Verified RealEstate™

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.

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

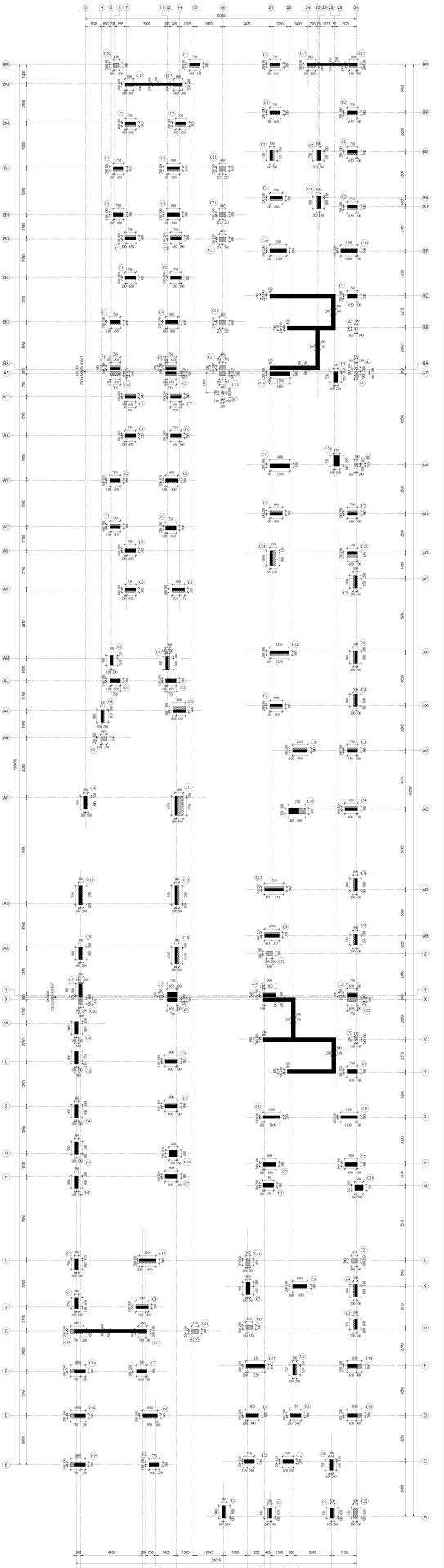
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

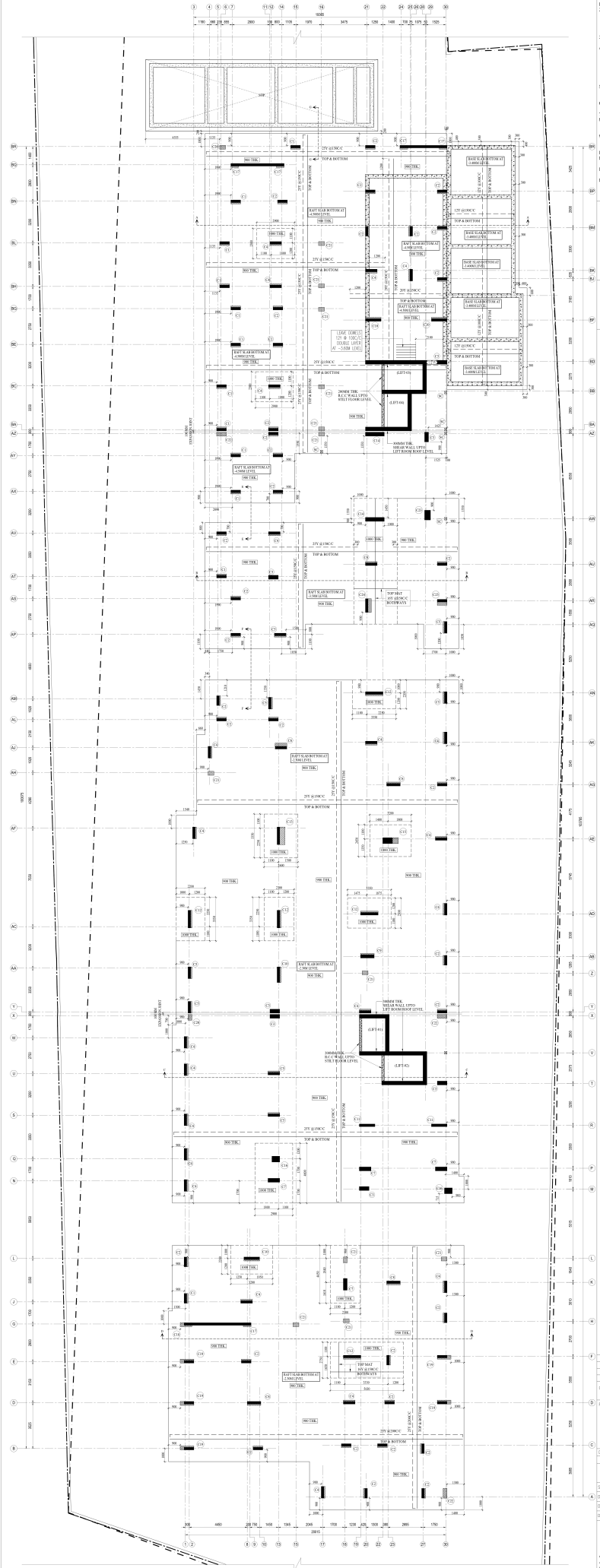
IMPORTANT NOTES :

