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RE REGULATORY RECORD

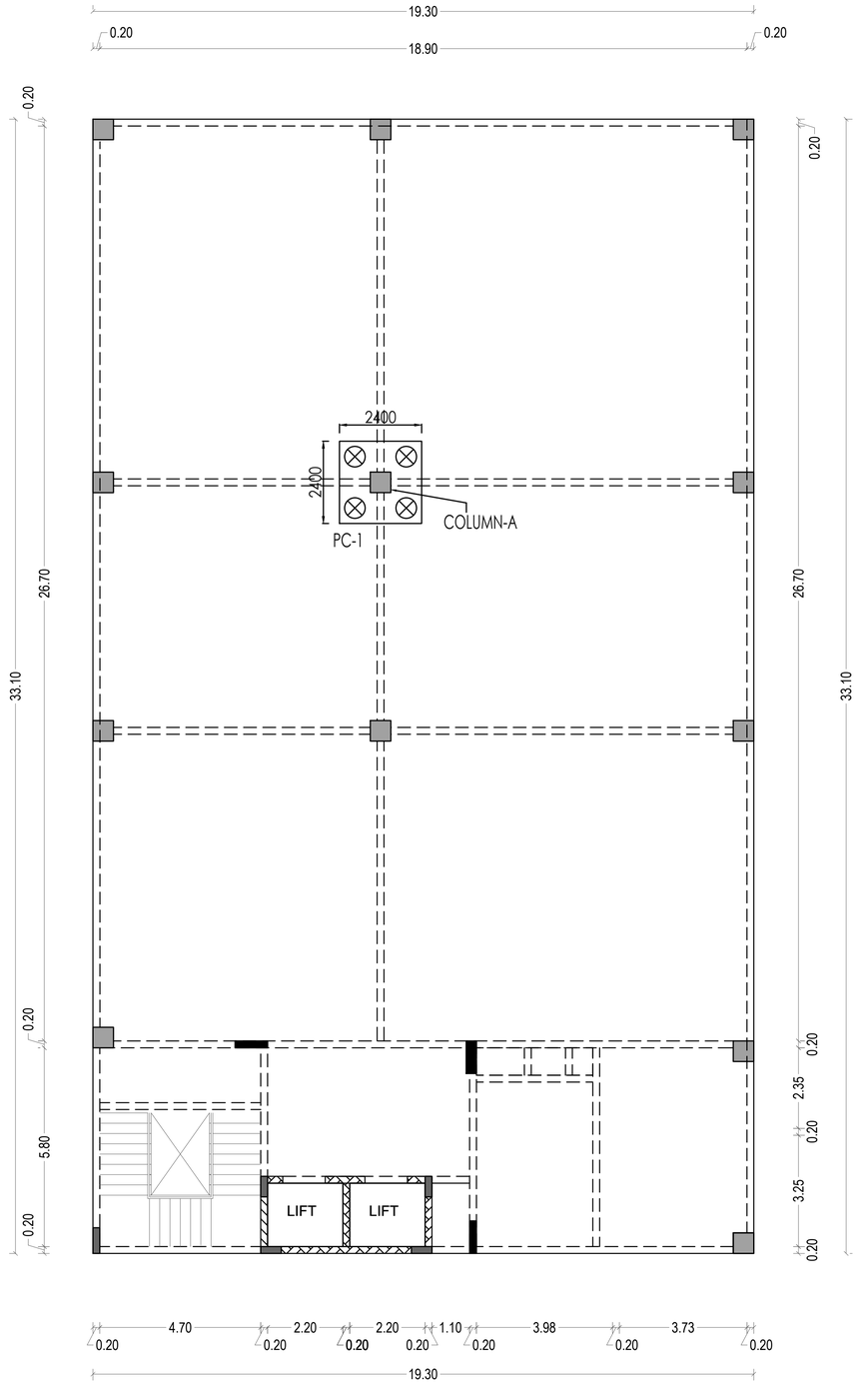
# RERA Document

The document as the regulator published it, reproduced in full behind this page.

