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REGULATORY RECORD

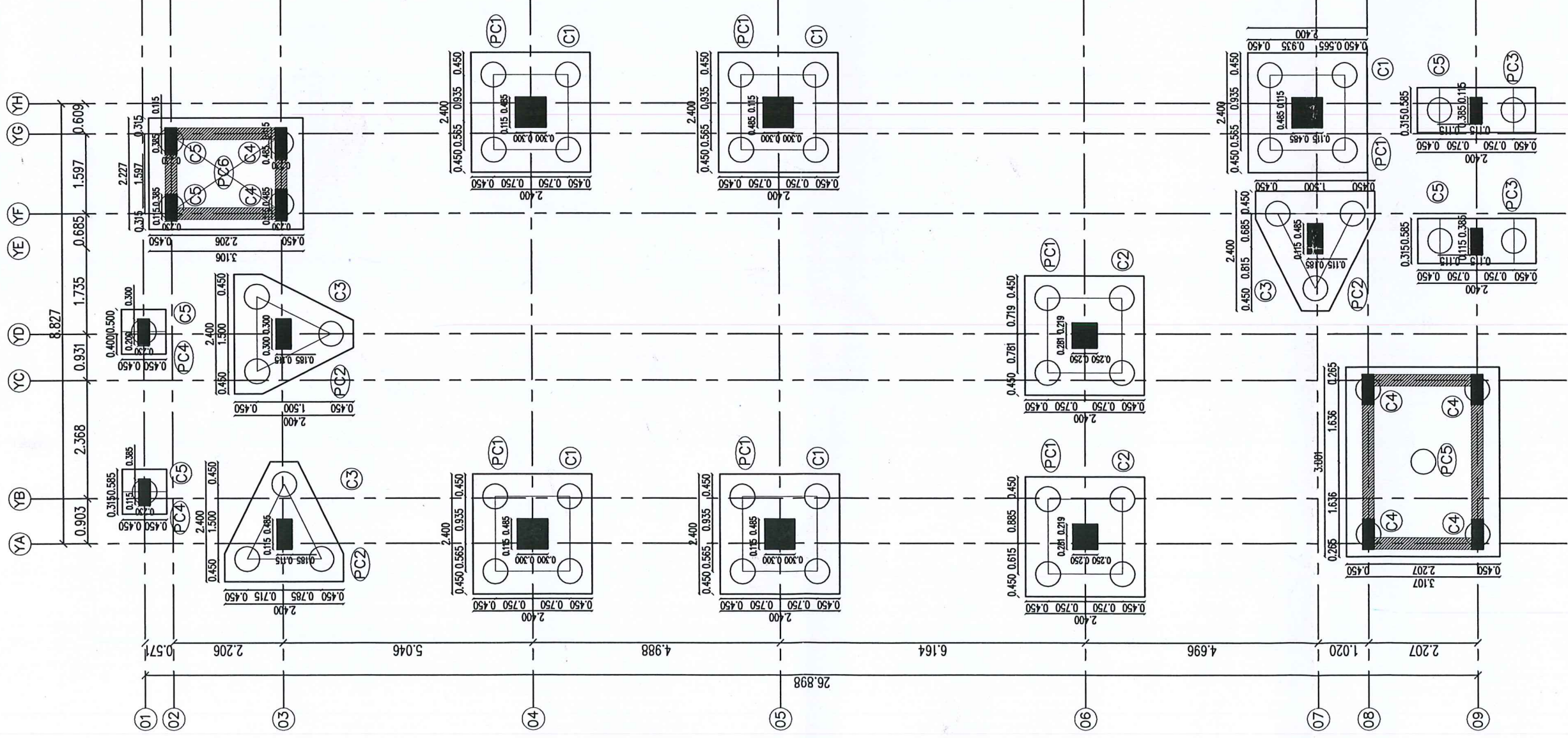
RERA Document

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.

