Verified RealEstate™

RE REGULATORY RECORD

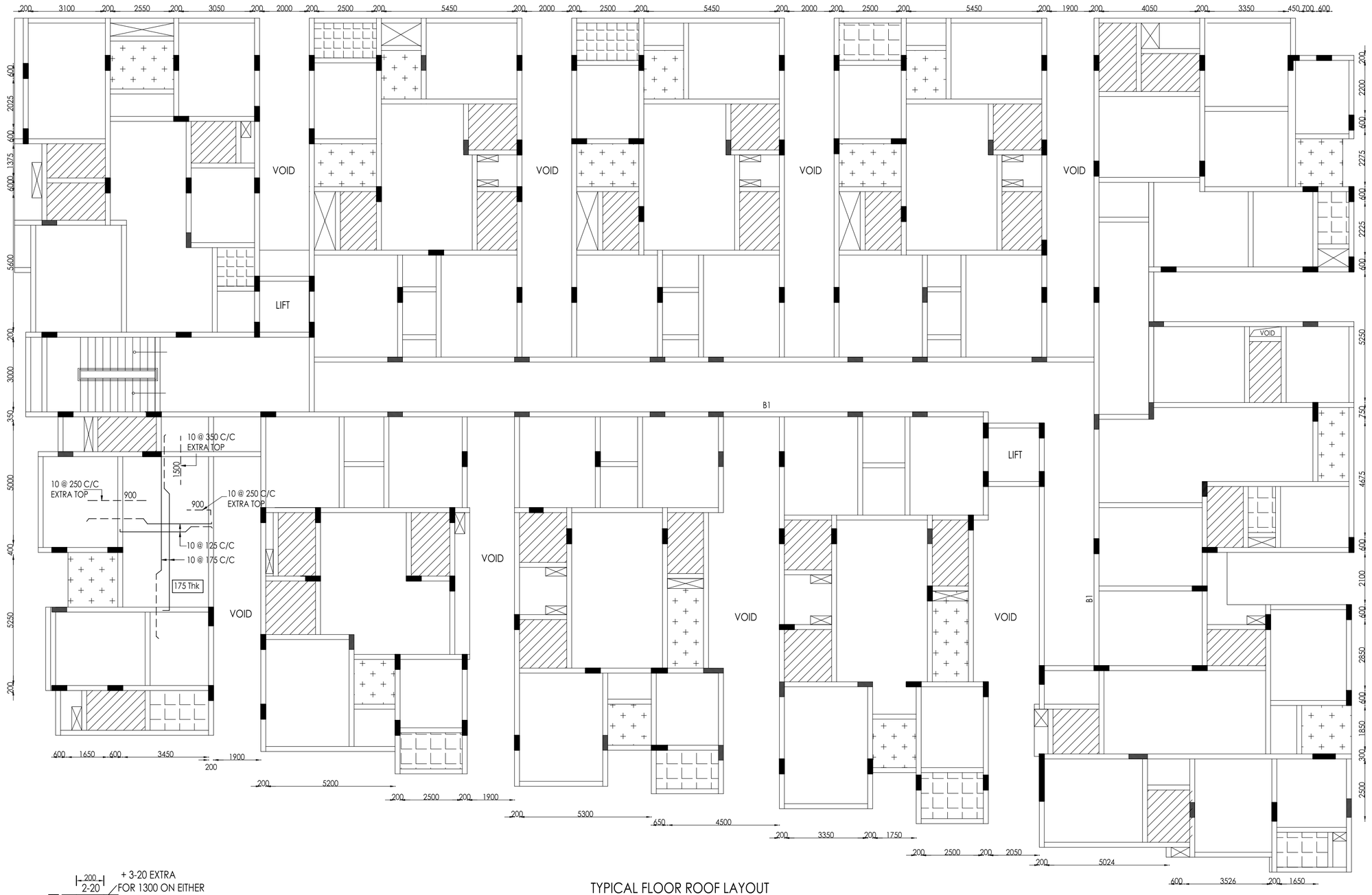
RERA Document

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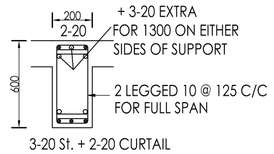
Published for reference. The authority's own register is the operative record.

