Verified RealEstate™

RE REGULATORY RECORD

RERA Document

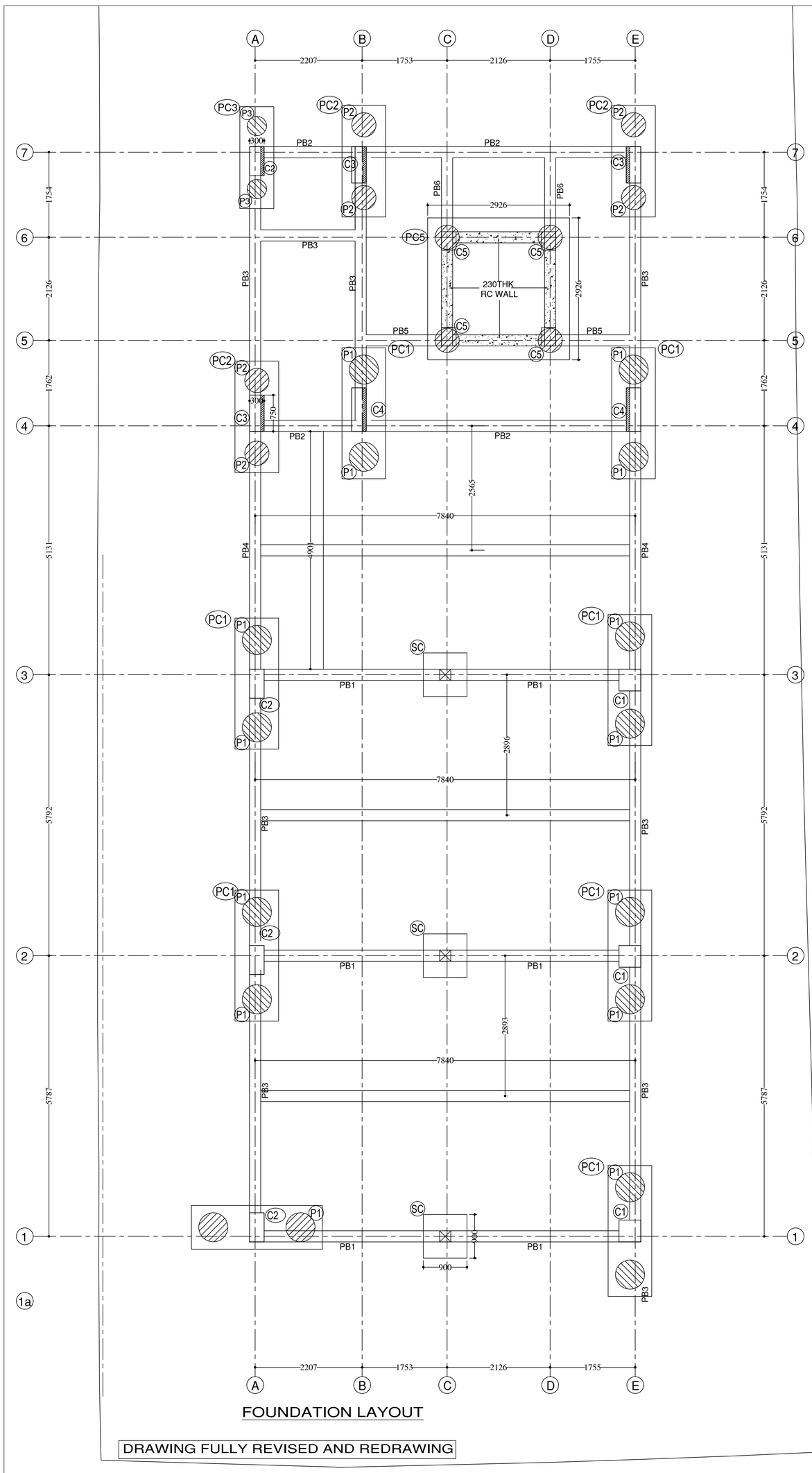
The document as the regulator published it, reproduced in full behind this page.

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

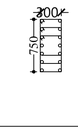


FOUNDATION LAYOUT

DRAWING FULLY REVISED AND REDRAWING

CONCRETE SHALL BE GRAD OF M35 MIX (1:1:2) FOR ALL COLUMN

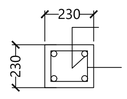
STILT FLOOR. FIRST FLOOR. SECOND FLOOR.
THIRD FLOOR. FOURTH FLOOR.

