Verified RealEstate™

RE REGULATORY RECORD

RERA Document

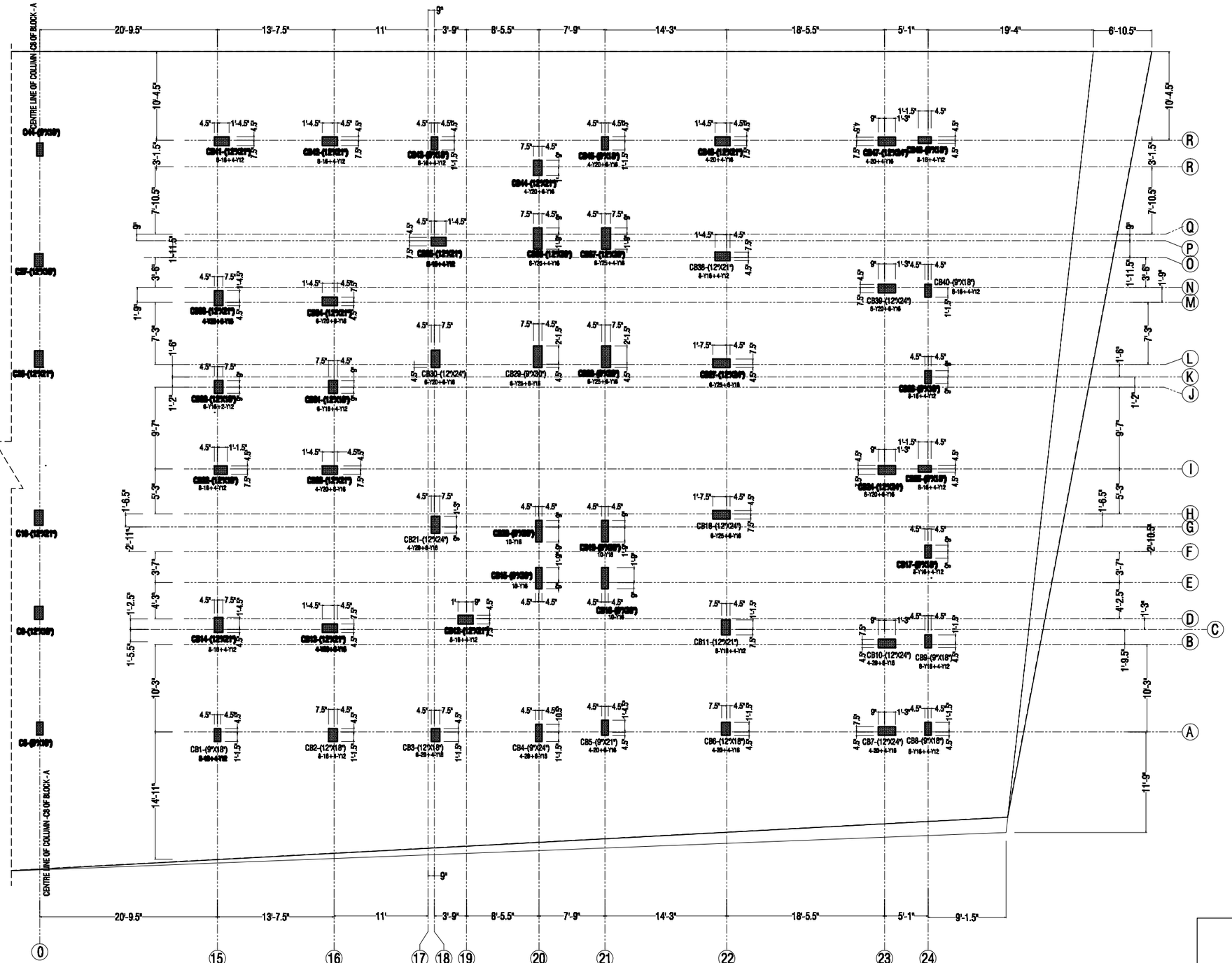
The document as the regulator published it, reproduced in full behind this page.

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

BLOCK-1



SCHEDULE OF COLUMNS-(BLOCK-1).

PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY

SHEET-4

NOTE :

1. ALL THE DIMENSIONS ARE IN FEET AND INCHES ONLY. DO NOT MEASURE THE DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.
2. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT.
3. USE SUPER PLASTICIZER CERAPLAST 300 @ 300ml PER BAG TO IMPROVE WORKABILITY, MIXING ALONG WITH 22 LITRES OF WATER.
4. DEPTH OF SOIL SHOULD BE UPTO HARD STRATA WHERE S.B.C OF SOIL IS 30 T/M² MINIMUM. DESIGN SBC OF SOIL IS-(30 T/M²) AT WHICH DEPTH OF FOUNDATION IS 3.00 METER FROM EXISTING GROUND LEVEL AS PER SOIL REPORT.
5. FILL THE FOUNDATION PITS WITH SAND GRAVEL MIX (1:3) OR STONE DUST AND GRAVEL MIX (1:3). COMPACTING IN LAYERS OF 6" THICK EACH UPTO A DEPTH OF 12 INCHES BEFORE LAYING P.C.C.
6. LAPPING OF BARS SHOULD BE STAGGERED. NOT MORE THAN 50% OF BARS SHOULD BE LAPPED AT A JOINT.
7. CLEAR COVER FOR FOOTINGS SHOULD BE 75mm. COVER FOR COLUMNS 40mm. COVER FOR BEAMS 25mm. COVER FOR SLABS 20mm.
8. ENSURE THOROUGH COMPACTION OF ALL R.C.C MEMBERS BY MEANS OF VIBRATION. USE PIN AND FLAT VIBRATOR THOROUGHLY WHERE EVER NECESSARY.
9. GRADE OF CONCRETE M20 (1:1.5:3) – 20N/SQ.mm COMPRESSIVE STRENGTH. DESIGN GRADE OF STEEL FE–415 TMT (Y=415 N/SQ.mm). USE ORDINARY PORTLAND CEMENT (OPC) OF 53 GRADE FOR ALL STRUCTURAL MEMBERS. USE PORTLAND POZZOLANA CEMENT (PPC) 53/43 GR MASONRY & PLASTERING PURPOSE.

