M/S SNS ASSOCIATES
SUPPLIER/ CONTRACTOR :

JOB No : A25005

	NAME	SIGN	DATE
DSGN	DK		26.05.18
DRWN	JSAN		26.05.18
CHKD	NKK		26.05.18
APPD	NKK		26.05.18

TITLE:
RESIDENTIAL BUILDING
LAYOUT OF NUM. DETAILS OF STILT FLOOR CAR PARKING

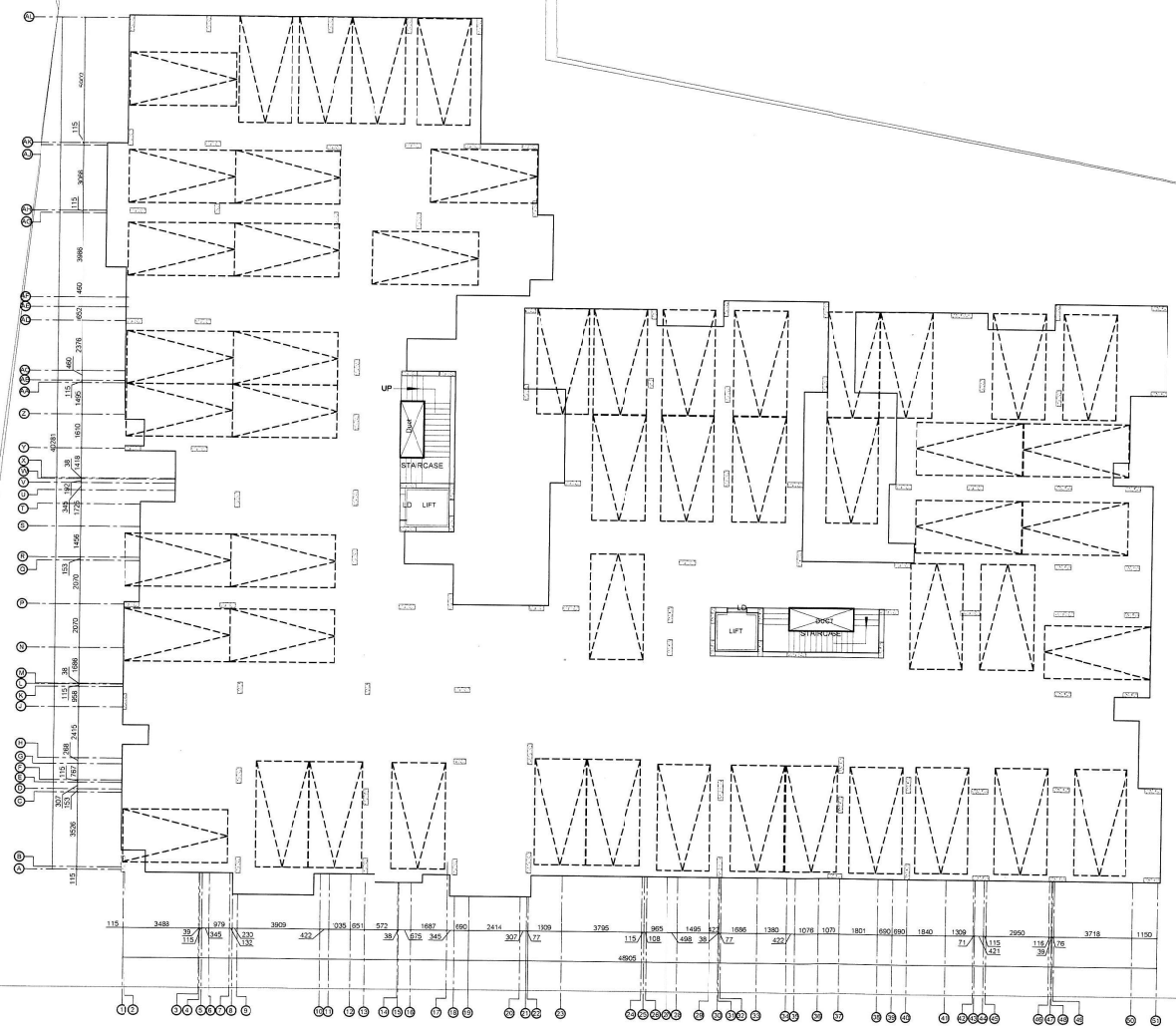
SECTION / ELEVATION / DRAWING
DRAWING NUMBER
SCALE 1:100

DRAWING No. A25005 - C - RB 01 - NU - 3001
PROJECTION
SIZE A1
REV 0

RELEASED FOR ☐ PRELIMINARY ☐ TENDER ☐ INFORMATION ☑ APPROVAL ☐ CONSTRUCTION

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LAYOUT OF STILT FLOOR

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TITLE:
RESIDENTIAL BUILDING
LAYOUT OF VUM. DETAILS OF BASEMENT FLOOR CAR PARKING

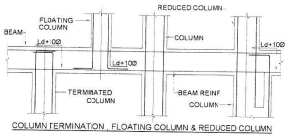
SECTION / ELEVATION / PARKING / DRAWING / LUMBER
SCALE 1:100

DRAWING No. A25005 - C - RB - 01 - NU - 0002
PROJECTION
SIZE A1
REV 0

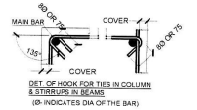
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SIVASANKARI STRUCTURAL CONSULTANT

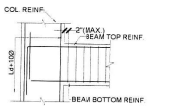
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COLUMN TERMINATION , FLOATING COLUMN & REDUCED COLUMN