SL. No.	Name Of Column	Column Size	Main Reinforcement	Column Tie	Column Section Rod Detail
1.	C1	ST.F. = (300X600)	10NosØ25	(2Nos Of Set) 10Ø@200C/C	
		1st.F. = (300X600)	10NosØ20	(2Nos Of Set) 8Ø@200C/C	
		2nd.F. = (300X600)	8NosØ20		
		3rd.F. = (300X600)	8NosØ20		
		4th.F. = (300X600)	8NosØ20		
2.	C2	ST.F. = (450X450)	12NosØ20	(2Nos Of Set) 10Ø@200C/C	 (2nd.F)
		1st.F. = (450X450)	8NosØ20	(2Nos Of Set) 8Ø@200C/C	
		2nd.F. = (450X450)	4NosØ20+ 4NosØ16		
		3rd.F. = (450X450)	4NosØ20+ 4NosØ16		
		4th.F. = (450X450)	4NosØ20+ 4NosØ16		
3.	C3	ST.F.= (300X750)	18NosØ20	(3Nos Of Set) 8Ø@200C/C	
		1st.F.= (300X750)	18NosØ16		
		2nd.F.= (300X750)	18NosØ12		
		3rd.F.= (300X750)	14NosØ12		
		4th.F.= (300X750)	10NosØ12	8Ø@200C/C	
4.	C4	ST.F. = (300X900)	14NosØ20	(3Nos Of Set) 8Ø@200C/C	
		1st.F. = (300X900)	14NosØ16		
		2nd.F. = (300X900)	14NosØ12		
		3rd.F. = (300X900)	10NosØ12	8Ø@200C/C	
		4th.F. = (300X900)	10NosØ12		
5.	C5	ST.F. = (300X375)	4NosØ16+ 4NosØ12	8Ø@200C/C	 (ST.F)
		1st.F. = (300X375)	4NosØ16+ 4NosØ12		
		2nd.F. = (300X375)	4NosØ16+ 4NosØ12		
		3rd.F. = (300X375)	4NosØ16+ 4NosØ12		
		4th.F. = (300X375)	4NosØ16+ 4NosØ12		

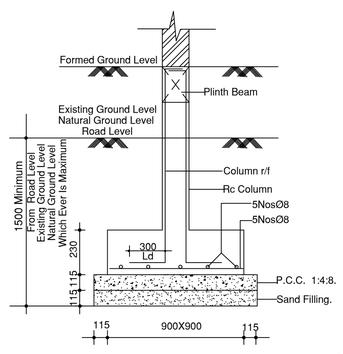
IMPORTANT NOTE :-

1. ALL CENTER LINE DIMENSIONS TO BE CHECKED BY ARCHITECT BEFORE SETTING OUT OF PLAN AT SITE.
2. FOR COLUMN WHICH ARE ADJACENT TO THE SUMP BASE SLAB , SEPTIC TANK BASE SLAB , FOR THIS DEPTH OF COLUMN FOUNDATION SHOULD BE TAKEN IN LEVEL WITH THE SUMP BASE SLAB / SEPTIC TANK BASE SLAB LEVEL. IF THE SUMP , SEPTIC TANK BASE SLAB COMES OVER THE FOOTING FOR THIS DEPTH OF COLUMN FOUNDATION SHALL BE TAKEN BELOW THE SEPTIC TANK/ SUMP BASE SLAB BOTTOM LEVEL.
3. IF THE HEIGHT OF THE COLUMN BETWEEN FIRST LEVEL PLINTH BEAM TOP LEVEL TO GROUND FLOOR ROOF SLAB TOP LEVEL EXCEED 12'3". THEN PROVIDE SECOND LEVEL PLINTH BEAM AT BASEMENT LEVEL DETAIL FOR THIS SAME LEVEL PLINTH BEAM SHALL BE OF SIZE (9"X9") (230mmX230mm) WITH 3NosØ12@TOP AND 3NosØ12@BTM AND 8ØST2.@8(200mm)C/C STIRRUPS.

SL. No.	Footing Mark	Footing Size L	B	D	d	e	Footing Reinforcement Longer Bar	Shorter Bar	Nos Of Footing
1.	F1 Eccentric	2350	1300	600	230	370	12NosØ10	21NosØ10	
2.	F2 Eccentric	1750	1000	450	230	220	5NosØ10	9NosØ10	
3.	SC	900	900	230	-	-	5NosØ8	5NosØ8	
4.	SCE	1350	750	230	-	-	5NosØ8	8NosØ8	



C.S. OF STUB COLUMN (SC)



TYP. C. S. OF R . C STUB COLUMN FOOTING (SC) CONCENTRIC

C.S. OF PEDESTAL COLUMN (P1)

C.S. OF PEDESTAL COLUMN (P2)