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

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



TYPICAL FLOOR ROOF LAYOUT



3-20 St. + 2-20 CURTAIL
AT 900 FROM CENTRE
OF SUPPORT

B1 BEAM DETAILS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWING
3. ANY DISCREPANCY/DOUBT WHILE EXECUTING SHOULD BE BROUGHT TO NOTICE OF THE STRUCTURAL CONSULTANT
4. DO NOT SCALE THE DRAWING, FOLLOW SPECIFIED DIMENSIONS
5. CONDUIT PIPES SHOULD NOT GO THROUGH COLUMNS BOTH IN TRANSVERSE OR LONGITUDINAL DIRECTIONS
6. STEEL REINFORCEMENT SHOULD BE Fe500
7. CONCRETE GRADE SHOULD BE AS SPECIFIED

MEMBER	CONCRETE GRADE	COVER
ROOF BEAM	M-30	30mm
ROOF SLAB	M-30	25mm

ABBREVIATION	DESCRIPTION
E.G.L	EXISTING/NATURAL GROUND LEVEL
F.G.L	FORMED GROUND LEVEL
S.F.L	STILT FLOOR LEVEL
G.F.L	GROUND FLOOR LEVEL
F.C	FLOATING COLUMN
Thk	THICKNESS
C/C	CENTRE TO CENTRE
Lvl	LEVEL
T.O.B	TOP OF BEAM
B.O.B	BOTTOM OF BEAM
T.O.S	TOP OF SLAB
B.O.S	BOTTOM OF SLAB
St	STRAIGHT/THROUGH
Ct	CURTAIL

A. FOUNDATION DESIGNED FOR STILT + 5 UPPER FLOORS
B. PILE FOUNDATION IS PROVIDED AS PER SOIL REPORT

STRUCTURAL REFERENCE DRAWINGS:

PROJECT TITLE:

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS; BLOCK 1 STILT FLOOR + 5 FLOORS (18.0M HEIGHT) RESIDENTIAL BUILDING WITH 58 DWELLING UNITS, BLOCK 2- GROUND FLOOR+2 FLOORS(9.0M HEIGHT) RESIDENTIAL BUILDING WITH 8 DWELLING UNITS AND ASSOCIATION ROOM, CARETAKER BOOTH, GYMNASIUM AND LUMBER ROOM TOTALLY 66 DWELLING UNITS AT RAJIV GANDHI SALAI (OMR) AND ESTATE 2ND MAIN ROAD, PALLAVAKKAM, CHENNAI IN S.NO.131/11A, 131/16, 138/1A1B1, 138/1A1B2 & 138/1A1A2 OF PALAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE: XIV , DIV: 117