ARCHITECTS :

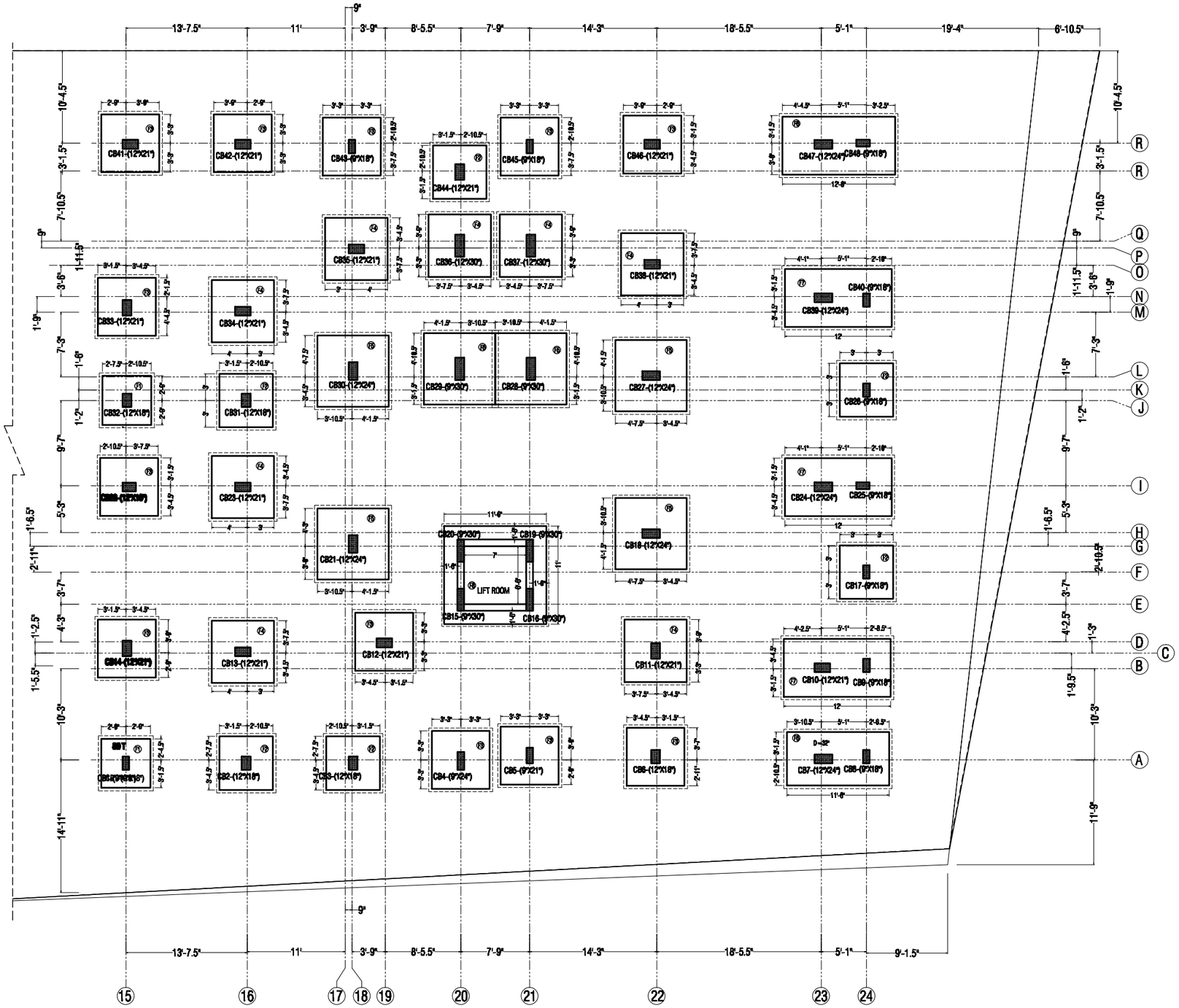
SCC ENGINEERS .Architects .Structural Engineers .Contractors

6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

N W E S

FILE	P-214/CHN/VIVA-AGS	REV :2
DATE :	11-06-2025	SCALE : 1: 100

BLOCK-1



SCHEDULE OF FOOTINGS -(BLOCK-1).

PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY

SHEET-5

NOTE :

1. ALL THE DIMENSIONS ARE IN FEET AND INCHES ONLY. DO NOT MEASURE THE DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.
2. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT.
3. USE SUPER PLASTICIZER CERAPLAST 300 @ 300ml PER BAG TO IMPROVE WORKABILITY, MIXING ALONG WITH 22 LITRES OF WATER.
4. DEPTH OF SOIL SHOULD BE UPTO HARD STRATA WHERE S.B.C OF SOIL IS 30 T/M² MINIMUM. DESIGN SBC OF SOIL IS-(30 T/M²) AT WHICH DEPTH OF FOUNDATION IS 3.00 METER FROM EXISTING GROUND LEVEL AS PER SOIL REPORT.
5. FILL THE FOUNDATION PITS WITH SAND GRAVEL MIX (1:3) OR STONE DUST AND GRAVEL MIX (1:3). COMPACTING IN LAYERS OF 6" THICK EACH UPTO A DEPTH OF 12 INCHES BEFORE LAYING P.C.C.
6. LAPPING OF BARS SHOULD BE STAGGERED. NOT MORE THAN 50% OF BARS SHOULD BE LAPPED AT A JOINT.
7. CLEAR COVER FOR FOOTINGS SHOULD BE 75mm. COVER FOR COLUMNS 40mm. COVER FOR BEAMS 25mm. COVER FOR SLABS 20mm.
8. ENSURE THOROUGH COMPACTION OF ALL R.C.C MEMBERS BY MEANS OF VIBRATION. USE PIN AND FLAT VIBRATOR THOROUGHLY WHERE EVER NECESSARY.
9. GRADE OF CONCRETE M20 (1:1.5:3) - 20N/SQ.mm COMPRESSIVE STRENGTH. DESIGN GRADE OF STEEL FE-415 TMT (Y=415 N/SQ.mm). USE ORDINARY PORTLAND CEMENT (OPC) OF 53 GRADE FOR ALL STRUCTURAL MEMBERS. USE PORTLAND POZZOLANA CEMENT (PPC) 53/43 GR MASONRY & PLASTERING PURPOSE.