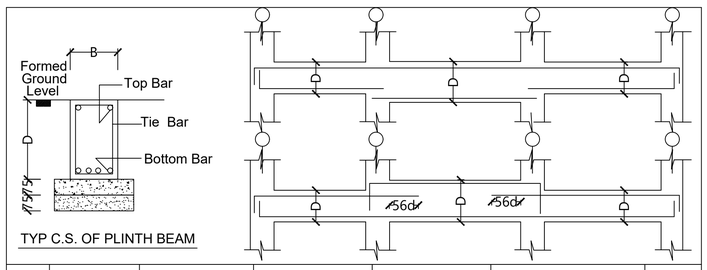
TYP. C. S. OF R . C COLUMN FOOTING ECCENTRIC

IMPORTANT NOTE FOR LAYING METHOD FOR READY MIX CONCRETE (RMC) :-

1. FOR M25 GRADE CONCRETE PROVIDE 340 KG CEMENT PER CUBIC METER OF READY MIX CONCRETE.
2. THE TIME DURATION OF READY MIX CONCRETE SHALL BE AT THE MAXIMUM OF 90 MINUTES TO 100 MINUTES FOR THE BEST STRENGTH RESULT OF CONCRETE.
3. TIME DURATION INCLUDES FROM THE TIME OF WATER ADDING IN THE BATCHING PLANT (i.e) TIME OF LORRY DEPARTURE FROM PLANT, TRAVEL TIME, PUMP CONNECTING TIME , PUMPING AND LAYING OF CONCRETE ON FORM WORK.
4. AFTER 60 MINUTES TO 90 MINUTES ON LAYING OF CONCRETE SOME HAIRLINE / MINOR SHRINKAGE CRACKS WILL DEVELOP ON THE TOP SURFACE OF THE CONCRETE. TO RECTIFY THIS, POUR THICK CEMENT SLURRY, FILL IT AND PACK IT WITH BROOM.
5. THE CONCRETE TOP SURFACE SHOULD BE SPRAYED WITH WATER TO START CURING AFTER 120 MINUTES TO 150 MINUTES FROM THE TIME OF CONCRETE LAYING.
6. START CURING WITH STORING WATER ON TOP OF CONCRETE AFTER 240 MINUTES TO 300 MINUTES FROM THE TIME OF CONCRETE LAYING.
7. READY MIX CONCRETE IS NOT ADVISED FOR PILE AND COLUMN CONCRETING.

IMPORTANT NOTE :-

1. CONCRETING AT SITE SHALL BE STARTED ONLY AFTER VERIFYING ALL FABRICATION OF REINFORCEMENT BAR DONE FOR VARIOUS MEMBERS, (Via) BEAMS, SLABS, COLUMNS, FOOTINGS, ETC. AND SHOULD BE CHECKED AS PER THE STRUCTURAL LATEST REVISION DRAWINGS FOR FABRICATION OF REINFORCEMENT BAR.
2. CONCRETE SHOULD BE DONE MONOLITHICALLY FOR CANTILEVER SLABS AND BEAMS. CONSTRUCTION JOINT IN CONCRETE SHOULD BE FOLLOWED AS PER DIRECTIONS GIVEN BY QUALIFIED CIVIL ENGINEER / SITE IN-CHARGE ENGINEER.



TYP C.S. OF PLINTH BEAM

SL. No.	Name Of Plinth Beam	Plinth Beam Size (BXD)	Plinth Beam Top Bar	Plinth Beam Bottom Bar	Plinth Beam Tie	
1.	PB1	(230X450)	3NosØ16	4NosØ16	8ØST2.@200C/C	Formed Ground Level
2.	PB2	(230X450)	3NosØ16	3NosØ16+ 3NosØ16	8ØST2.@100C/C 8ØST2.@200C/C 8ØST2.@100C/C	
3.	PB3	(230X450)	3NosØ16	3NosØ16+ 2NosØ16	8ØST2.@125C/C 8ØST2.@250C/C 8ØST2.@125C/C	
4.	PB4	(230X450)	2NosØ16	3NosØ16+ 3NosØ12	8ØST2.@150C/C 8ØST2.@300C/C 8ØST2.@150C/C	
5.	PB5	(230X450)	2NosØ16	3NosØ16	8ØST2.@200C/C	
6.	PB6	(230X375)	2NosØ12	2NosØ16	8ØST2.@200C/C	

IMPORTANT NOTE FOR M-SAND :-

SAND SHALL BE REPLACED BY M-SAND FULLY OR PARTIALLY IN ANY PROPORTION FOR PLAIN CEMENT CONCRETE, REINFORCEMENT CEMENT CONCRETE EXCEPT COLUMN CONCRETE. FOR COLUMN CONCRETE BETTER TO USE SAND ALONE FOR CONCRETE.
M-SAND SHOULD BE FREE FROM DUST AT SITE AT THE TIME OF USING FOR CONCRETE.
TO CHECK THE M-SAND FOR DUST CONTENT, DRY THE M-SAND AND SPRAY IT AT CERTAIN HEIGHT LEVEL, IF ANY DUST PRESENCE WILL FLY ON THE AIR. ALSO IF WE TAKE A PINCH ALSO IF WE TAKE A PINCH OF DRIED M-SAND ON OUR HAND ANY DUST PRESENCE WILL STICK ON TO OUR PALM OF OUR HAND.