DRAWING TITLE:
TYPICAL FLOOR ROOF LAYOUT WITH DETAILS
BLOCK-1

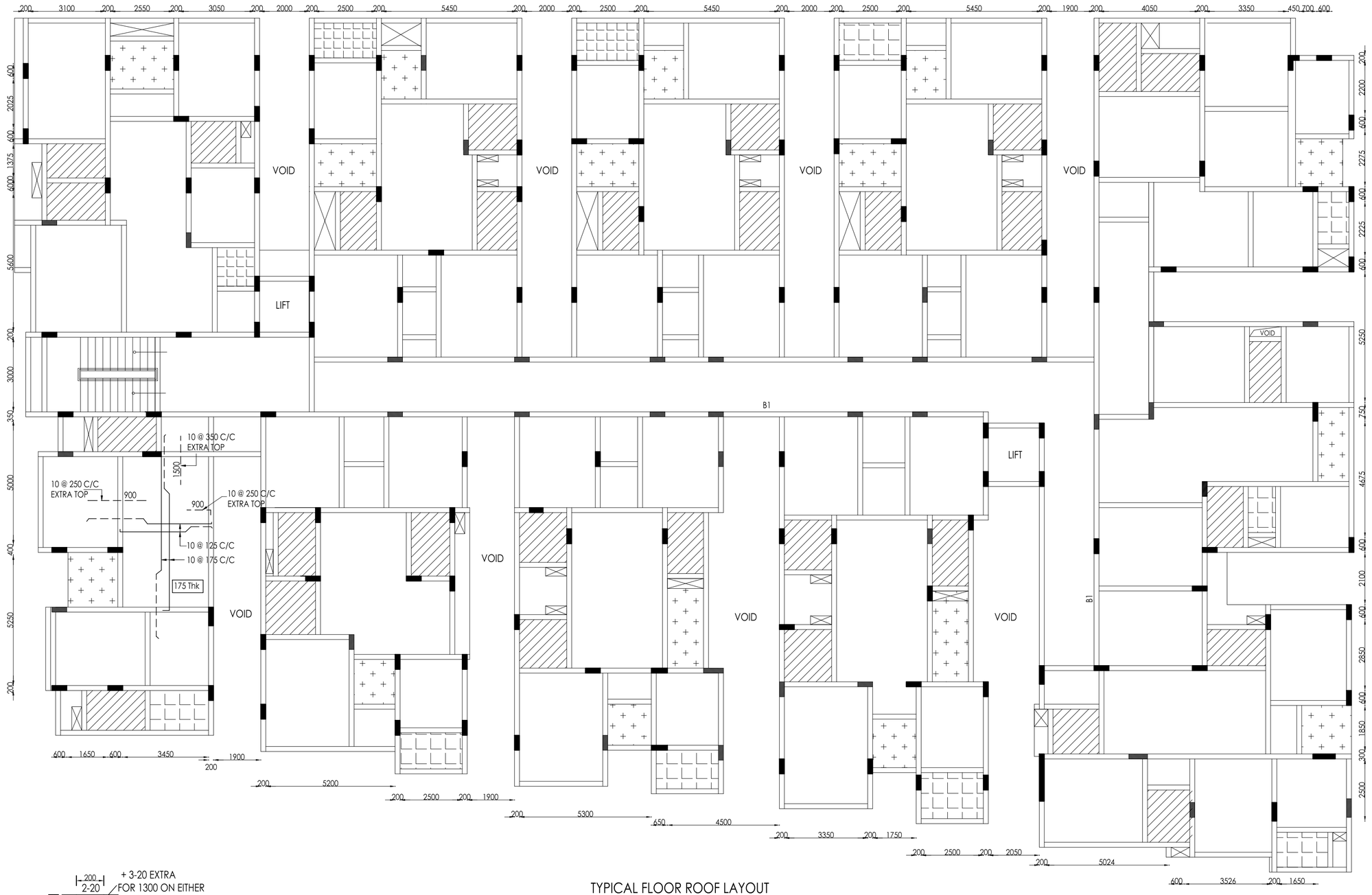
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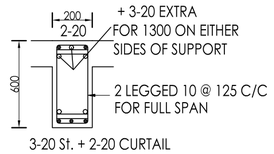
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DRAWN	M.H	DESIGN	JP
NORTH POINT:		CHECKED	-
		SHEET No	03/04
		DATE	09.12.2025
		REVISION	R0

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STRUCTURAL CONSULTANT:



TYPICAL FLOOR ROOF LAYOUT



3-20 St. + 2-20 CURTAIL
AT 900 FROM CENTRE
OF SUPPORT

B1 BEAM DETAILS

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MEMBER	CONCRETE GRADE	COVER
ROOF BEAM	M-30	30mm
ROOF SLAB	M-30	25mm