DET. OF HOOK FOR TIES IN COLUMN & STIRRUPS IN BEAMS
(Ø- INDICATES DIA OF THE BAR)



TYPICAL DET. OF BEAM COLUMN JOINT

REINFORCED CEMENT CONCRETE(RCC):-

GRADE OF CONCRETE	MINIMUM CEMENT CONTENT (kg/m3)	WATER CEMENT RATIO
M20	300	0.55
M25	300	0.50
M30	320	0.45

DE-SHUTTERING PERIOD:-

MEMBER MKD	MINIMUM DE-SHUTTERING PERIOD
ROOF SLAB	14 DAYS
LINTEL&SUNSHADE	7 DAYS
COLUMN	24 HOURS

NOTES:-
1 ALL DIMENSIONS ARE IN MM & LEVELS ARE IN METRES
2 "Fe" DENOTES HYSD BARS (Fe 500 / Fe 500 D) CONFORMING TO IS - 1786 2008
3 UOB MINIMUM CLEAR COVER TO ANY REINFT. SHALL BE AS FOLLOWS

MEMBER MKD	CLEAR COVER
PILE,PILE CAP	75 mm
COLUMN,WALLS	40 mm
RETAINING WALL	OTHER SIDES COVER : 25 MM SOIL FACE COVER : 50 MM
RAFT	OTHER SIDES COVER : 25 MM SOIL FACE COVER : 50 MM
BEAMS	20 mm OR BAR DIA WHICHEVER IS GREATER
SLAB	20 mm OR BAR DIA WHICHEVER IS GREATER
STAIRCASE	WAIST SLAB + 20 MM

i) MIN. GRADE OF CONCRETE FOR PILE & PILE CAP SHALL BE M30 (MIN)
ii) MIN GRADE OF CONCRETE FOR COLUMN,WALL,BEAM,SLAB SHALL BE M25 (MIN.)
iii) MIN GRADE OF CONCRETE FOR LINTEL,SUNSHADE & RETAINING WALL SHALL BE M20 (MIN.)