PROPOSED RESIDENTIAL BUILDING FOR MR. RADHAKRISHNAN
AT S.V. TOWERS-2, ANNA NAGAR WEST, CHENNAI.

No:50, Kirupasankari Street, West Mambalam,
Chennai - 600 033. Ph : 2485 46 03

S.P.S.Inbarajan, M.E., A.M.I.E.,
Structural Consultant

BOURNA
Consultants - Engineers

FOUNDATION LAYOUT.

DATE: 30 :12: 2023 | SCALE:1:25 , 1:50

Dwg No...
11497
S -01

ARCHITECTS
TSO DESIGN COMMUNE PVT. LTD.
Architects ■ Planners ■ Interior designers
NEW NO.16,(OLD NO.42), Ground floor, South West Boag Road, T.Nagar, Chennai - 600017. Ph : 044 - 4212 9252
Telefax : 044 - 2435 0493 E-mail : info@tsodc.com

DSND : S.P.S.I

DRN : SENTHIL.R

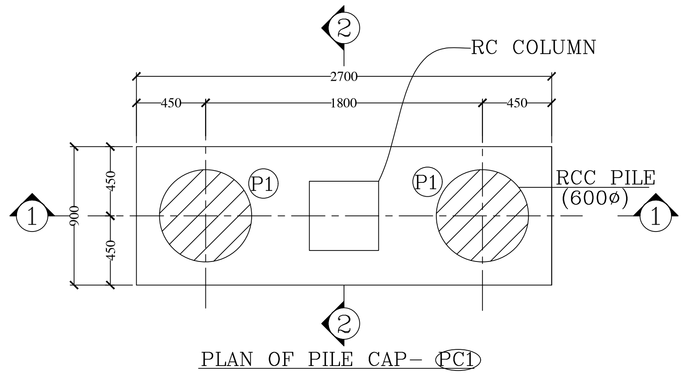
CONCRETE NOTES:-

1. CONCRETE SHALL BE OF GRADE M20 (MIX 1:1.5:3) UNLESS NOTE OTHERWISE.
   FOR CONVENTIONAL MIXTURE MACHINE CONCRETE AND CONCRETE SHALL BE OF GRADE M25 FOR READY MIX CONCRETE. (340KG CEMENT PER Cu.m OF READY MIX CONCRETE WITHOUT FLYASH) EXEPT FOR PILE , COLUMN CONCRETING. FOR COLUMN CONCRETE FOLLOW MIX 1:1:2 GRADE (M35)
2. 6Ø BARS ARE MILDSTEEL REMAINING ALL OTHERS BARS ARE TORSTEEL CONFORMING TO GRADE Fe500.
3. CLEAR COVER TO MAIN R/F SHALL BE AS FOLLOWS:-
   COLUMN FOOTING 2"(50mm), COLUMN 1½"(40mm),
   RC WALL 1"(25mm), ROOF SLAB 5/8"(15mm),
   ROOF BEAM 1"(25mm), PILE CAP 2"(50mm) & PILE 2"(50mm).
   RAFT SLAB 1½"(40mm), RAFT BEAM 2" (50mm)
4. LAP LENGTH SHALL BE OF 50 TIMES THE DIAMETER OF SMALLER BAR IN COMPRESSION AND 60 TIMES THE DIAMETER OF SMALLER BAR IN TENSION.
5. FOUNDATION IS DESIGNED FOR STILT ,FIRST,SECOND,THIRD & FOURTH FLOOR ONLY

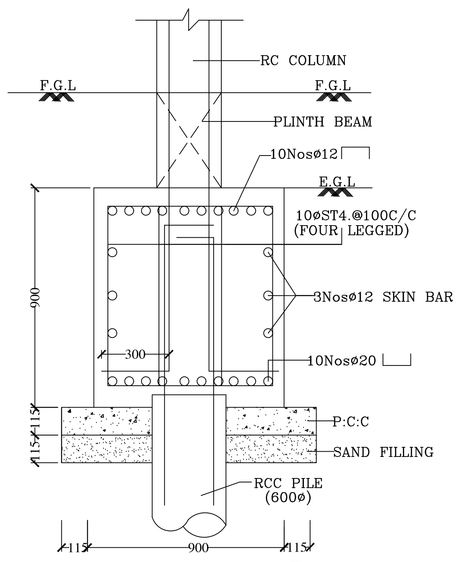
SOIL NOTES:- (APPLICABLE ONLY IF THE TOP SOIL IS CLAY STRATA. OTHERWISE IGNORE THIS SOIL NOTES.)

