Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



LS of Plinth Beam:

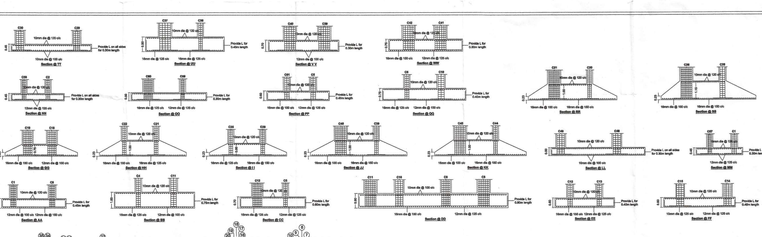
Top side will be Levelled

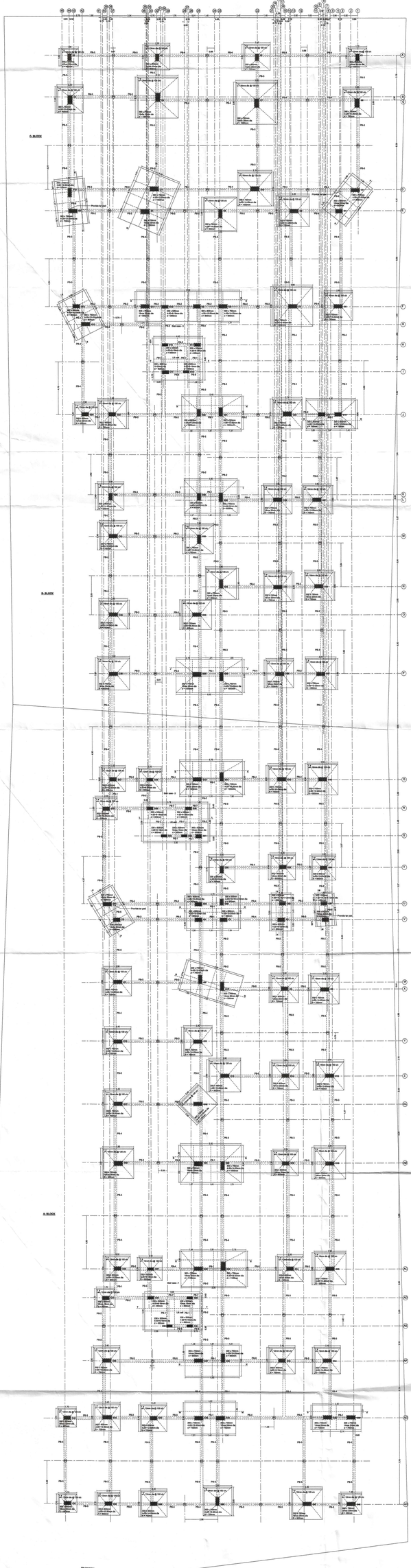
Bottom side

@ ends in Group (Fixed) = 1 nos.at mid (Fixed) = 1 nos. at centre in 1 nos.

Plinth Beam Details (lower bottom @ road level) - All blocks

PB-NO	Size	Top core	Bottom core	Stirrups spacing
PB-1	300 x 900	3-12mm dia	3-12 mm dia	8mm dia @ 125 c/c
PB-2	300 x 900	3-12 mm dia	2-12+1-16 mm dia	8mm dia @ 125 c/c
PB-3	300 x 900	2-12+1-16 mm dia	4-16+1-12 mm dia	8mm dia @ 150 c/c
PB-4	300 x 900	2-16+1-12 mm dia	2-16+1-20 mm dia	8mm dia @ 150 c/c
PB-5	300 x 900	2-16+1-12 mm dia	3-16+1-12 mm dia	8mm dia @ 125 c/c
PB-6	300 x 900	2-16+1-16 mm dia	3-12 mm dia	8mm dia @ 125 c/c
PB-7	300 x 900	2-16+1-16 mm dia	2-12+1-16 mm dia	8mm dia @ 125 c/c
PB-8	300 x 900	2-16+1-20 mm dia	2-16+1-12 mm dia	8mm dia @ 150 c/c