1. CONCRETE SHOULD BE CASTED MONOLITHICALLY FOR 900MM & 1000MM RAFT SLAB THICKNESS.

2. REFER SECTION X-X FOR 1000MM THK. RAFT SLAB DETAILS



COLUMN CENTER LINE LAYOUT



FOUNDATION LAYOUT

GENERAL NOTES:

1) All Dimensions are in Millimeters
2) Raft slab Concrete Grade : M 40
   (Minimum cement content = 400 kg/m³)
   Column, Rc wall, Beam, Slab
   Concrete Grade : M 30
   (Minimum cement content = 380 kg/m³)
3) Steel Grade : Fe-500 D
   Confirming to I S 1786-1985
4) Clear cover
   Footing = 50,
   Column Cover
   to the Main Reinforcement = 40,
   R.C.C. Wall = 25.
   Beam = 25,
   Slab = 20.
5) Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 57 Ø
6) The column center should coincide with center of footing.
7) Provide spacer bar at every 900 intervals
8) S.B.C of soil is taken as 25T/m² at 2.0m Below E.G.L (Considered as per Soil Test Report From M/s. GEO MARINE CONSULTANTS (P) LTD.)
9) The Foundation and Columns are designed for Pump Room (Basement) + Stilt +9 Floors + Headroom & OHT only.
10) Development length for Ld-50 Ø
11) Do not scale this drawing and follow architectural drawing dimensions only.
12) No changes shall be made without the Concern of the structural consultant.
13) This drawing contains copyrighted material and should not be reproduced or copied and handed over to a third party for any purpose other than for which it was intended.

LEGENDS :

- REGULAR COLUMN
- SHEAR WALL UPTO FINAL FLOOR ROOF LEVEL
- COLUMN TERMINATED AT STILT FLOOR ROOF LEVEL
- COLUMN TERMINATED AT FIRST FLOOR ROOF LEVEL
- XITH COLUMN UPTO GRADE BEAM TOP LEVEL

NOTE :-

※ COLUMN, FOUNDATION AND ALL FLOOR ROOF BEAMS ARE DESIGNED TO CARRY AAC BLOCK WALL LOADS ONLY.

DATE : 22-12-2025
GOOD FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
R2	GENERALLY REVISED	TTR	22-12-2025
R1	GENERALLY REVISED	TTR	30-09-2025

CLIENT: M/S.RAJNAQ FOUNDATIONS

PROJECT TITLE:

LIVERPOOL

MILK COLONY, MADHAVARAM,

DRAWING TITLE:

STRUCTURAL DRAWING

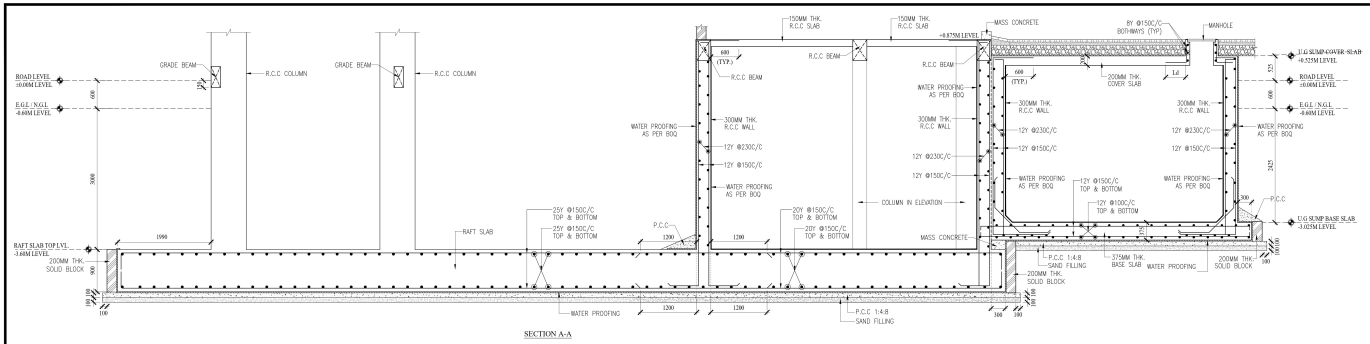
COLUMN CENTER LINE LAYOUT AND FOUNDATION LAYOUT

SCALE	1:100 / A0	DRAWN BY	TTR
DATE	02-07-2025	CHECKED BY	JJS
DEPARTMENT	RCC-ENGINEERING	STRUCTURAL	
DIRECTOR & PRINCIPAL ARCHITECT	T.S.SARAVANAN		

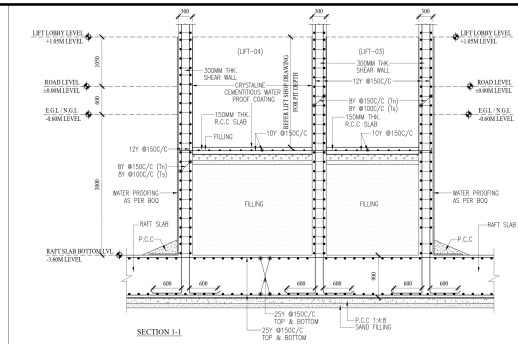
AAD ARCHITECTS
ISO 9001 : 2015

ARKIE ATELIER DESIGN INDIA [P] LIMITED
Architecture Engineering Interiors
No:6 Venus Colony 2nd Street Abirapet Chennai TN India Pin 600101
T: 91 44 43162200 info@aadindia.com aadindia.com

DRG.NO| 1699-AT-STR-B1-S-01 | R2



SECTION A-A



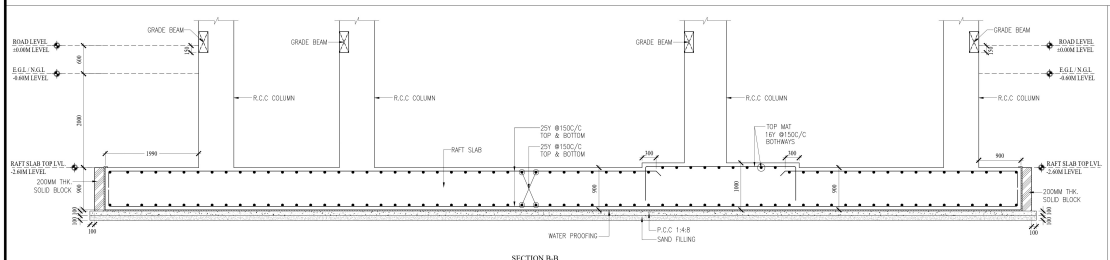
SECTION 1-1

GENERAL NOTES:

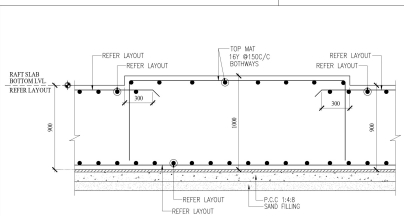
1) All Dimensions are in Millimeters
2) Raft slab Concrete Grade : M 40
(Minimum cement content = 400 kg/m³)
Column, Rc wall, Beam, Slab
Concrete Grade : M 30
(Minimum cement content = 380 kg/m³)
3) Steel Grade : Fe-500 D
Confirming to I S 1786-1985
4) Clear cover :
Footing = 50,
Column Cover
to the Main Reinforcement = 40,
R.C.C Wall = 25,
Beam = 25,
Slab = 20.
5) Lap length
Compression (Column) : 45 Ø
Tension (Beam & Slab) : 57 Ø
6) The column center should coincide with center of footing.
7) Provide spacer bar at every 900 intervals
8) S.B.C of soil is taken as 25T/m² at 2.0m Below E.G.L (Considered as per Soil Test Report From M/s. GEO MARINE CONSULTANTS (P) LTD.)
9) The Foundation and Columns are designed for Pump Room (Basement) + Stilt +9 Floors + Headroom & OHT only.
10) Developement length for Ld-50 Ø
11) Do not scale this drawing and follow architectural drawing dimensions only.
12) No changes shall be made without the Concern of the structural consultant.
13) This drawing contains copyrighted material and should not be reproduced or copied and handed over to a third party for any purpose other than for which it was intended.

NOTE :-

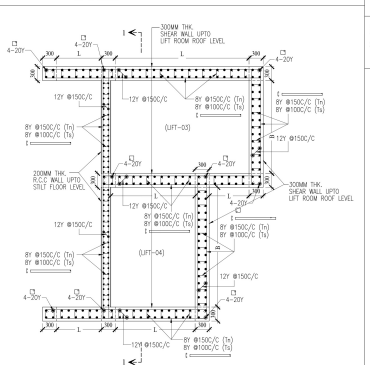
✻ STRUCTURE IS DESIGNED TO CARRY AAC BLOCK WALL LOADS ONLY.

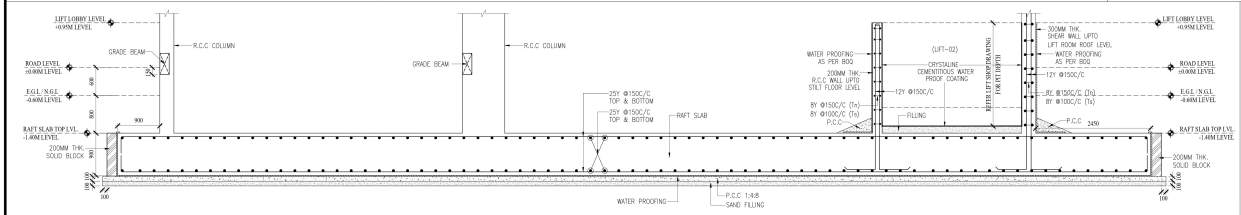


SECTION B-B

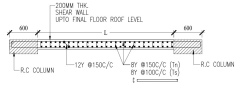


TYPICAL RAFT SLAB DETAILS
(FOR 1000MM THK. RAFT SLAB)
SECTION X-X

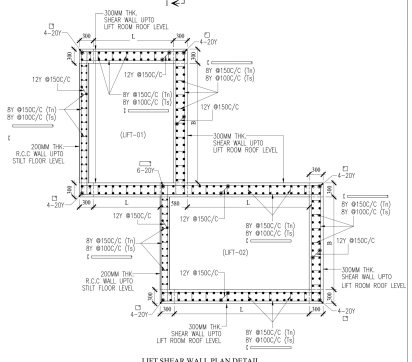




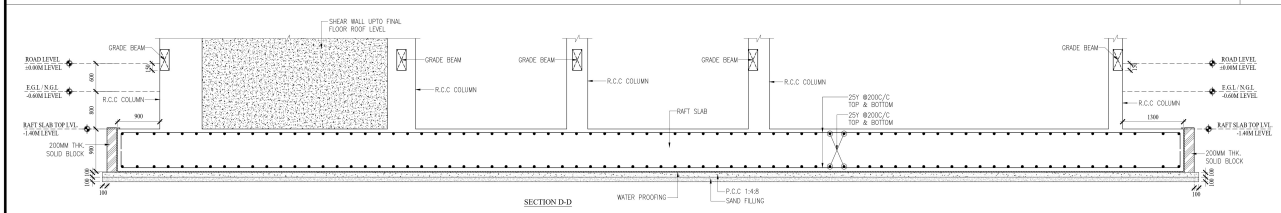
SECTION C-C



TYPICAL SHEAR WALL DETAIL
(FOR 1000MM THK. RAFT SLAB)