1. THE EXCAVATED SOIL CANNOT BE USED FOR BACKFILLING PURPOSE.
2. IF THE TOP SOIL IS OF MEDIUM SWELLING TYPE .THEN , IT WILL EXERT UPWARD THRUST ON THE GROUND FLOOR FLOORING. HENCE , IT IS SUGGESTED TO REMOVE TOP 30 - 40 CMS OF NATURAL SOIL AND REPLACE WITH QUARRY DUST / SAND / GRAVEL FOR GROUND FLOOR FLOORING.
3. AFTER THE EXCAVATION , THE FOUNDATION TRENCHES SHOULD BE COMPACTED PROPERLY BEFORE LAYING THE FOUNDATION. THE TOP SLUSH SHOULD DE REMOVED AND THE SURFACE COMPACTED PROPERLY. AS A PRECAUTIONARY MEASURE, SPREAD BRICK-BATS / GRAVELS AND COMPACT THE BOTTOM OF THE PIT. THE FOUNDATIONS CAN BE SUBSEQUENTLY BE PLACED OVER THIS PREPARED SURFACE.

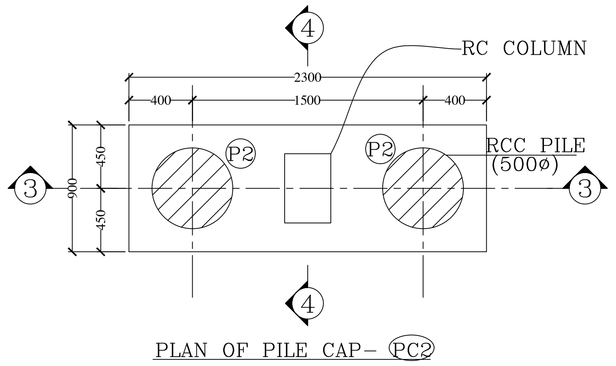
S. P. S. INBARAJAN, M.E (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-I/19/02/009 dt. 27.02.2019
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. RSE 100302019 dt. 30.09.2019
Door No. 50, Kirupasankari Street,
West Mambalam, Chennai-600 033.



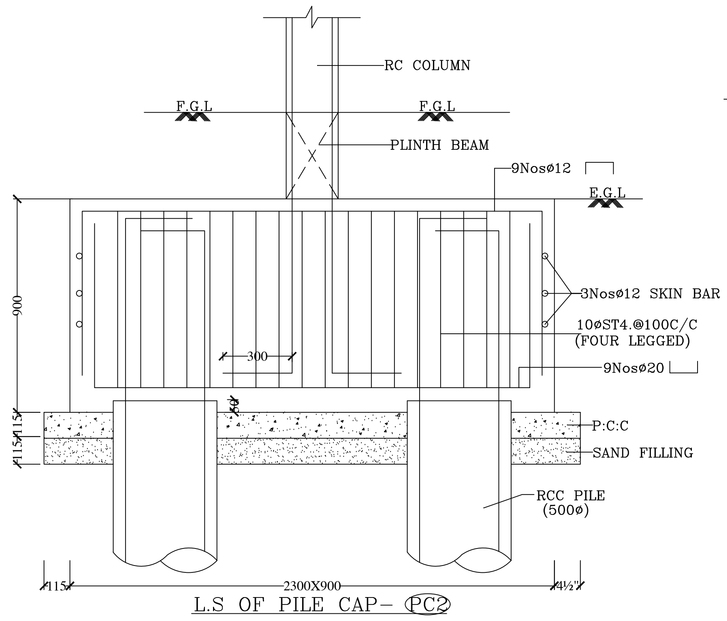
PLAN OF PILE CAP- (PC1)