Notes :

- All dimensions are in metres.
- This drawing shall be read in conjunction with relevant architectural drawing.
- All dimensions shall be checked and verified before execution of works.
- Concrete mix as shown :
for Pile - M40 (Cement Content 400 kg/m³)
for Pile Cap & PB - M40 (Cement Content 400kg/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.
- Reinforcement : TOR STEEL for 8mm & above conforming to IS 1786 (latest revision)
- 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)
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 IS 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 G floor+ 5 floors+weight of pile cap.



PILE FOUNDATION LAYOUT

STRUCTURAL CONSULTANT

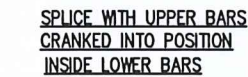
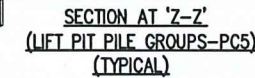
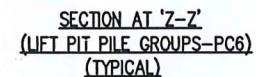
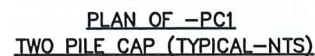
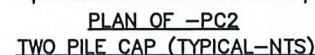
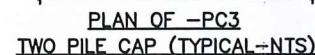
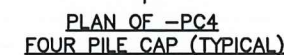
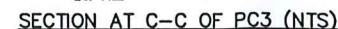
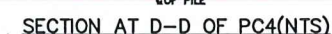
Er. P. RAMAN, M.E., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CNDA Reg. No.: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.

REV.	DATE	REVISION	NOTE	NO	SIGN	CHKD
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PILE FOUNDATION LAYOUT

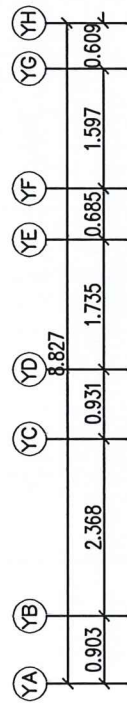
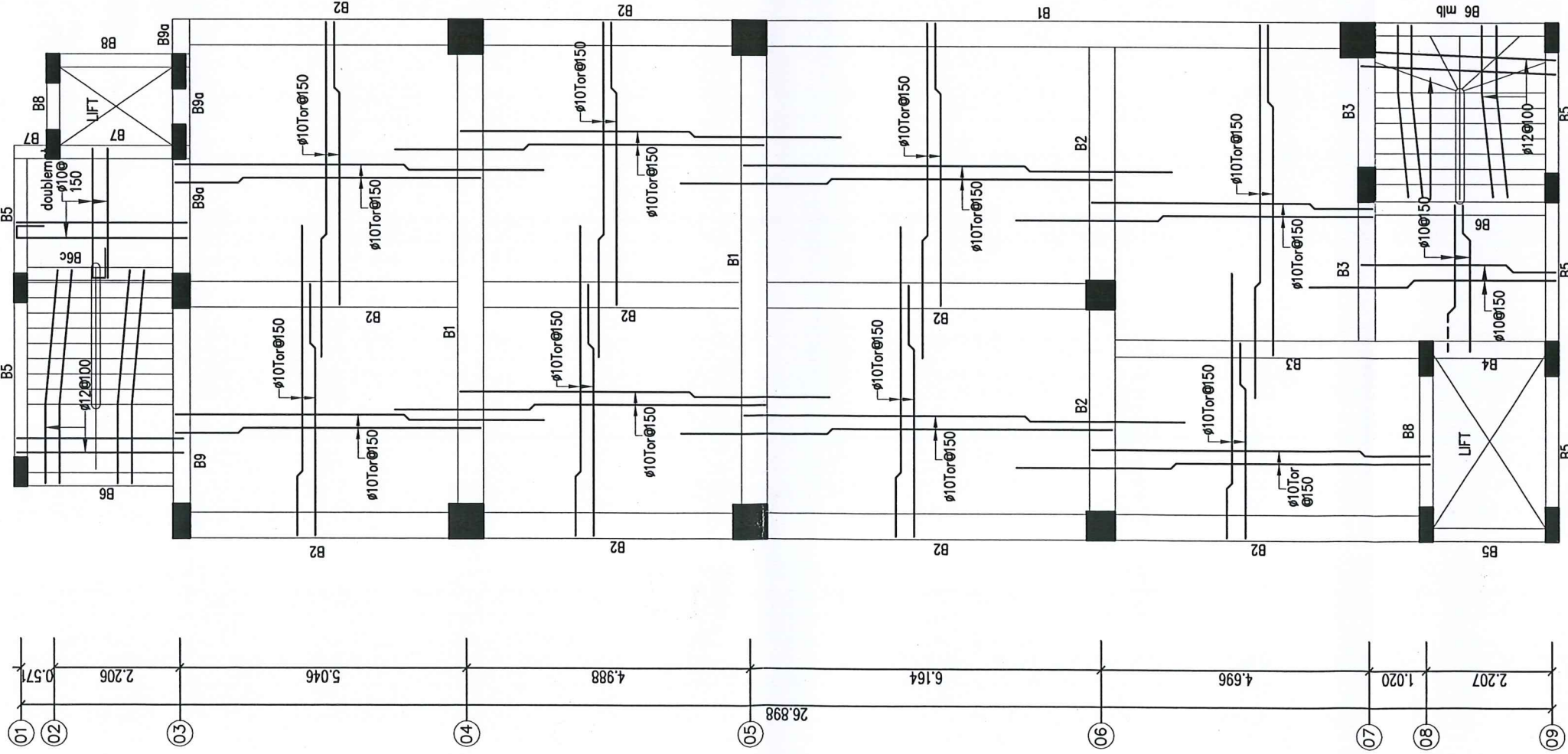
PROJECT :
Plan showing the proposed construction of still + 5 floors
Office cum residential building with one dwelling unit at old
door No:12, new no:5, plot no:270 C, E-block, 1st street, Anna
nagar east, Chennai-600 102. In T.S.no:118 part (as per doc),
old s.no:44/1 part, 44/14 part and 46 part, T.S.no:118/8 (as per
patta) block no:1, of Periyakudal village, Aminjikaral Taluk,
within the limit of greater Chennai Corporation, Zone : VIII,
division - 101