STRUCTURE DESIGNED FOR : STILT+4.
GRADE OF CONCRETE : M25 (NOMINAL MIX-(1:1.5:3)
GRADE OF STEEL : Fe510 (510 N/sq.mm)
SAFE BEARING CAPACITY OF SOIL -25 T/SQ.MT.

REINFORCEMENT DETAIL OF ISOLATED FOOTINGS.

S.NO	FOOTING TYP & SIZE	BEARING COLUMNS.	DEPTH AT TOE T	TOTAL DEPTH AT CENTRE D	PEDESTAL SIZES		FOOTING REINFORCEMENT
					SIZE B*D	HEIGHT (E)	
1.	(F1.) 5'6"X5'6"	C1,,232	2'7"	2'7"	---	---	Y10 BARS @ 5"C/C BOTH WAYS.
2.	(F2.) 6'0"X6'0"	C2,,C3,C17,C26,C31,C44	3'0"	3'0"	---	---	Y10 BARS @ 5"C/C BOTH WAYS.
3.	(F3.) 6'6"X6'6"	C4,,C5,C6,C12,C14,C22,C33,C41,C42,C43,C45,C46	3'0"	3'0"	---	---	Y10 BARS @ 6"C/C BOTH WAYS(TOP). Y10 BARS @ 5"C/C BOTH WAYS(BOT).
4.	(F4.) 7'0"X7'0"	C11,,C13,C23,C34,,C35,C36,C37,C38	3'3"	3'3"	---	---	Y10 BARS @ 6"C/C BOTH WAYS(TOP). Y10 BARS @ 4"C/C BOTH WAYS(BOT).
5.	(F5.) 8'0"X8'0"	C16,,C21,C27,,C28,,C29,,C30	3'3"	3'3"	---	---	Y10 BARS @ 6"C/C BOTH WAYS(TOP). Y12 BARS @ 6"C/C BOTH WAYS(BOT).
6.	(F6.) 6'0"X11'6"	C7,,C8,), (C47,C48,)	3'0"	3'0"	---	---	Y10 BARS @ 6"C/C BOTH WAYS(TOP). Y12 BARS @ 6"C/C BOTH WAYS(BOT).
7.	(F7.) 6'6"X12'0"	(C9,C10),(C24,,C25),,(C39,C40)	3'2"	3'2"	---	---	Y12 BARS @ 6"C/C BOTH WAYS(TOP). Y12 BARS @ 6"C/C BOTH WAYS(BOT).
8.	(F8.) 11'0"X11'6"	C15,C18,C19,C20 LIFT FOUNDATION	3'0"	3'0"	---	---	Y10 BARS @ 4"C/C BOTH WAYS(TOP). Y12 BARS @ 6"C/C BOTH WAYS(BOT).
9.	(DF). 30'X30'	DUMMY FOOTING	1'2"	1'2"	---	---	Y8 BARS @ 5"C/C BOTH WAYS.

ARCHITECTS :

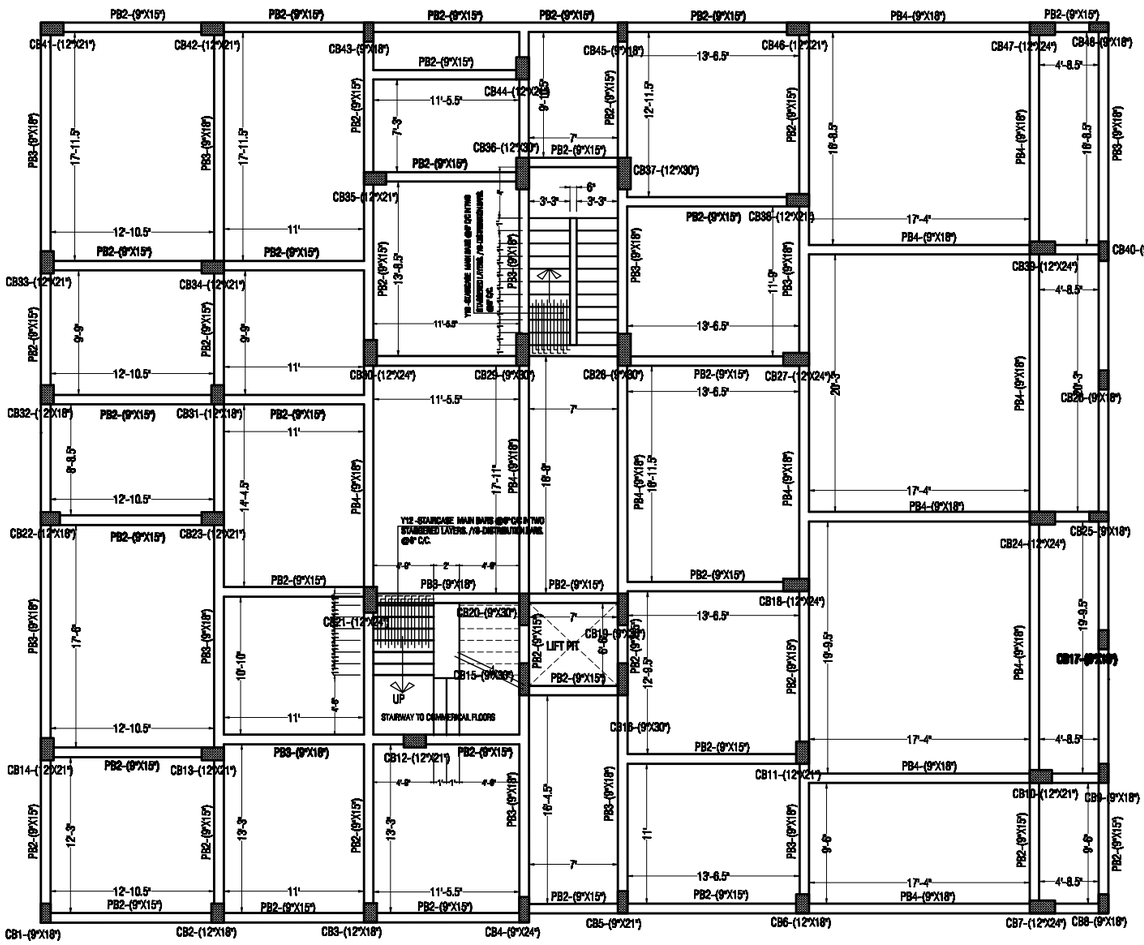
SCC ENGINEERS .Architects .Structural Engineers .Contractors