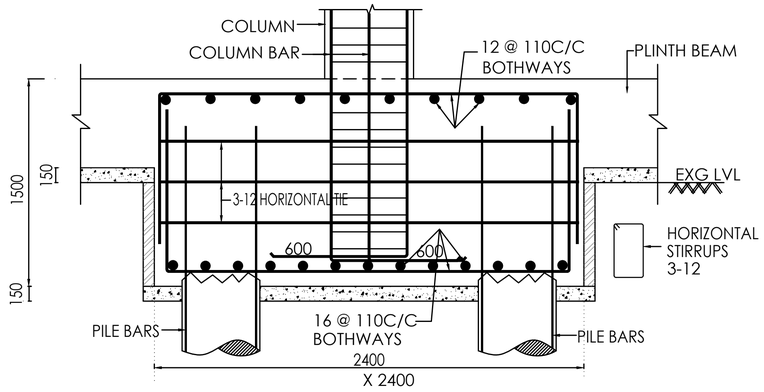
Published for reference. The authority's own register is the operative record.

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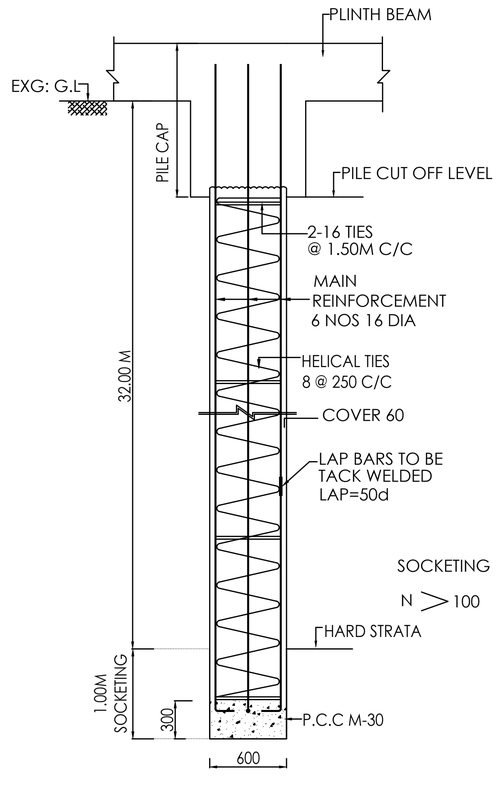



DETAIL OF FOUNDATION LAYOUT

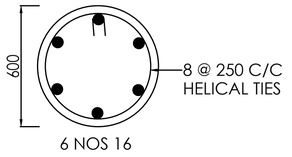



DETAIL OF PC-1 (600 DIA)

MIX GRADE = M-30



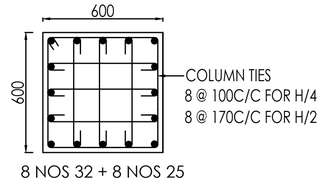

TYPICAL CROSS SECTION OF
BORED CAST INSITU PILE
MIX GRADE = M-30




DETAIL OF BORED CAST IN SITU PILE

SAFE CAPACITY = 140 Tonnes, 33 M LONG
FROM E.G.L LVL

MIX GRADE = M-30




DETAIL OF COLUMN-A

C.C.MIX M-35

SUBMISSION DRAWING

NOTES

* CONCRETE MIX SHOULD BE M-35
* CLEAR COVER TO THE MAIN REINFORCEMENT FOR P.BEAM-25 COLUMN-40, PILECAP-50, ROOF BEAM-40, ROOF SLAB-25
* STEEL SHOULD BE OF GRADE Fe500
* LAP LENGTH FOR REBARS-50d
* NOT MORE THAN 50% OF BARS LAPPED AT ONE POINT
* CONDUIT PIPES SHOULD NOT GO THROUGH COLUMNS
* PROVIDE PILE FOUNDATION AS PER SOIL REPORT
* FOUNDATION DESIGNED FOR S+4 UPPER FLOORS
* REFER SOIL REPORT FOR SUGGESTED PRECAUTIONS
* FOUNDATION DESIGNED FOR SEISMIC ZONE-III

TITLE:

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 4 FLOORS (HEIGHT - 18.20 M) COMMERCIAL BUILDING (OFFICE USE) AT PLOT NO: 35, 36 & 37, NEW DOOR NO: 23, 21 & 19, OLD DOOR NO: 11, 10 & 09, DE MONTE COLONY STREET, DEMONTE COLONY, ALWARPET, CHENNAI - 600018.
COMPRISED IN R.S. NO. 3676, BLOCK NO. 73 OF MYLAPORE VILLAGE, MYLAPORE TALUK, ZONE IX, DIVISION 123 OF GREATER CHENNAI CORPORATION.