COL. MARK.	COLUMN REINFORCEMENT						STIRRUPS
	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	
C1	20-#25Tor 	20-#25Tor 	12-#25Tor+8-#20Tor 	12-#25Tor+8-#20Tor 	12-#25Tor+8-#20Tor 	12-#25Tor+8-#20Tor 	#10Tor
C2	18-#25Tor 	12-#25+4-#20 	12-#25+4-#20 	12-#25+4-#20 	12-#25+4-#20 	12-#25+4-#20 	#10Tor
C3	12-#20 	12-#20 	8-#20+4-#18 	8-#20+4-#18 	8-#20+4-#18 	8-#20+4-#18 	#10Tor
C4	8-#20+4-#18 	8-#20+4-#18 	8-#20+4-#18 	8-#20+4-#18 	8-#20+4-#18 	8-#20+4-#18 	#8Tor
C5	8-#20+2#18(a) 	8-#20+2#18(a) 	8-#20+2#18(a) 	8-#20+2#18(a) 	8-#20+2#18(a) 	8-#20+2#18(a) 	#8Tor



- | | | | | |
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| REV. | DATE | REVISION | NOTE NO | SIGN CHKD |
| PILE CAP SECTION AND RCC DETAILS. | | | | |
| JOB NO : — | | | DRAWN : — | |
| DROJNO : S-02 | | | DEKIGNED : — | |
| DATE : — | | | | |
| PROJECT : | | | | |
| <p>Plan showing the proposed construction of stilt + 5 floors Office cum residential building with one dwelling unit at old door No:12, new no:5, plot no:270 C, E-block, 1st street, Anna nagar east, Chennai-600 102. In T.S.no:118 part (as per doc, old s.no:44/ 1 part, 44/4 part and 46 part, T.S.no:118/8 (as per patta) block no:1, of Periyakudal village, Aminjalankal Taluk, within the limit of greater Chennai Corporation, Zone : VIII, division - 101.</p> | | | | |

STRUCTURAL CONSULTANT
Er. P. RAMAN, B.E (Civil), M.E (Struct), MIE., C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No.: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.