4 LAPS SHALL BE STAGGERED SUCH THAT NOT MORE THEN 50% OF REINFORCEMENT IS LAPPED AT ANY LOCATION
5 TOP BARS IN BEAMS & SLABS SHALL BE LAPPED AT MID SPAN AND NOT AT SUPPORT ZONE
6 BOTTOM BARS IN BEAMS & SLABS SHALL BE LAPPED AT END ONE THIRD SPAN
7 COLUMN WALL PILE REINFORCEMENT LAPS SHALL BE STAGGERED & DONE JUST ABOVE BEAM COL INTERSECTONS LOS
8 ALL HOOKS, BENDS AND LAPS SHALL BE AS PER IS - 2502 1963 & IS 3620-1960 UNLESS OTHERWISE INDICATED

BUILDING CO-ORDINATES TO BE DECIDED BY ARCHITECT / CLIENT

IN CASE OF ANY OTHER SERVICE LINE FOULING WITH FOUNDATION, THEN SAME TO BE REPORTED TO STRUCTURAL DESIGNER IMMEDIATELY.

THE STRUCTURE IS DESIGNED FOR BASEMENT + STILT + 5 FLOORS ONLY

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TITLE:
RESIDENTIAL BUILDING
LAYOUT OF NUM. DETAILS OF COLUMN

SECTION / ELEVATION / MARKING
DRAWING NUMBER

SCALE 1:100

DRAWING No. A25005 - C - RB - 01 - NU - 0003

PROJECTION:

SIZE A1

REV 0

RELEASED FOR ☐PRELIMINARY ☐ TENDER ☐INFORMATION ☑APPROVAL ☐CONSTRUCTION

LAYOUT & NUM. DET. OF COLUMN

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RAFT THICKNESS = 450 (typ)

SCHEDULE OF PILECAP

SL NO	PILE CAP ID	A	B	D	S1&S2	S3&S4	SIDE FACE REINFORCEMENT
1	PC1	2300	2300	750	T16 AT 100 C/C	T16 AT 100 C/C	T10 AT 8" C/C
2	PC2	2300	3800	750	T16 AT 100 C/C	T16 AT 100 C/C	
3	PC3	2300	5300	750	T16 AT 100 C/C	T16 AT 100 C/C	
4	PC4	3800	3800	750	T16 AT 100 C/C	T16 AT 100 C/C	
5	PC5	8300	3800	750	T16 AT100 C/C	T16 AT 100 C/C	

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RC DET. OF PILE CAP - PC1

RC DET. OF PILE CAP - PC2

RC DET. OF PILE CAP - PC3

RC DET. OF PILE CAP - PC4

RC DET. OF PILE CAP - PC5

LAYOUT & NUM. DET. OF PILECAP

NOTES :
1. ALL DIMENSIONS ARE IN MM & LEVELS ARE IN METRIS

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TITLE: RESIDENTIAL BUILDING
LAYOUT OF NUM. DETAILS OF PILE

SECTION / ELEVATION MARKING
DRAWING NUMBER
SCALE 1:100

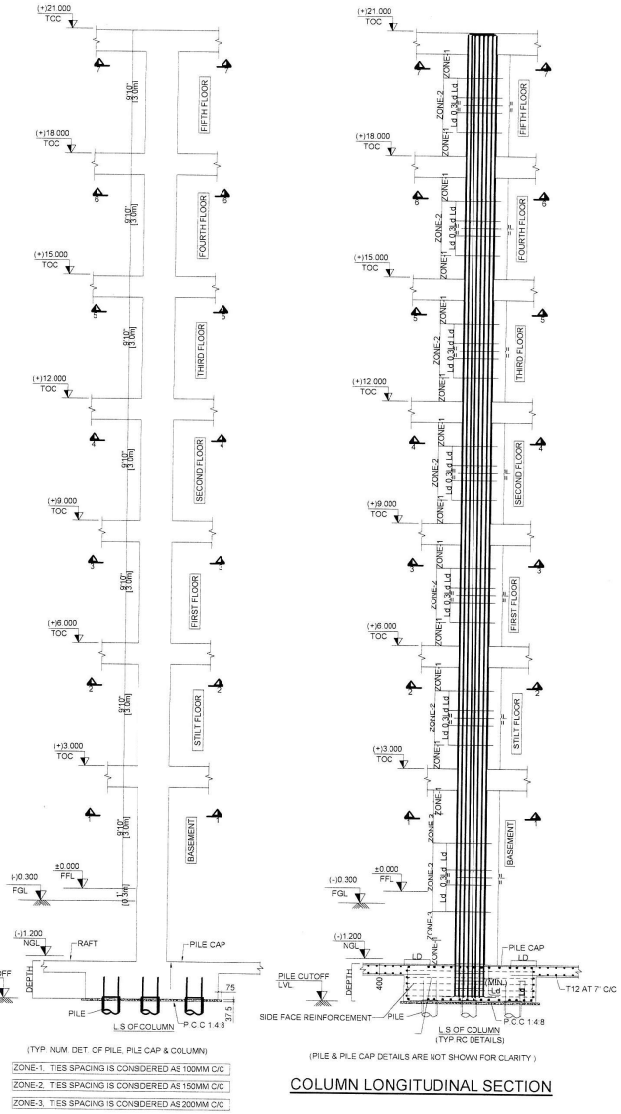
DRAWING No. A25005 - C - RB - 01 - NU - 0001