Orientation Of Column Rods Details:- C - Block

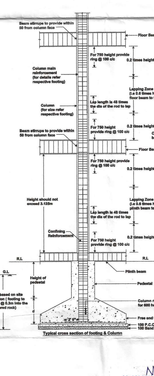
Column no.	Column Size	Pedestal Size	Still Floor	First & Second Floors	Third, Fourth & Fifth Floors	Maximum Spacing of Rings / Confining Rings
C7 & C8	750 x 300	830 x 480	12nos 25mm	12nos 25mm	4-20 + 14-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C6 & C10	750 x 300	830 x 480	12nos 25mm	12nos 25mm	4-20 + 14-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C11	750 x 380	830 x 480	12nos 25mm	12nos 25mm	4-20 + 14-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C5	750 x 380	830 x 480	12nos 25mm	12nos 25mm	4-20 + 10-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C9 & C12	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 12-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C2 & C3	600 x 300	680 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C1	600 x 300	680 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C4	600 x 300	680 x 380	10nos 20mm	10nos 20mm	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c

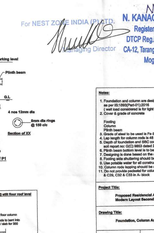
Orientation Of Column Rods Details:- B - Block

Column no.	Column Size	Pedestal Size	Still Floor	First & Second Floors	Third, Fourth & Fifth Floors	Maximum Spacing of Rings / Confining Rings
C40	750 x 380	830 x 480	12nos 25mm	12nos 25mm	4-20 + 14-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C20	750 x 380	830 x 480	4-20 + 14-20	4-20 + 14-20	4-20 + 14-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C4	750 x 380	830 x 480	10nos 20mm	10nos 20mm	4-20 + 12-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C31 & C35	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 10-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C11 & C41	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 14-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C2, C1, C7, C8 & C36	750 x 300	830 x 380	4-20 + 14-20	4-20 + 14-20	4-20 + 14-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C45	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 12-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C5, C6, C13, C21, C39 & C37	750 x 300	830 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C32 & C38	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 12-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C61	750 x 300	830 x 380	10nos 20mm	10nos 20mm	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C37, C39, C42, C43 & C44	750 x 300	830 x 380	4-20 + 10-20	4-20 + 10-20	4-20 + 10-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C28 & C34	750 x 300	830 x 380	10nos 20mm	10nos 20mm	4-20 + 10-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C33	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C26	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C12, C22, C25 & C29	600 x 300	680 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C15, C16, C23, C47 & C24	600 x 300	680 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C8, C60 & C60	600 x 300	680 x 380	4-20 + 10-20	4-20 + 10-20	4-20 + 10-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C24	600 x 300	680 x 380	10nos 20mm	10nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C66	600 x 300	680 x 380	4-20 + 8-20	4-20 + 8-20	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C1 & C55	600 x 300	680 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C17	600 x 300	680 x 380	12nos 20mm	12nos 20mm	12nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C51	525 x 300	605 x 380	10nos 20mm	10nos 20mm	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C67, C68 & C69	525 x 300 & 525 x 230	605 x 380	4nos 20mm + 4-20 + 8-16	6- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c		
C10, C14, C46, C48 & C49	525 x 230	605 x 300	8-20 + 8-16	8-20 + 8-16	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C18, C19 & C63	525 x 230	525 x 230	4-20 + 12-20	4-20 + 12-20	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C62	525 x 230	525 x 230	10nos 16mm	10nos 16mm	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c