SLAB BEAM LAYOUT
(ALL SLAB THICKNESS IS-150MM, UNLESS SPECIFIED)

Notes :

- All dimensions are in metres.
- This drawing shall be read in conjunction with relevant architectural drawing.
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for Pile Cap & PB - M40 (Cement Content 400 kg/m³)
for Pile Cap & PB - M40 (Cement Content 400kg/m³)
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- Reinforcement : TOR STEEL for $\phi 8\text{mm}$ & above conforming to IS 1786 (latest revision)
- Clear concrete cover to main bars :
for footings - 50mm ; for columns - 40mm;
for pile - 50mm , for pile cap - 75mm ;
For plinth beams - 25mm
- Use stone aggregates and sand conforming to IS 383(latest revision)
stone aggregate size - 20mm and down grade
Use good water for concrete mixing and curing conforming to IS 456(latest revision)
- Use ordinary portland cement conforming to IS 8112 (latest revision) for 43 grade cement & IS 12269 (latest revision) for 53 grade cement.
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- 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.
- 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.
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- Piles are designed for loads from G floor+ 5 floors+weight of pile cap.

R1.	REV.	DATE	REVISION	NOTE NO	SIGN	CHKD

SLAB BEAM LAYOUT.

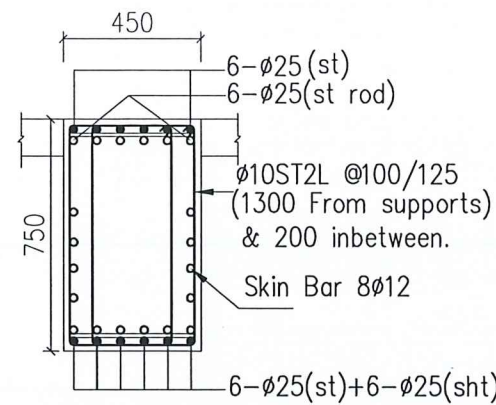
JOB NO : --	DRAWN : --
DRG NO: S-03	DESIGNED : --
DATE : --	

PROJECT :

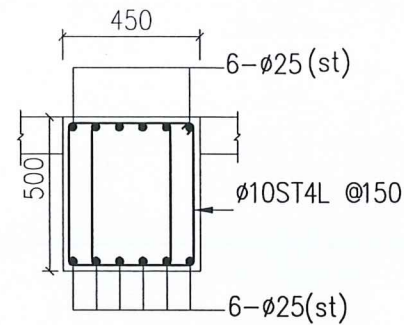
Plan showing the proposed construction of stilt + 5 floors
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door No:12, new no:5, plot no:270 C, E-block, 1st street, Anna
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STRUCTURAL CONSULTANT

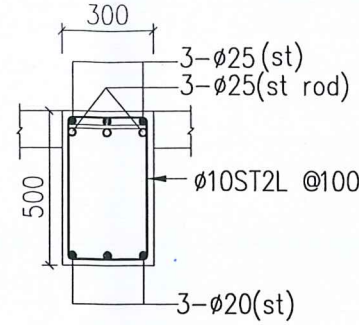
Er. P. RAMANATHAN M.E (Struct), MIE, C.Eng.,
Registered Structural Engineer Grade-1(SE)
CMDA Reg. No: SE/GR-1/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
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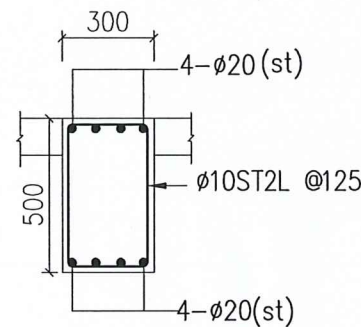
C.S OF B1