PROJECTION | SIZE A1 | REV 0

RELEASED FOR: ☐ PRELIMINARY ☐ TENDER ☐ INFORMATION ☑ APPROVAL ☐ CONSTRUCTION

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(TYP. NUM. DET. OF PILE, PILE CAP & COLUMN)

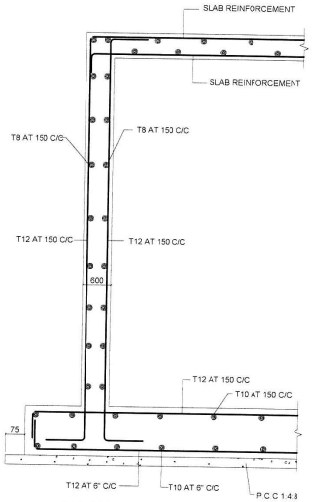
ZONE-1, TIES SPACING IS CONSIDERED AS 100MM C/C

ZONE-2, TIES SPACING IS CONSIDERED AS 150MM C/C

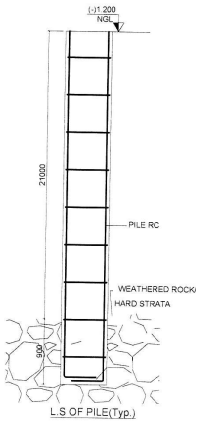
ZONE-3, TIES SPACING IS CONSIDERED AS 200MM C/C

(PILE & PILE CAP DETAILS ARE NOT SHOWN FOR CLARITY.)

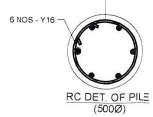
COLUMN LONGITUDINAL SECTION



LS OF RETAINING WALL



L.S OF PILE(Typ.)



RC DET. OF PILE (500Ø)

SCHEDULE OF PILE LOADING :-

PILE DIAMETER	500 Ø
VERTICAL CAPACITY	600.0kN
HORIZONTAL CAPACITY	72.0 kN
UPLIFT CAPACITY	420.0kN

Ld - DEVELOPMENT LENGTH

GRADE \ Ø(mm)	8	10	12	16	20	25
M20	1'4.5"	1'9"	2'0"	2'7.5"	3'4.5"	3'10.5"
M25	1'3"	1'6"	1'9"	2'4.5"	2'10.5"	3'1.5"
M30	1'1.5"	1'4.5"	1'7.5"	2'3"	2'7.5"	3'4.5"