Orientation Of Column Rods Details:- A - Block

Column no.	Column Size	Pedestal Size	Still Floor	First & Second Floors	Third, Fourth & Fifth Floors	Maximum Spacing of Rings / Confining Rings
C22	750 x 380	830 x 450	12nos 25mm	12nos 25mm	4-20 + 14-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C25	750 x 380	830 x 450	4-20 + 14-20	4-20 + 14-20	4-20 + 14-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C21	750 x 380	830 x 450	12nos 20mm	12nos 20mm	4-20 + 12-20	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C44	800 x 300	880 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C9, C11, C18, C20 & C23	750 x 300	830 x 380	4-20 + 14-20	4-20 + 14-20	4-20 + 14-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C18, C26, C41 & C42	750 x 300	830 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C6, C7, C12, C13, C16, C17, C24 & C27	750 x 300	830 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C36, C38 & C48	750 x 300	830 x 380	4-20 + 10-20	4-20 + 10-20	4-20 + 10-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C10, C37, C39 & C40	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C46	750 x 300	830 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C49	600 x 300	680 x 380	4-20 + 14-20	4-20 + 14-20	4-20 + 14-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C28 & C43	600 x 300	680 x 380	4-20 + 12-20	4-20 + 12-20	4-20 + 12-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C3, C4 & C50	600 x 300	680 x 380	4-20 + 10-20	4-20 + 10-20	4-20 + 10-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C5	600 x 300	680 x 380	10nos 20mm	10nos 20mm	4-20 + 10-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C6, C45 & C51	600 x 300	680 x 380	12nos 20mm	12nos 20mm	4-20 + 8-16	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C1, C14, C19 & C24	600 x 300	680 x 380	10nos 20mm	10nos 20mm	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C2 & C26	600 x 300	680 x 380	4-20 + 8-16	4-20 + 8-16	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C31	600 x 300	680 x 380	12nos 16mm	12nos 16mm	12nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C27 & C30	525 x 230	605 x 300	4-20 + 8-16	4-20 + 8-16	12nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c
C29, C52 & C53	525 x 230	525 x 230	4-20 + 8-16	4-20 + 8-16	10nos 16mm	A- tagged 8mm dia @ 150 c/c / 8mm dia @ 100 c/c







Notes:

1. Foundation and column are designed for seismic loading of +ZE + live Room as per IS:1893(Part1):2016
2. Safe bearing capacity of soil is 20 T/M2 (weight block with civil engineer not to exceed 0.8ton/m^2)
3. Cover to grade of concrete

Grade	Cover	Grade of concrete
Footing	50	M30
Column	40	M30
Beam	25	M30

4. Grade of steel to be used is Fe 500
5. Lap length of reinforcement is 40 dia of the bar
6. Depth of foundation as per soil report as per Nagesh Consultants (P) Ltd., soil report no: GCI-19403 dated 22.06.2023
7. Bar bending schedule should be submitted for approval before
8. Dampening is done based on the slump shown in bowling dated 31.08.2023
9. Footing side shuttering should be done
10. Concrete should be placed as per guidelines including curing
11. Column side lapping should be above 0.5L (L- Clear height) from floor beam
12. Column size reduction should be above 0.5L (L- Clear height) from floor beam
13. C33, C52 & C53 is A- block

Project Title:

Proposed Residential Apartment Building Head BELOW @ 9.4m ,560 / 9B, 560 / 1, 560 / 2 Nos Layout Second Main Road, Police Village, Thiruporur, Chennai - 603 110

Drawing Title:

Foundation, Column And Plinth Beam Details – A, B & C - Blocks

Scale: N.T.S | Date: 29.09.2023 | N

Promoter:

The Title
No. 1, 1st Cross Street,
Kanagiriyar Nagar,
Choolaimedu, Chennai - 600 094

Structural Consultant:

N. Kanagavel M.E., M.B.A., M.IE., F.IV
Regd. Structural Engineer Grade-I,
DTCP Reg.No.COLD/DIST/SE/G-I/2023/10/908
CA-12, Tarangini Complex, Ambattur Industrial Estate,
Mogappair West, Chennai - 58.

For NEST ZONE INDIA (P) LTD

Managing Director

N. KANAGAVEL M.E, M.B.A., M.I.E., F.IV
Regd. Structural Engineer Grade-I
DTCP Reg.No.COLD/DIST/SE/G-I/2023/10/908
CA-12, Tarangini Complex, Ambattur Industrial Estate,
Mogappair West, Chennai - 58.

Site boundary



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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