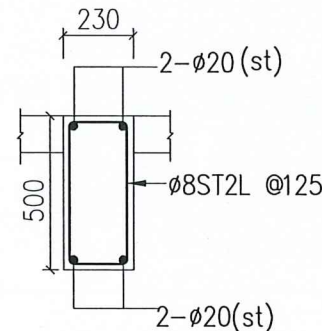
C.S OF B2



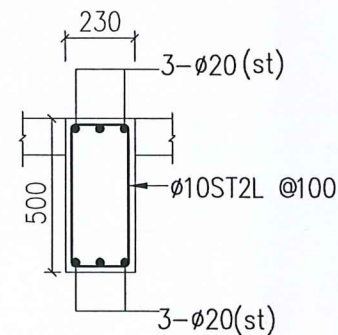
C.S OF B4



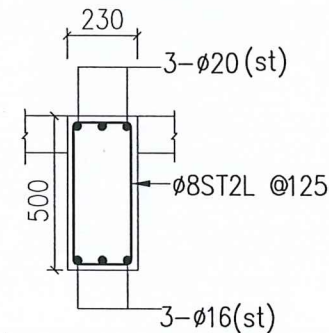
C.S OF B3



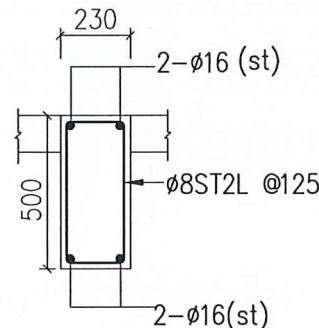
C.S OF B5



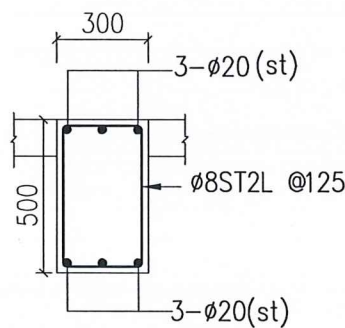
C.S OF B6



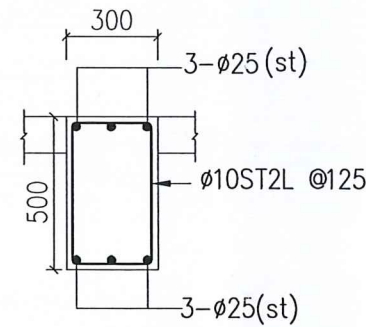
C.S OF B7



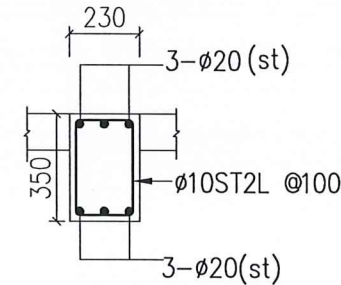
C.S OF B8



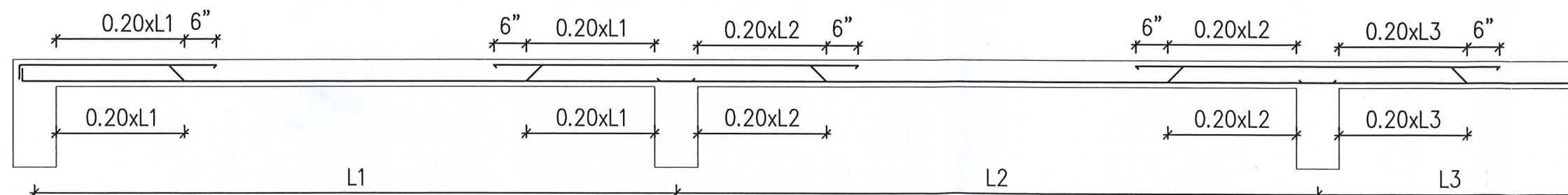
C.S OF B9



C.S OF B9a



C.S OF B6c



TYPICAL SLAB ROD BENDING DETAILS.

Notes :

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REV.	DATE	REVISION NOTE NO	SIGN	CHKD
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RCC DETAILS OF SLAB BEAM.

JOB NO :-	DRAWN :-
DRG NO: S-04	DESIGNED :-
DATE :-	

PROJECT :

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Registered Structural Engineer Grade-1(SE)
CMAA Reg. No.: SE/GN/2024/02/006
No.24, Ground Floor, CRR Puram Phase-3,
Manapakkam, Chennai - 600 125.

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](#)



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

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

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

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



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
3/350/2 Mettukuppam,
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.