PLAIN CEMENT CONCRETE(PCC) :-

	MINIMUM CEMENT CONTENT (kg/m3)	WATER CEMENT RATIO
PCC	240	0.60

DE-SHUTTERING PERIOD :-

MEMBER MKD	MINIMUM DE-SHUTTERING PERIOD
ROOF SLAB	14 DAYS
LINTEL&SUNSHADE	7 DAYS
COLUMN	24 HOURS

REINFORCED CEMENT CONCRETE(RCC) :-

GRADE OF CONCRETE	MINIMUM CEMENT CONTENT (kg/m3)	WATER CEMENT RATIO
M20	300	0.55
M25	300	0.50
M30	320	0.45

NOTES :-

1. ALL DIMENSIONS ARE IN FEET AND INCHES & LEVELS ARE IN METRES.
2. "T" DENOTES HYSD BARS (Fe 500 / Fe 500 D) CONFORMING TO IS : 1786 :2008.
3. NOMINAL COVER TO ANY REINFT. SHALL BE AS FOLLOWS

MEMBER MKD	CLEAR COVER
PILE, PILE CAP	75 mm
COLUMN	40 mm
BEAMS	30 mm OR BAR DIA WHICHEVER IS GREATER
SLAB	20 mm OR BAR DIA WHICHEVER IS GREATER

4. MIN. GRADE OF CONCRETE FOR PILE & PILE CAP SHALL BE M30 (MIN).
MIN GRADE OF CONCRETE FOR COLUMN,BEAM,SLAB SHALL BE M25 (MIN.).
MIN. GRADE OF CONCRETE FOR ,LINTEL & SUNSHADE SHALL BE M20 (MIN.)
5. LAPS SHALL BE STAGGERED SUCH THAT NOT MORE THEN 50% OF REINFORCEMENT IS LAPPED AT ANY LOCATION.
6. TOP BARS IN BEAMS & SLABS SHALL BE LAPPED AT MID SPAN AND NOT AT SUPPORT ZONE.
7. BOTTOM BARS IN BEAMS & SLABS SHALL BE ,APPED AT END ONE THIRD SPAN.
8. COL. REINFT. LAPS SHALL BE STAGGERED & ZONE JUST ABOVE BEAM COL. INTERSECTIONS U.O.S.
9. ALL HOOKS, BENDS AND LAPS SHALL BE AS PER IS - 2502:1963 & IS:13920-1993 UNLESS OTHERWISE INDICATED.

BUILDING CO-ORDINATES TO BE DECIDED BY ARCHITECT / CLIENT

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TITLE: RESIDENTIAL BUILDING
LAYOUT OF NUM. DETAILS OF LS COLUMN

SECTION / ELEVATION MARKING

DRAWING NUMBER A

SCALE 1:100

DRAWING No. A25005 - C - RB - 01 - NU - 0001

PROJECTION

SIZE A1

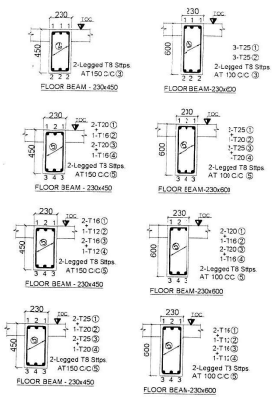
REV 0

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GRADE	Ø(mm) 8	10	12	16	20	25
	Ld - DEVELOPMEVT LENGTH					
M20	1'4.5"	1'9"	2'0"	2'7.5"	3'4.5"	3'11.5"
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PLAIN CEMENT CONCRETE(PCC) -

	MINIMUM CEMENT CONTENT (kg/m3)	WATER CEMENT RATIO
PCC	240	0.50

DE-SHUTTERING PERIOD -

MEMBER MKD	MINIMUM DE-SHUTTERING PERIOD
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TITLE: RESIDENTIAL BUILDING
AYOUT OF NUM. DETAILS OF STILT FLOOR (BEAM & SLAB)