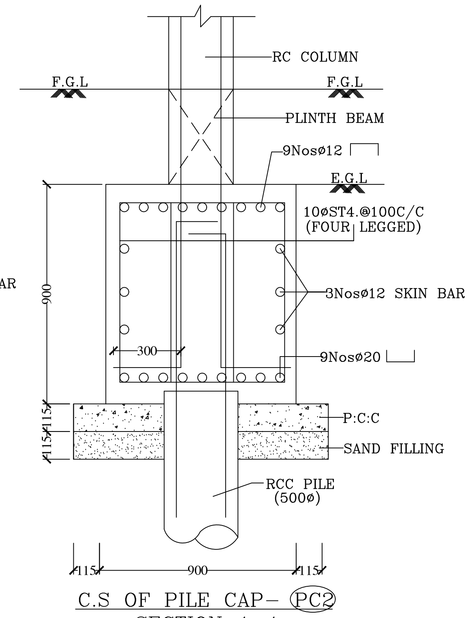
C.S OF PILE CAP- (PC1)
SECTION 2-2



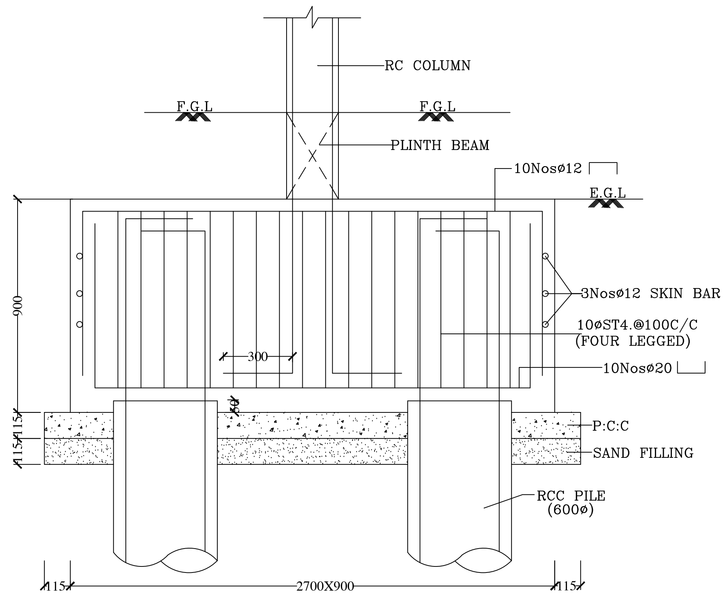
PLAN OF PILE CAP- (PC2)



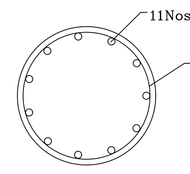
L.S OF PILE CAP- (PC2)
SECTION 3-3



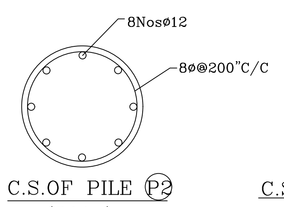
C.S OF PILE CAP- (PC2)
SECTION 4-4



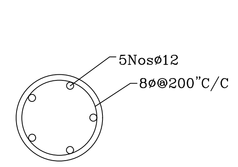
L.S OF PILE CAP- (PC1)
SECTION 1-1



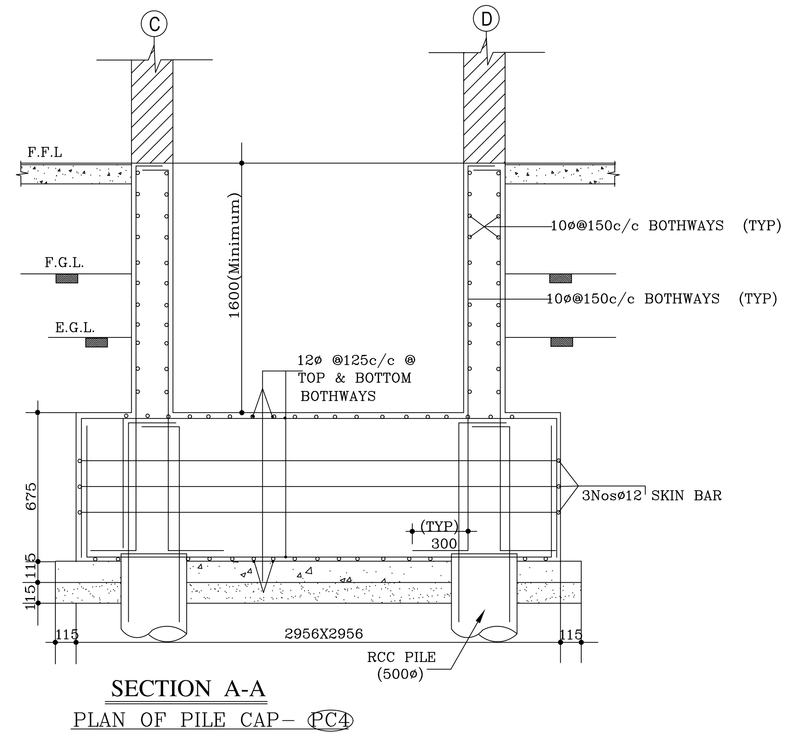
C.S.OF PILE (P1)
(600ø)



C.S.OF PILE (P2)
(500ø)



C.S.OF PILE (P3)
(400ø)