6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

N W E S

FILE	P-214/CHN/VIVA-AGS	REV :2
DATE :	19-06-2025	SCALE : 1: 100

BLOCK-1



SCHEDULE OF PLINTH BEAMS -(BLOCK-1).

PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY

SHEET-5

NOTE :

1. *ALL THE DIMENSIONS ARE IN FEET AND INCHES ONLY. DO NOT MEASURE THE DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.*
2. *ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT.*
3. *USE SUPER PLASTICIZER CERAPLAST 300 @ 300ml PER BAG TO IMPROVE WORKABILITY, MIXING ALONG WITH 22 LITRES OF WATER.*
4. *DEPTH OF SOIL SHOULD BE UPTO HARD STRATA WHERE S.B.C OF SOIL IS 30 T/M² MINIMUM. DESIGN SBC OF SOIL IS-(30 T/M²) AT WHICH DEPTH OF FOUNDATION IS 3.00 METER FROM EXISTING GROUND LEVEL AS PER SOIL REPORT.*
5. *FILL THE FOUNDATION PITS WITH SAND GRAVEL MIX (1:3) OR STONE DUST AND GRAVEL MIX (1:3). COMPACTING IN LAYERS OF 6" THICK EACH UPTO A DEPTH OF 12 INCHES BEFORE LAYING P.C.C.*
6. *LAPPING OF BARS SHOULD BE STAGGERED. NOT MORE THAN 50% OF BARS SHOULD BE LAPPED AT A JOINT.*
7. *CLEAR COVER FOR FOOTINGS SHOULD BE 75mm. COVER FOR COLUMNS 40mm. COVER FOR BEAMS 25mm. COVER FOR SLABS 20mm.*
8. *ENSURE THOROUGH COMPACTION OF ALL R.C.C MEMBERS BY MEANS OF VIBRATION. USE PIN AND FLAT VIBRATOR THOROUGHLY WHERE EVER NECESSARY.*
9. *GRADE OF CONCRETE M20 (1:1.5:3) – 20N/SQ.mm COMPRESSIVE STRENGTH. DESIGN GRADE OF STEEL FE-415 TMT (Y=415 N/SQ.mm). USE ORDINARY PORTLAND CEMENT (OPC) OF 53 GRADE FOR ALL STRUCTURAL MEMBERS. USE PORTLAND POZZOLANA CEMENT (PPC) 53/43 GR MASONRY & PLASTERING PURPOSE.*

REINFORCEMENT DETAILS OF PLINTH BEAMS.

REINFORCEMENT DETAILS AT VARIOUS SECTIONS IN LONGITUDINAL DIRECTIONS.

SIGN	SECTION AT MID POINT OF BEAM.	SECTION AT BEAM & COLUMN JOINT.
PB1	12" / 9" — 2–Y12(TOP), 2–Y12(BOT), Y8 STRP@6"C/C.	12" / 9" — 2–Y12+1–Y12(TOP), 2–Y12(BOT). Y8 STRP@6"C/C.
PB2	15" / 9" — 2–Y12(TOP), 3–Y12(BOT), Y8 STRP@6"C/C.	15" / 9" — 2–Y12+1–Y16(TOP), 3–Y12(BOT) Y8 STRP@6"C/C.
PB3	15" / 9" — 2–Y16(TOP), 2–Y16+1–Y12(BOT), Y8 STRP@6"C/C.	15" / 9" — 2–Y16+1–Y16(TOP), 2–Y16+1–Y12(BOT) Y8 STRP@6"C/C.
PB4	15" / 9" — 3–Y16(TOP), 4–Y16(BOT), Y8 STRP@6"C/C.	15" / 9" — 3–Y16+1–Y16(TOP), 4–Y16(BOT) Y8 STRP@6"C/C.