ABBREVIATION	DESCRIPTION
E.G.L	EXISTING/NATURAL GROUND LEVEL
F.G.L	FORMED GROUND LEVEL
S.F.L	STILT FLOOR LEVEL
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DRAWING TITLE:
TYPICAL FLOOR ROOF LAYOUT WITH DETAILS
BLOCK-1

ISSUE: SUBMISSION DRAWING

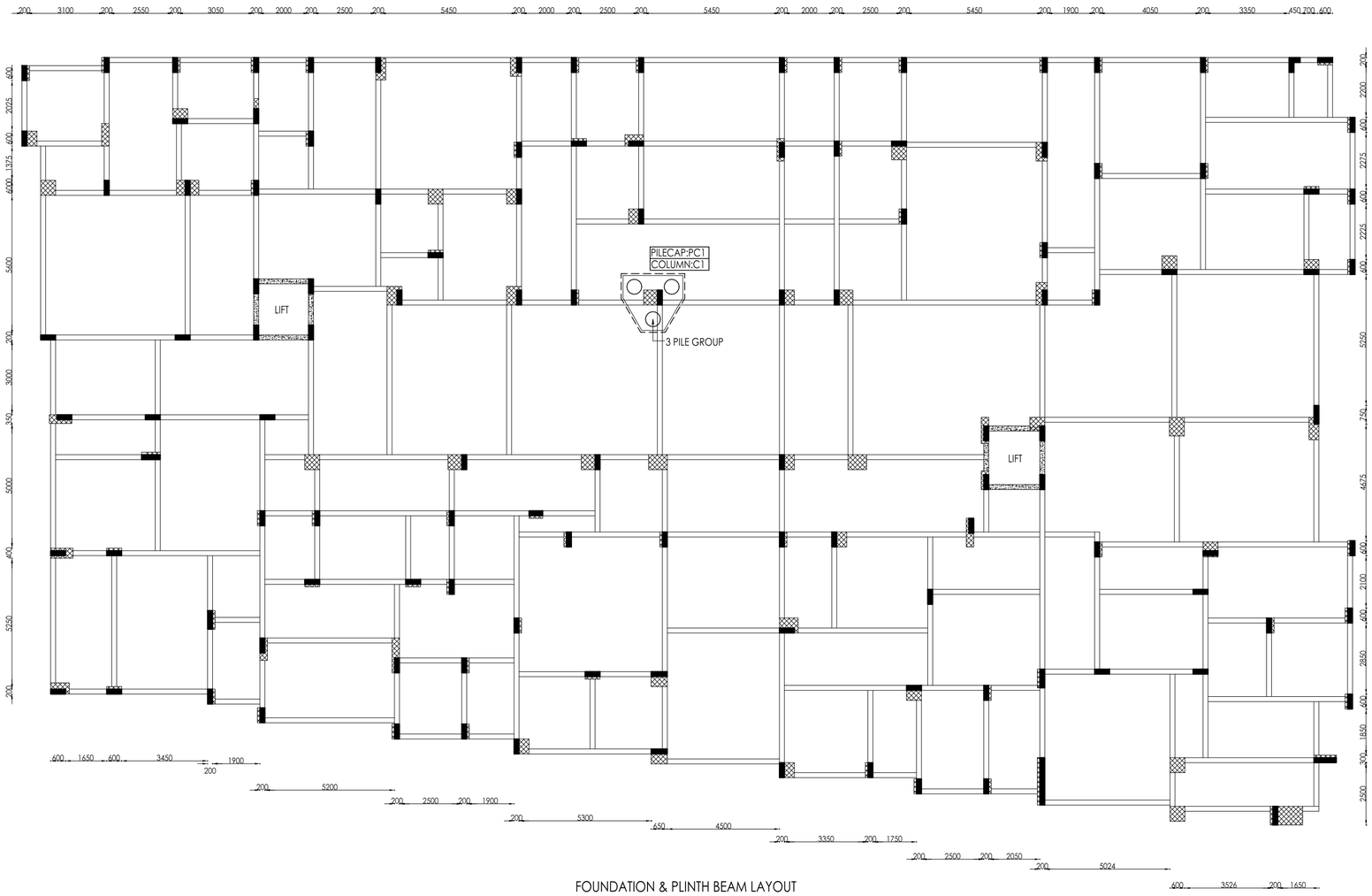
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DRAWN	M.H	DESIGN	JP
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		SHEET No	03/04
		DATE	09.12.2025
		REVISION	R0