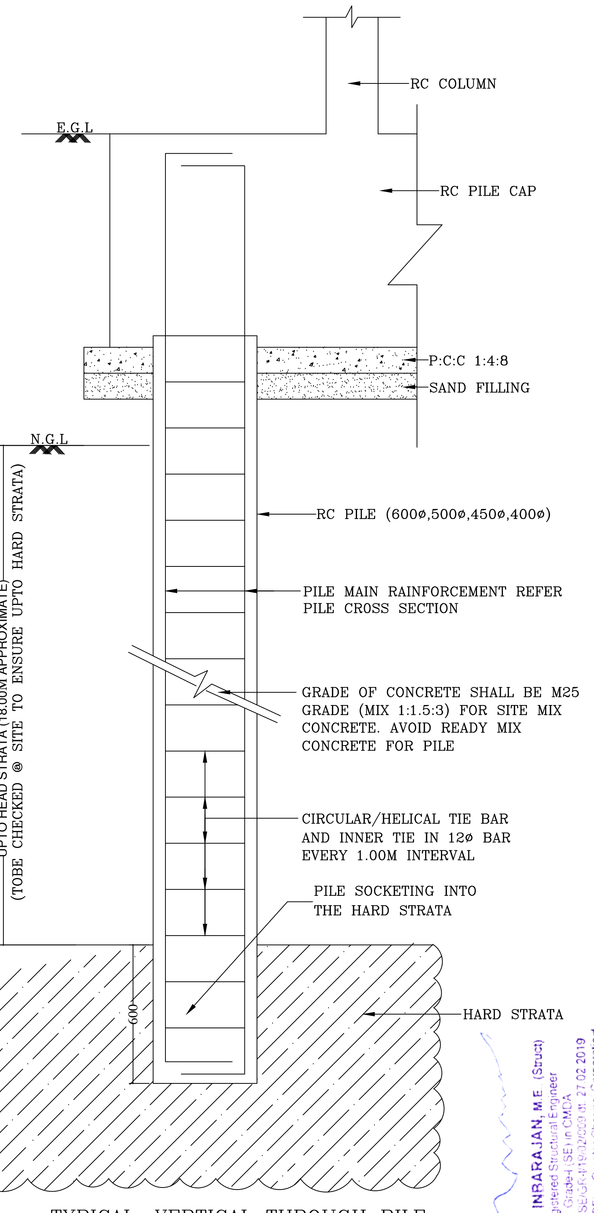


SECTION A-A
PLAN OF PILE CAP- (PC4)

C.S OF PILE CAP- (PC3)
SECTION 6-6

L.S OF PILE CAP- (PC3)
SECTION 5-5

PLAN OF PILE CAP- (PC3)



TYPICAL VERTICAL THROUGH PILE

PILE NOTES :-

BORED CAST IN SITU END BEARING DRIVEN PILE BY DIRECT MUD CIRCULATION METHOD (DMC).
BORING TERMINATED AT A DEPTH WHERE 'N' VALUE IN SPT TEST IS MORE THAN 100 FOR MULTI STOREY BUILDING (HEIGHT EXCEEDING 15.0 METER) AND 50 FOR OTHER BUILDING (HEIGHT LESSTHEN 15.0 METER) AND AN EXTRA PENETRATION FOR MINIMUM OF 600mm (PILE SOCKETING) BEYOND ABOVE LEVEL IN THE HARD STRATA.
APPROXIMATELY LENGTH OF PILE SHALL BE 25.00M. CONCRETING FOR THE PILE SHALL BE DONE USING THE TREMIE PIPE IN THE SHAFT FOR PROPER PLACING AND COMPACTION OF CONCRETE. THE DESIGN SAFE LOADS FOR THE PILES ARE AS FOLLOWS 600ø 113 TONNES,500ø 78 TONNES,450ø 63 TONNES,400ø 50 TONNES.
INITIAL LOAD TEST ON PILES SHALL BE DONE FOR 2.0 TIMES THE DESIGN SAFE LOAD AND ROUTINE LOAD TEST ON WORKING PILES SHALL BE DONE FOR 1.5 TIMES THE DESIGN SAFE LOAD OR FOR 12mm SETTLEMENT WHICH EVER IS MINIMUM AS PER THE IS 2911 (PART IV). CHOPPING OF PILE SHALL BE DONE FOR A LENGTH OF MINIMUM 500mm BEFORE LAYING OF PILE CAP.

METHOD OF CONCRETING OF PILE:

AFTER COMPLETION OF PILE BORING FLUSH. THE BORE INITIALLY AND THEN PLACE THE PILE REINFORCEMENT CAGE INSIDE THE PILE BORE. PLACE THE TREMIE PIPE INSIDE THE REINFORCEMENT CAGE UP TO THE BOTTOM LEVEL OF BORE THEN START THE CONCRETING OF PILE THROUGH THE TREMIE PIPE. MAINTAIN ALWAYS TREMIE PIPE FOR A LENGTH OF 0.5 METER INSIDE THE CONCRETE DURING THE TIME OF CONCRETING.
THEORETICAL , ACTUAL VOLUME OF CONCRETE TO BE CHECKED AT THE TIME OF CONCRETING
READY MIX CONCRETE SHOULD NOT BE USED FOR PILE CONCRETING