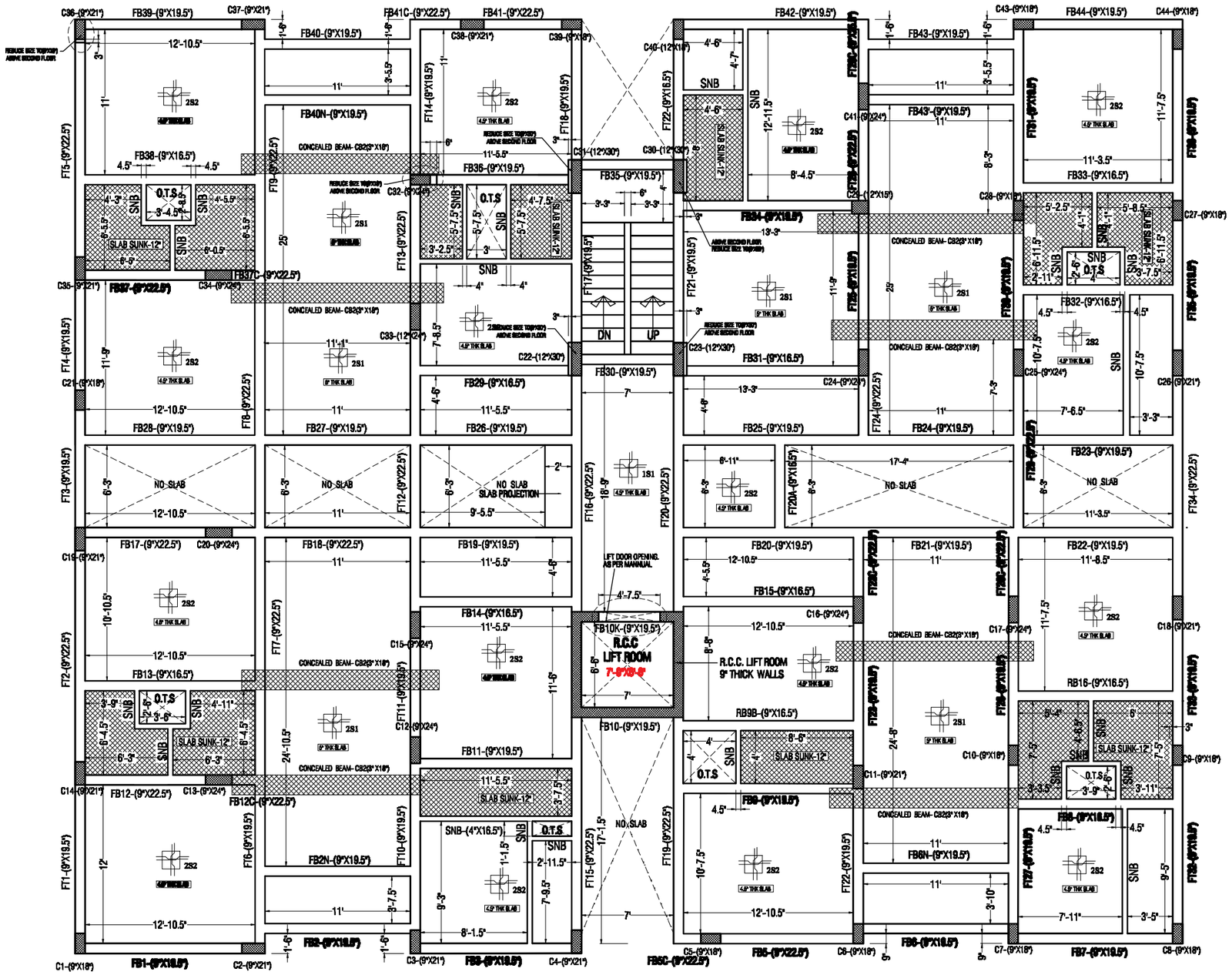
ARCHITECTS :

SCC ENGINEERS .Architects .Structural Engineers .Contractors

6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

N W E S

FILE	P-214/CHN/VIVA-AGS	REV :2
DATE :	19-06-2025	SCALE : 1: 100



SCHEDULE OF FIRST& SECOND FLOOR SLAB.

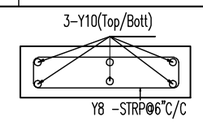
PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY (BLOCK-2)

NOTE :

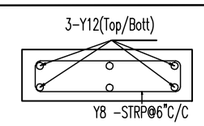
1. *ALL THE DIMENSIONS ARE IN FEET AND INCHES ONLY. DO NOT MEASURE THE DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.*
2. *ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT.*
3. *USE SUPER PLASTICIZER CERAPLAST 300 @ 300ml PER BAG TO IMPROVE WORKABILITY, MIXING ALONG WITH 22 LITRES OF WATER.*
4. *DEPTH OF SOIL SHOULD BE UPTO HARD STRATA WHERE S.B.C OF SOIL IS 30 T/M² MINIMUM. DESIGN SBC OF SOIL IS-(30 T/M²) AT WHICH DEPTH OF FOUNDATION IS 3.00 METER FROM EXISTING GROUND LEVEL AS PER SOIL REPORT.*
5. *FILL THE FOUNDATION PITS WITH SAND GRAVEL MIX (1:3) OR STONE DUST AND GRAVEL MIX (1:3). COMPACTING IN LAYERS OF 6" THICK EACH UPTO A DEPTH OF 12 INCHES BEFORE LAYING P.C.C.*
6. *LAPPING OF BARS SHOULD BE STAGGERED. NOT MORE THAN 50% OF BARS SHOULD BE LAPPED AT A JOINT.*
7. *CLEAR COVER FOR FOOTINGS SHOULD BE 75mm. COVER FOR COLUMNS 40mm. COVER FOR BEAMS 25mm. COVER FOR SLABS 20mm.*
8. *ENSURE THOROUGH COMPACTION OF ALL R.C.C MEMBERS BY MEANS OF VIBRATION. USE PIN AND FLAT VIBRATOR THOROUGHLY WHERE EVER NECESSARY.*
9. *GRADE OF CONCRETE M20 (1:1.5:3) - 20N/SQ.mm COMPRESSIVE STRENGTH. DESIGN GRADE OF STEEL FE-415 TMT (Y=415 N/SQ.mm). USE ORDINARY PORTLAND CEMENT (OPC) OF 53 GRADE FOR ALL STRUCTURAL MEMBERS. USE PORTLAND POZZOLANA CEMENT (PPC) 53/43 GR MASONRY & PLASTERING PURPOSE.*

SLAB REINFORCEMENT

2S1	TWO WAY SLAB REINFORCEMENT	Y10-@5"C/C along short direction. Y10-@8"C/C along long direction.
2S2	TWO WAY SLAB REINFORCEMENT	Y8-@6"C/C along short direction. Y8-@8"C/C along long direction.
1S1	ONE WAY SLAB REINFORCEMENT	Y8-@6"C/C along short direction. Y8-@8"C/C along long direction.