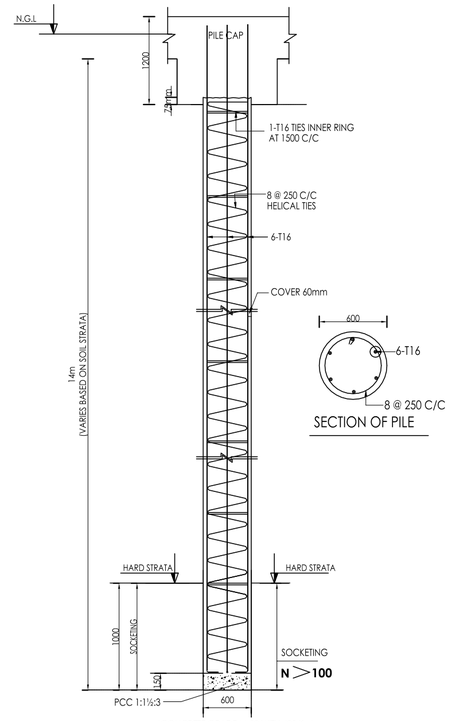
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STRUCTURAL CONSULTANT:

SUBMISSION DRAWING

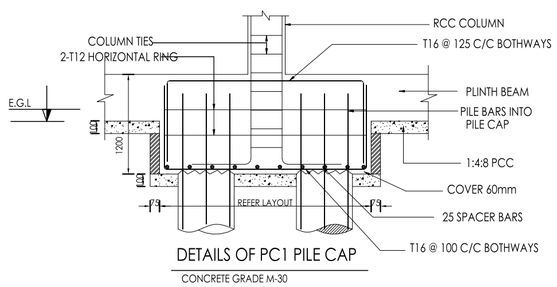


FOUNDATION & PLINTH BEAM LAYOUT



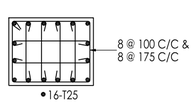
TYPICAL CROSS SECTION OF BORED CAST INSITU PILE

SECTION OF PILE



DETAILS OF PC1 PILE CAP

CONCRETE GRADE M-30



C1 COLUMN DETAILS

M35 CONCRETE GRADE

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7. CONCRETE GRADE SHOULD BE AS SPECIFIED

MEMBER	CONCRETE GRADE	COVER
PILE	M-30	60mm
PILECAP	M-30	50mm
COLUMN	M-35	40mm
ROOF BEAM	M-30	30mm
ROOF SLAB	M-30	25mm

ABBREVIATION	DESCRIPTION
E.G.L	EXISTING/NATURAL GROUND LEVEL
F.G.L	FORMED GROUND LEVEL
S.F.L	STILT FLOOR LEVEL
G.F.L	GROUND FLOOR LEVEL
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DRAWING TITLE:

FOUNDATION LAYOUT WITH DETAILS BLOCK-1

ISSUE: SUBMISSION DRAWING

DRAWING No:

SCALE	1:100	SHEET SIZE	A1
DRAWN	M.H	DESIGN	JP
		CHECKED	-
NORTH POINT:		SHEET No	01/04
		DATE	09.12.2025
		REVISION	R0

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STRUCTURAL CONSULTANT:

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.