IMPORTANT NOTE :-

1. CONCRETING AT SITE SHALL BE STARTED ONLY AFTER VERIFYING ALL FABRICATION OF REINFORCEMENT BAR DONE FOR VARIOUS MEMBERS, (Via) BEAMS, SLABS, COLUMNS, FOOTINGS, ETC. AND SHOULD BE CHECKED AS PER THE STRUCTURAL LATEST REVISION DRAWINGS FOR FABRICATION OF REINFORCEMENT BAR.
2. CONCRETE SHOULD BE DONE MONOLITHICALLY FOR CANTILEVER SLABS AND BEAMS. CONSTRUCTION JOINT IN CONCRETE SHOULD BE FOLLOWED AS PER DIRECTIONS GIVEN BY QUALIFIED CIVIL ENGINEER / SITE IN-CHARGE ENGINEER.

IMPORTANT NOTE FOR LAYING METHOD FOR READY MIX CONCRETE (RMC) :-

1. FOR M25 GRADE CONCRETE PROVIDE 340 KG CEMENT PER CUBIC METER OF READY MIX CONCRETE.
2. THE TIME DURATION OF READY MIX CONCRETE SHALL BE AT THE MAXIMUM OF 90 MINUTES TO 100 MINUTES FOR THE BEST STRENGTH RESULT OF CONCRETE.
3. TIME DURATION INCLUDES FROM THE TIME OF WATER ADDING IN THE BATCHING PLANT (i.e) TIME OF LORRY DEPARTURE FROM PLANT, TRAVEL TIME, PUMP CONNECTING TIME , PUMPING AND LAYING OF CONCRETE ON FORM WORK.
4. AFTER 60 MINUTES TO 90 MINUTES ON LAYING OF CONCRETE SOME HAIRLINE / MINOR SHRINKAGE CRACKS WILL DEVELOP ON THE TOP SURFACE OF THE CONCRETE. TO RECTIFY THIS, POUR THICK CEMENT SLURRY, FILL IT AND PACK IT WITH BROOM.
5. THE CONCRETE TOP SURFACE SHOULD BE SPRAYED WITH WATER TO START CURING AFTER 120 MINUTES TO 150 MINUTES FROM THE TIME OF CONCRETE LAYING.
6. START CURING WITH STORING WATER ON TOP OF CONCRETE AFTER 240 MINUTES TO 300 MINUTES FROM THE TIME OF CONCRETE LAYING.
7. READY MIX CONCRETE IS NOT ADVISED FOR PILE AND COLUMN CONCRETING.

IMPORTANT NOTE FOR M-SAND :-

SAND SHALL BE REPLACED BY M-SAND FULLY OR PARTIALLY IN ANY PROPORTION FOR PLAIN CEMENT CONCRETE, REINFORCEMENT CEMENT CONCRETE EXCEPT COLUMN CONCRETE. FOR COLUMN CONCRETE BETTER TO USE SAND ALONE FOR CONCRETE.
M-SAND SHOULD BE FREE FROM DUST AT SITE AT THE TIME OF USING FOR CONCRETE.
TO CHECK THE M-SAND FOR DUST CONTENT, DRY THE M-SAND AND SPRAY IT AT CERTAIN HEIGHT LEVEL, IF ANY DUST PRESENCE WILL FLY ON THE AIR. ALSO IF WE TAKE A PINCH ALSO IF WE TAKE A PINCH OF DRIED M-SAND ON OUR HAND ANY DUST PRESENCE WILL STICK ON TO OUR PALM OF OUR HAND.

REV	DESCRIPTION	CHKD	DRN	DATE
R3.	DRAWING FULLY REVISED FROM 200 WALL TO 230 WALL	S.P.S.I	SENTHILR	06.08.24
R2	DRAWING REVISED FROM 230 WALL TO 200 WALL	S.P.S.I	SENTHILR	29.02.24
R1	DRAWING FULLY REVISED AND REDRAWING	S.P.S.I	SENTHILR	29.01.24

REVISED NOTE
DRAWING FULLY REVISED AND REDRAWING

PROPOSED RESIDENTIAL BUILDING FOR MR. RADHAKRISHNAN
AT S.V. TOWERS-2, ANNA NAGAR WEST, CHENNAI.

FOUNDATION DETAILS.

Dwg No... 11497 S -02

SCALE 1:25 , 1:50

DATE: 30 :12: 2023

DSND : S.P.S.I

DRN : SENTHILR

S.P.S.Inbarajan, M.E., A.M.I.E.,
Structural Consultant
No:50, Kirupasankari Street, West Mambalam, Chennai - 600 033. Ph : 2485 46 03

BOURNA
Consultants - Engineers

ARCHITECTS
TSO DESIGN COMMUNE PVT. LTD.

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.