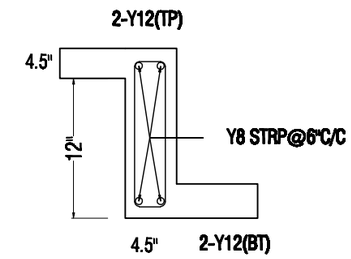


CB1-(3"X18")



CB2-(3"X18")

DETAIL OF SUNKEN BEAM- (4.5"X 16.5")



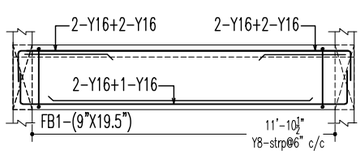
ARCHITECTS :

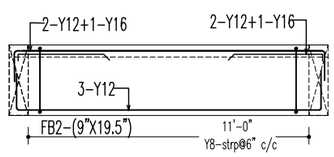
SCC ENGINEERS
.Architects
.Structural Engineers
.Contractors

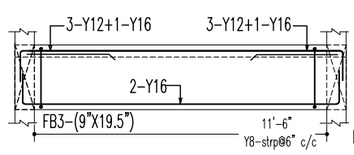
6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

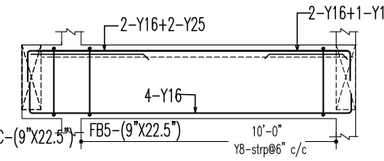
E
S N
W

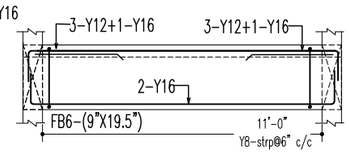
FILE	P-214/CHN/VIVA-AGS	REV :3
DATE :	03-07-2025	SCALE : 1: 100