LIFT SHEAR WALL PLAN DETAIL



SECTION D-D

DATE : 22-12-2025
GOOD FOR CONSTRUCTION

R2	GENERALLY REVISED	TTR	22-12-2025
R1	GENERALLY REVISED	TTR	30-09-2025
REV	DESCRIPTION	BY	DATE

CLIENT:
M/S.RAUNAQ FOUNDATIONS

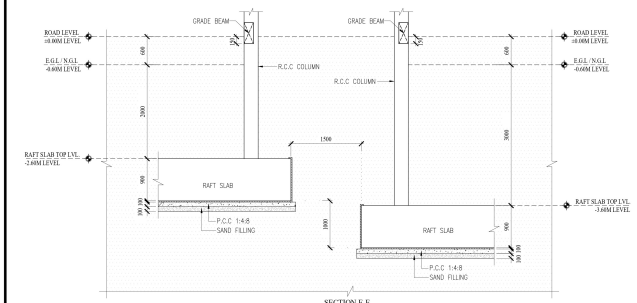
PROJECT TITLE:

LIVERPOOL

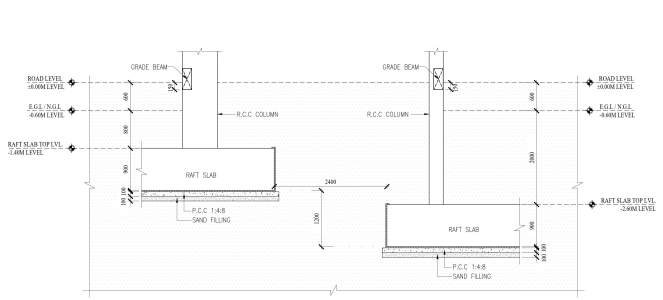
MILK COLONY, MADHAVARAM.

DRAWING TITLE:
STRUCTURAL DRAWING
FOUNDATION DETAILS

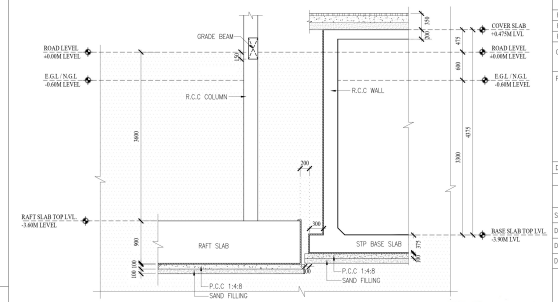
SCALE	1:50 / A1	DRAWN BY	TTR
DATE	02-07-2025	CHECKED BY	J.S
DEPARTMENT	RDD-ENGINEERING	STRUCTURAL	
DIRECTOR & PRINCIPAL ARCHITECT	T.S.SARAVANAN		



SECTION E-E



SECTION F-F



SECTION G-G

IMPORTANT NOTES :

CONCRETE SHOULD BE CASTED MONOLITHICALLY FOR 900MM & 1000MM RAFT SLAB THICKNESS.

BACKFILLING SOIL NOTES :

1. RELATIVE COMPACTION OF SUBGRADE SHOULD NOT BE LESS THAN 97% OF MAXIMUM LABORATORY DRY DENSITY (AS PER IS:2720 (PART 8))
2. DRY UNIT WEIGHT OF SUBGRADE SHOULD NOT BE LESS THAN 17.5 kN/m³ (AS PER IS:2720 (PART 8))

J. SANTOSH 1 Oct 2025
J. SANTOSH, B.E.,
CHARTERED CIVIL ENGINEER,
STRUCTURAL CONSULTANT,
CMDA Regn. No. SE/R/2026/10005,
Greater Chennai Corporation -
Regn. No. RSE/102802024,
No. 113B, Kumaran Nagar,
Virugambakkam, Chennai-600 092.

AAD ARCHITECTS ISO 9001 : 2015

ARKIE ATELIER DESIGN INDIA [P] LIMITED
Architecture Engineering Interiors
Non Venu Colony, 2nd Street, Alwarpet, Chennai TN India. Pin 600 018
T: 91 - 44 - 43101200 info@aadindia.com aadindia.com

DRG.NO 1699-AT-STR-B1-S-02 R2

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
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.