DETAIL OF FOUNDATION LAYOUT

NORTH POINT

N

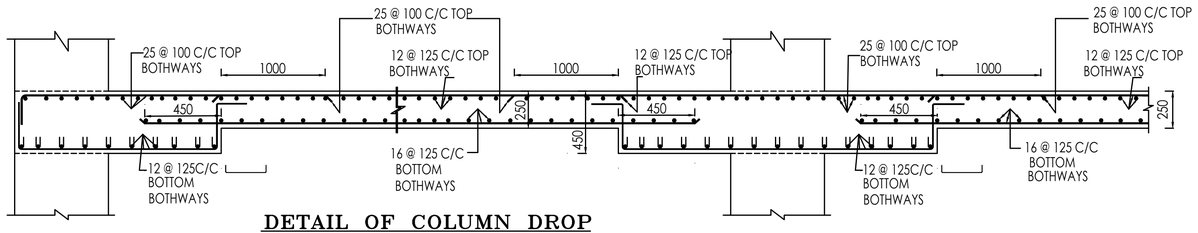
DATE: 04-05-2023

DRAWN: C.S.K | DESIGN: CHANDRU

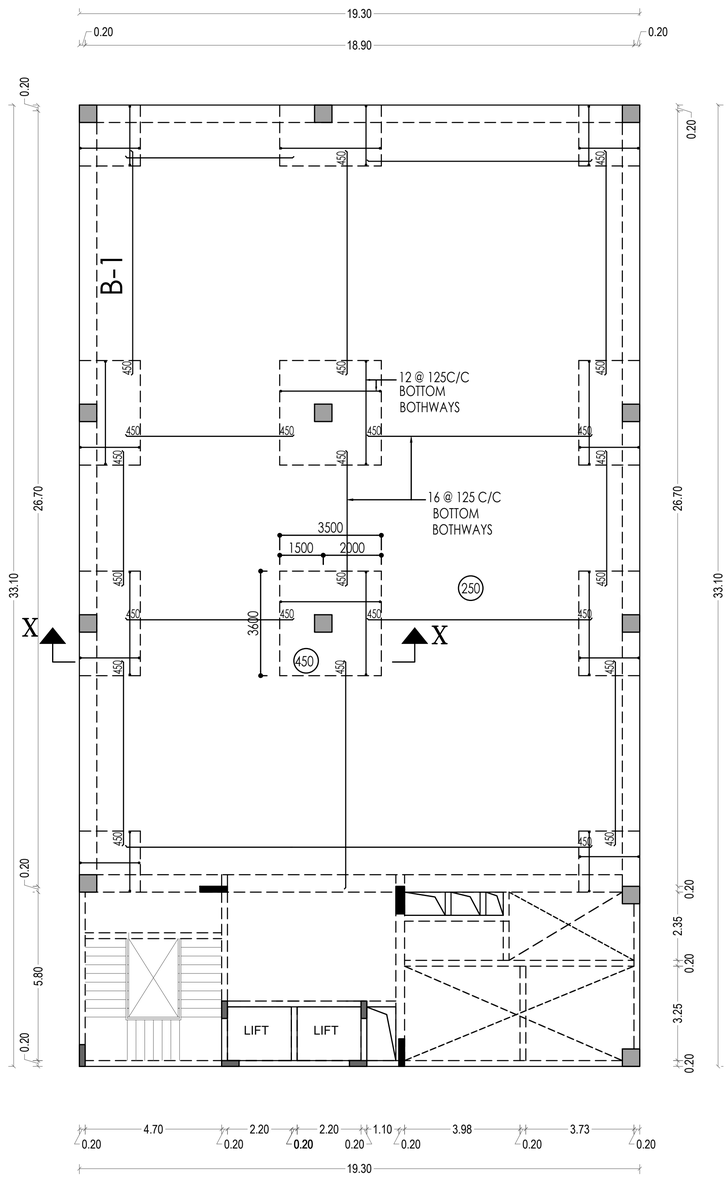
SCALE: 1:100

SHEET:NO: 1

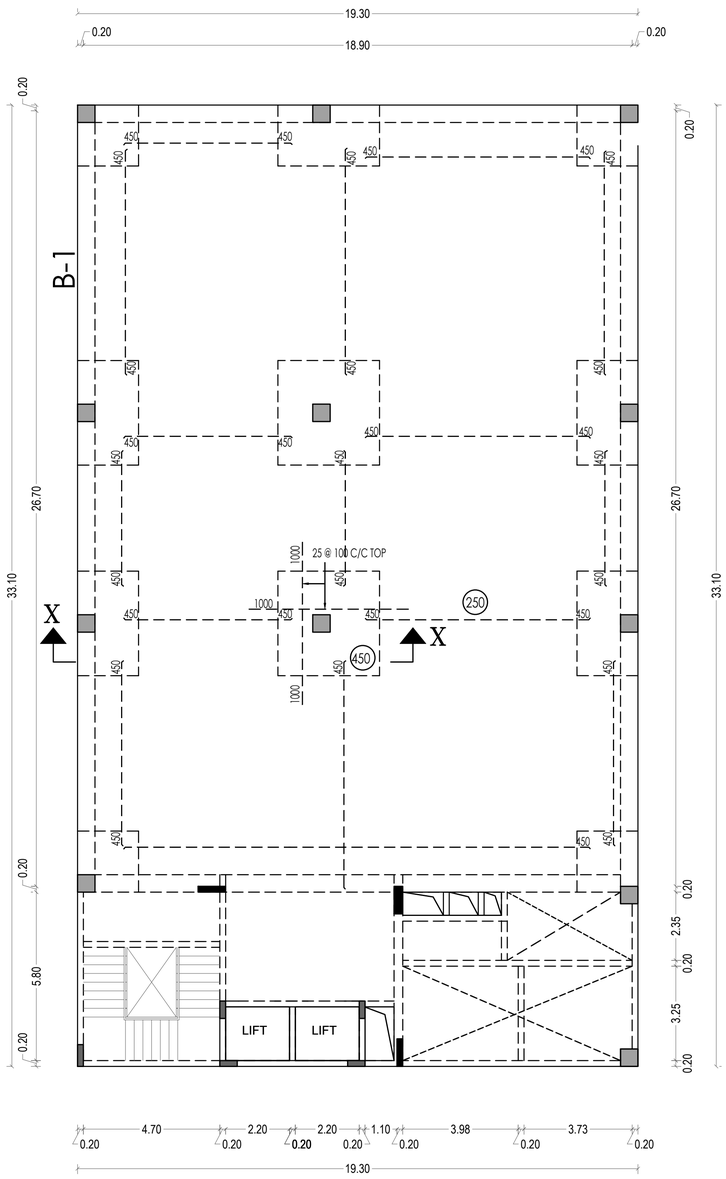
STRUCTURAL ENGINEER



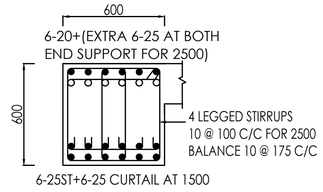

## DETAIL OF COLUMN DROP
## (SECTION X–X)
## MIX GRADE = M–30




## TYP FLOOR ROOF BOTTOM REBAR LAYOUT




## TYP FLOOR ROOF TOP REBAR LAYOUT




## DETAIL OF B–1
## MIX GRADE = M–35

**SUBMISSION DRAWING**

NOTES

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DETAIL OF TYP FLOOR ROOF

NORTH POINT

N

DATE: 04–05–2023

DRAWN: C.S.K | DESIGN: CHANDRU

SCALE: 1:150

SHEET:NO: 2

STRUCTURAL ENGINEER

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.