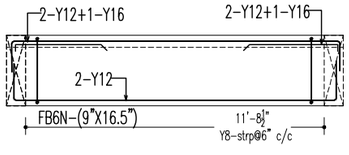


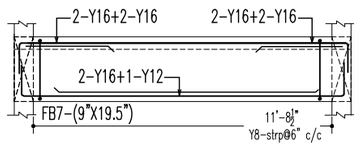


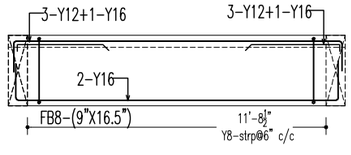


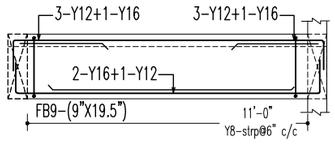


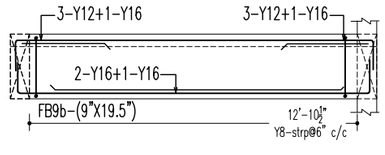


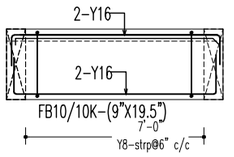


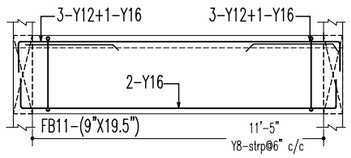


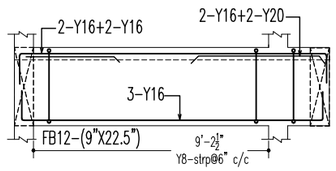


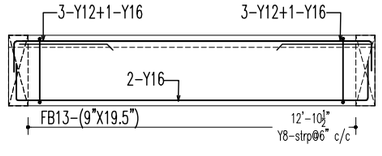


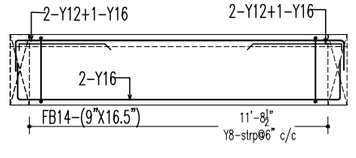


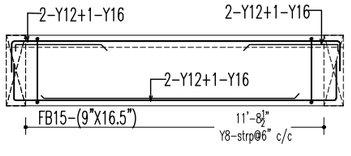


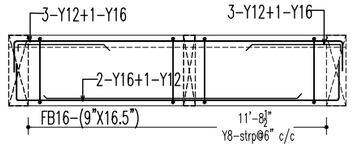


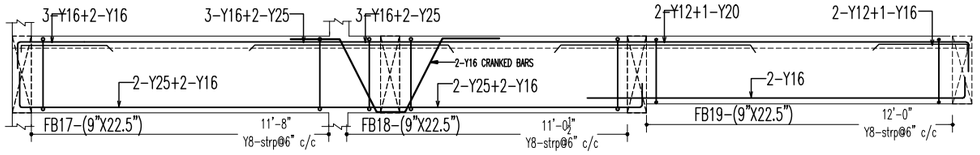


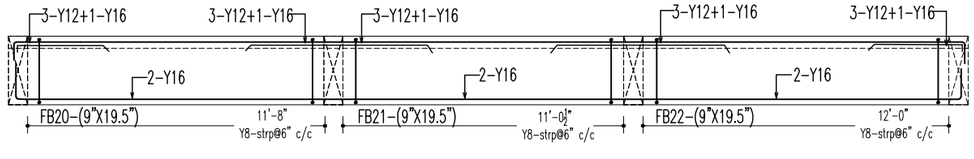


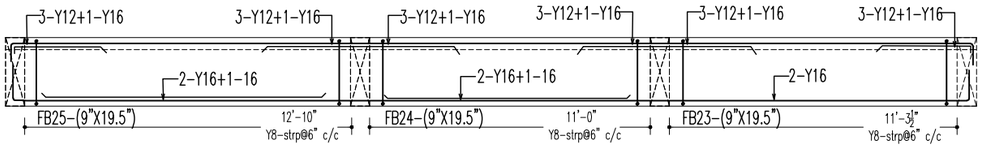


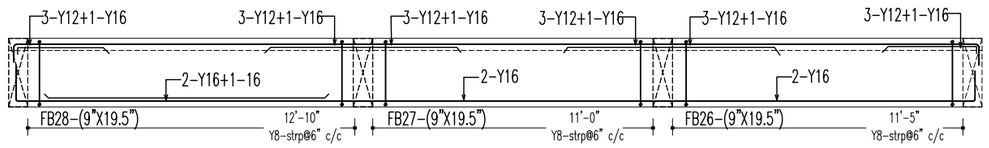


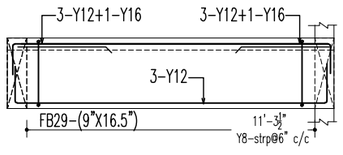


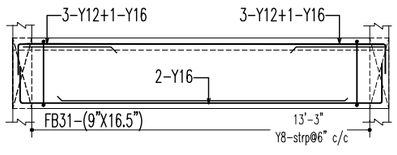


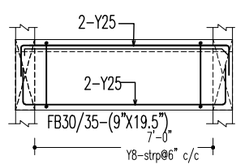


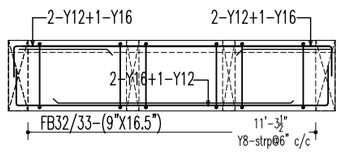


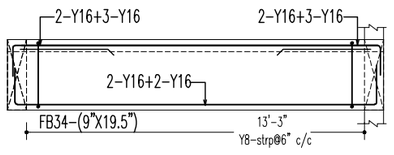


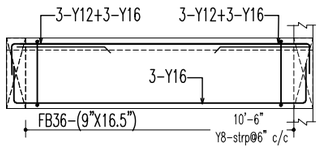


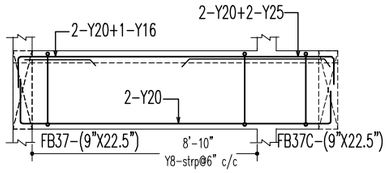


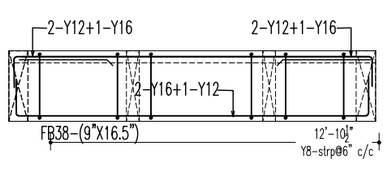


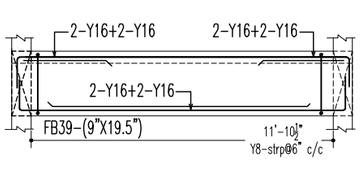


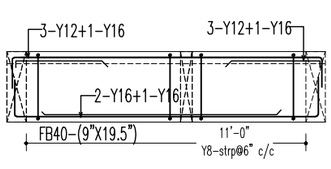


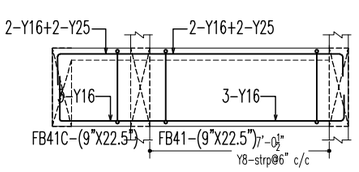


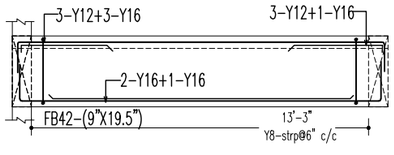


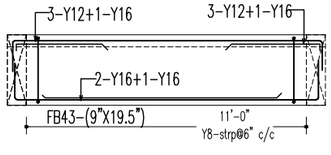


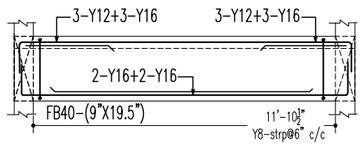












DETAILING OF FIRST & SECOND FLOOR ROOF BEAMS (SHEET-1).

PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY (BLOCK-2)

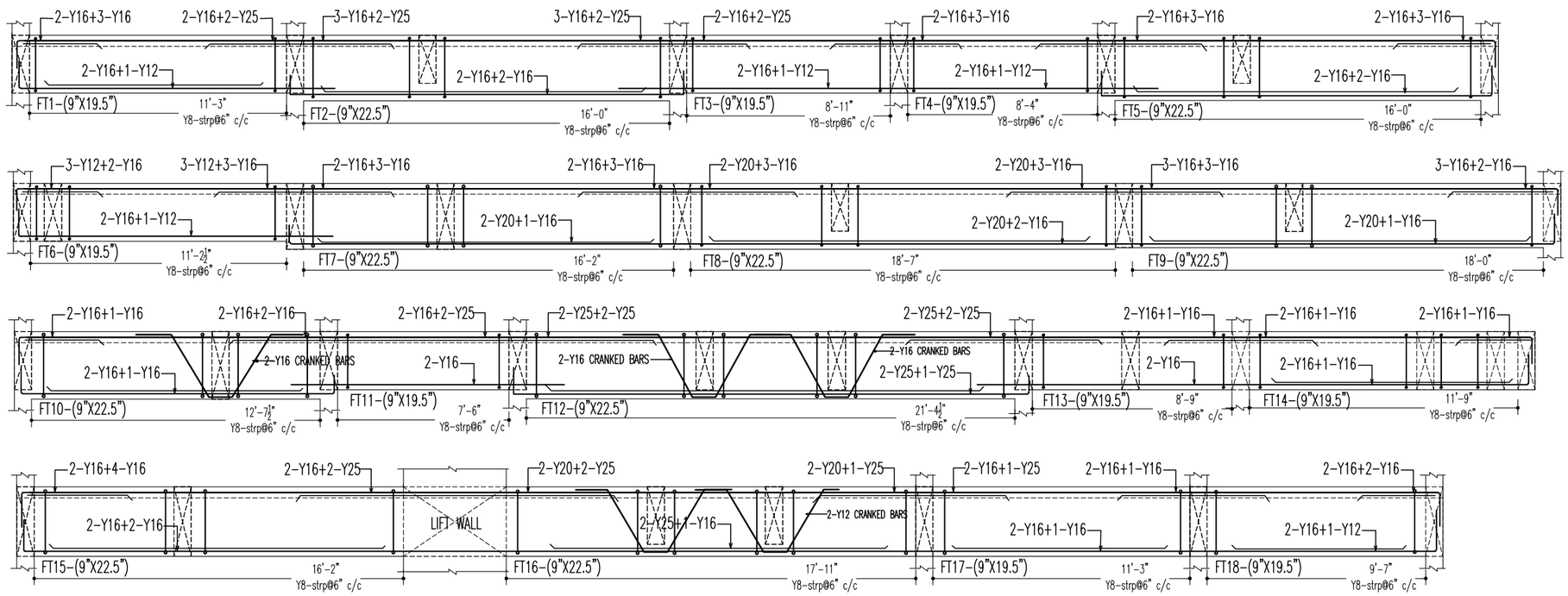
E
S N
W

ARCHITECTS :

SCC ENGINEERS .Architects .Structural Engineers .Contractors

6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

FILE	P-214/CHN/VIVA-AGS	REV :3
DATE :	03-07-2025	SCALE : 1: 100



DETAILING OF FIRST & SECOND FLOOR ROOF BEAMS (SHEET-2).

PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY (BLOCK-2)

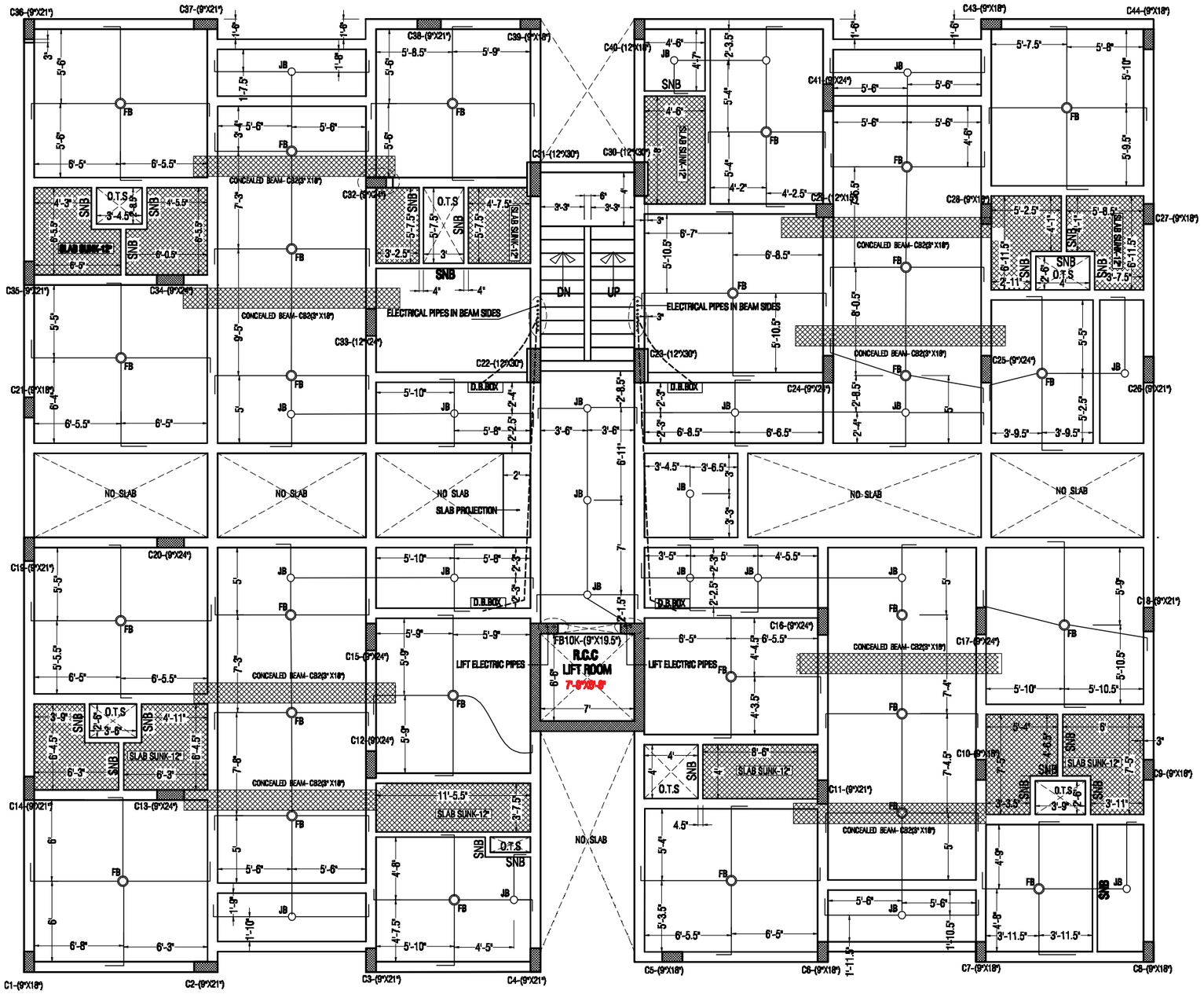
E
S N
W

ARCHITECTS :

SCC ENGINEERS .Architects .Structural Engineers .Contractors

6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

FILE	P-214/CHN/VIVA-AGS	REV :3
DATE :	23-07-2025	SCALE : 1: 100



SCHEDULE OF 1,2,3,4 FLOOR SLAB ELECTRICAL.

PROPOSED PROJECT (P-214) AT KANNAGA SABHAPATHI NAGAR, A.G.S.COLONY (BLOCK-2)

NOTE :

1. ALL THE DIMENSIONS ARE IN FEET AND INCHES ONLY. DO NOT MEASURE THE DRAWING FOLLOW WRITTEN DIMENSIONS ONLY.
2. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT WHERE EVER NECESSARY.
3. CARE SHOULD BE TAKEN TO PROVIDE SPACERS BELOW PIPES SO THAT IT REMAINS IN THE CENTRE OF THE SLAB THICKNESS. PIPES SHOULD NOT BE GROUPED TOGETHER IN THE SLAB.
4. PIPES SHOULD NOT BE PLACED IN MAT BOTTOM IN SLAB.

SYMBOLS:

FB – FAN BOX
DB – DEEP BOX/JUNCTION BOX.
D.B.BOX – DISTRIBITION BOX
E.C.PANEL – ELECTRICAL CONTROL PANEL.

E
S N
W

ARCHITECTS :

SCC ENGINEERS
.Architects
.Structural Engineers
.Contractors

6D, II Floor ,Manasarovar,SRCM. MainRoad , Landmark Babuji Memorial Ashram,Manapakkam, ,Chennai-600125. www.sccengineers.com
PH: 044 65653223 / 9940692415.

FILE	P-214/CHN/VIVA-AGS	REV :3
DATE :	03-07-2025	SCALE : 1: 100

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.