SECTION / ELEVATION MARKING
DRAWING NUMBER A
SCALE 1:100

DRAWING No A25005 - C - RB - 01 - NU - 0001
PROJECTION
SIZE A1
REV 0

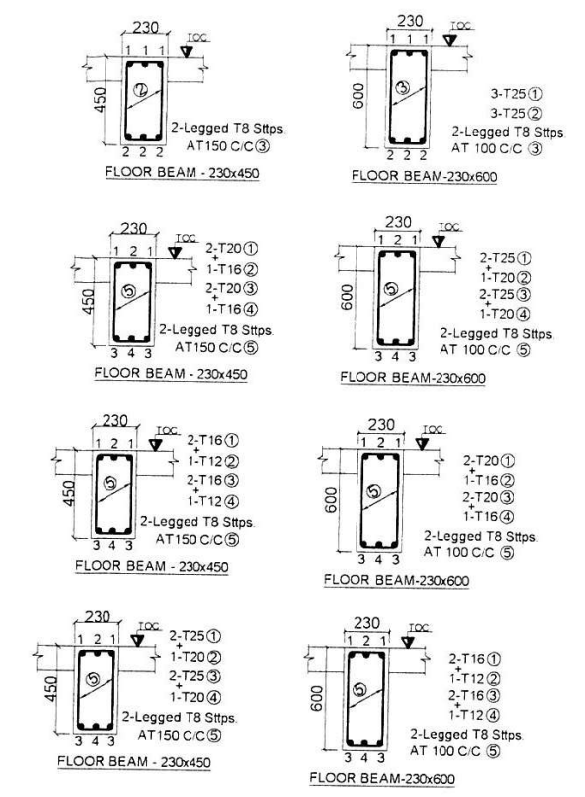
RELEASED FOR ☐ PRELIMINARY ☐ TENDER ☐ INFORMATION ☑ APPROVAL ☐ CONSTRUCTION

SIVASANKARI STRUCTURAL CONSULTANT



LAYOUT & NUM. DET. OF FLOOR BEAM & SLAB
(FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR)

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N. KARIKALAN, M.E.,(Struc.Engg.), MIE
CMDA Reg. No : SE/GR-I/19/02/012
Chartered Engineer (M-164442/19)
No.15, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Street, Narasimman Nagar,
Ramapuram, Chennai - 600 089
Mobile : 98942 45633
Email : nkarikalan1985@gmail.com

GRADE \ Ø(mm)	8	10	12	16	20	25
	Ld - DEVELOPMENT LENGTH					
M20	1'4.5"	1'9"	2'0"	2'7.5"	3'4.5"	3'0.5"
M25	1'3"	1'6"	1'9"	2'4.5"	2'10.5"	3'7.5"
M30	1'1.5"	1'4.5"	1'7.5"	2'3"	2'7.5"	3'4.5"

PLAIN CEMENT CONCRETE(PCC):-

	MINIMUM CEMENT CONTENT (kg/m3)	WATER CEMENT RATIO
PCC	240	0.60

DE-SHUTTERING PERIOD:-

MEMBER MKD	MINIMUM DE-SHUTTERING PERIOD
ROOF SLAB	14 DAYS
LINTEL&SUNSHADE	7 DAYS
COLUMN	24 HOURS

REINFORCED CEMENT CONCRETE(RCC):-

GRADE OF CONCRETE	MINIMUM CEMENT CONTENT (kg/m3)	WATER CEMENT RATIO
M20	300	0.55
M25	300	0.50
M30	320	0.45

NOTES:-

1. ALL DIMENSIONS ARE IN FEET AND INCHES & LEVELS ARE IN METRES.
2. "T" DENOTES HYSD BARS (Fe 500 / Fe 500 D) CONFORMING TO IS :- 1786 :2008.
3. UOS MINIMUM CLEAR COVER TO ANY REINFT. SHALL BE AS FOLLOWS.

MEMBER MKD.	CLEAR COVER
PILE, PILE CAP	75 mm
COLUMN	40 mm
BEAMS	30 mm OR BAR DIA WHICHEVER IS GREATER
SLAB	20 mm OR BAR DIA WHICHEVER IS GREATER

4. MIN. GRADE OF CONCRETE FOR PILE & PILE CAP SHALL BE M30 (MIN). MIN. GRADE OF CONCRETE FOR COLUMN,BEAM,SLAB SHALL BE M25 (MIN.). MIN. GRADE OF CONCRETE FOR LINTEL & SUNSHADE SHALL BE M20 (MIN.)
5. LAPS SHALL BE STAGGERED SUCH THAT NOT MORE THEN 50% OF REINFORCEMENT IS LAPPED AT ANY LOCATION.
6. TOP BARS IN BEAMS & SLABS SHALL BE LAPPED AT MID SPAN AND NOT AT SUPPORT ZONE.
7. BOTTOM BARS IN BEAMS & SLABS SHALL BE LAPPED AT END ONE THIRD SPAN.
8. COL. REINFT. LAPS SHALL BE STAGGERED & DONE JUST ABOVE BEAM COL. INTERSECTIONS UOS.
9. ALL HOCKS, BENDS AND LAPS SHALL BE AS PER IS :- 2502:1963 & IS13920-1993 UNLESS OTHERWISE INDICATED.

BUILDING CO-ORDINATES TO BE DECIDED BY ARCHITECT / CLIENT

IN CASE OF ANY OTHER SERVICE LINE FOULING WITH FOUNDATION, THEN SAME TO BE REPORTED TO STRUCTURAL DESIGNER IMMEDIATELY

THE STRUCTURE IS DESIGNED FOR BASEMENT + STILT + 5 FLOORS ONLY

REV.NO.	DESCRIPTION	DESIGNED		DRAWN		CHECKED		APPROVED	
0	ISSUED FOR APPROVAL	DK	26.06.18	JSAN	26.06.18	NKK	26.06.18	NKK	26.06.18

SIVASANKARI STRUCTURAL CONSULTANT
MOBILE NO: 9894245633,
E-MAIL ID: sivasankari.structural@gmail.com

CLIENT : M/S PRIYA CONSTRUCTION

CONSULTANT : SIVASANKARI STRUCTURAL CONSULTANT

PROJECT : PROPOSED RESIDENTIAL BUILDING AT MUGALIVAKKAM ,CHENNAI.

CONCEPT ARCHITECT : M/S SNS ASSOCIATES

SUPPLIER/ CONTRACTOR :

JOB No : A25005

	NAME	SIGN	DATE
DSGN	DK		26.06.18
DRWN	JSAN		26.06.18
CHKD	NKK		26.06.18
APPD	NKK		26.06.18

TITLE: RESIDENTIAL BUILDING
LAYOUT OF NUM. DETAILS OF FLOOR (BEAM & SLAB)
(FIRST, SECOND, THIRD, FOURTH & FIFTH)

SECTION / ELEVATION MARKING
DRAWING NUMBER
SCALE 1:100

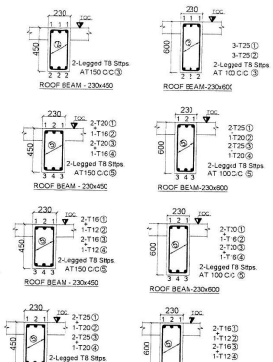
DRAWING No. A25005 - C - RB - 01 - NJ - 0001

PROJECTION | SIZE A1 | REV 0

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STRUCTURAL CONSULTANT
MOBILE NO: 9894245533
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CONCEPT ARCHITECT : M/S SNS ASSOCIATES
SUPPLIER/ CONTRACTOR :

JOB No : A25005

	NAME	SIGN	DATE
DSGN	DK		26.06.18
DRWN	JSAN		26.06.18
CHKD	NKK		26.06.18
APPD	NKK		26.06.18

TITLE: RESIDENTIAL BUILDING
LAYOUT OF NUM. DETAILS OF COLUMN

SECTION / ELEVATION MARKING
DRAWING NUMBER
SCALE 1:100

DRAWING No. A25005 - C - RB - 01 - NJ - 0001
PROJECTION
SIZE A1
REV 0

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SIVASANKARI STRUCTURAL CONSULTANT

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
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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.