Verified RealEstate™

RE REGULATORY RECORD

RERA Document

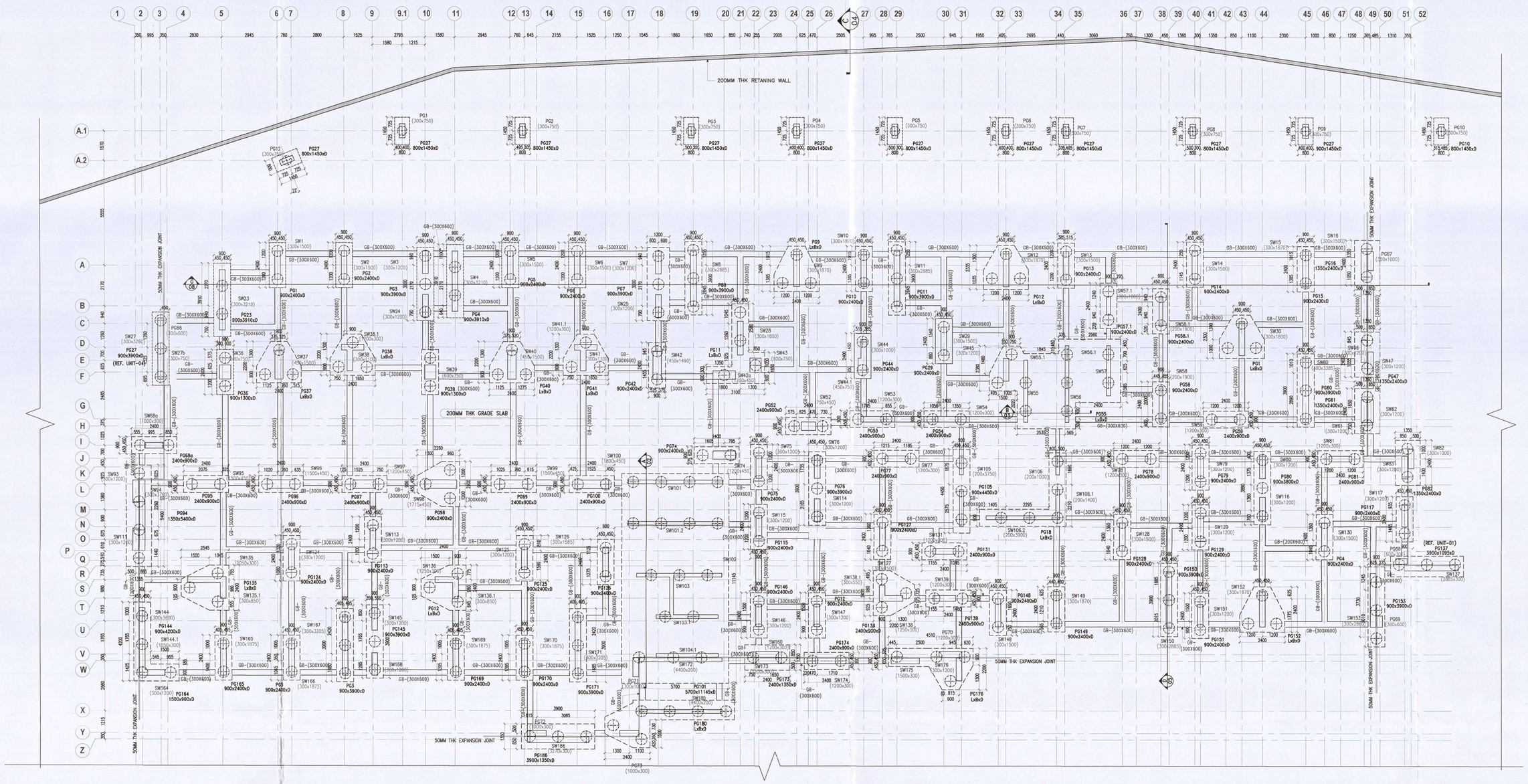
The document as the regulator published it, reproduced in full behind this page.

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

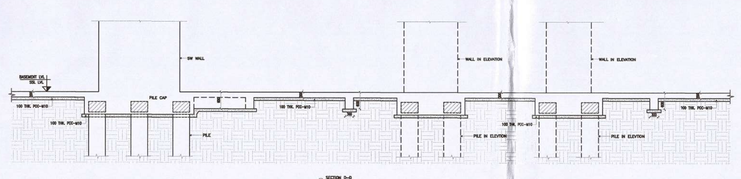
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

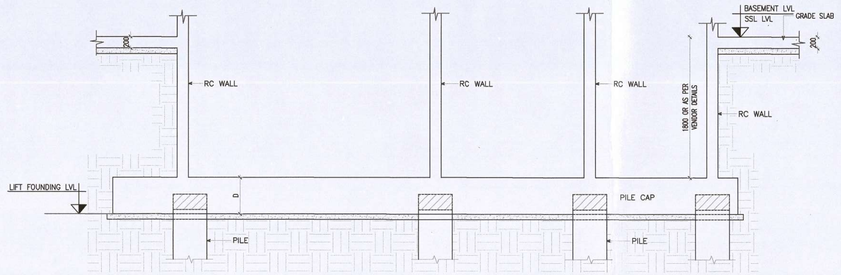
DIGITALLY VERIFIED RECORD



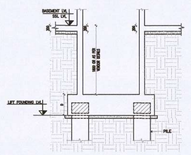
01 TOWER-01-UNIT-02-PILE CAP LAYOUT
SCALE=1:100



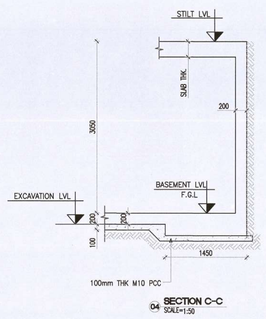
03 SECTION B-B
SCALE=1:50



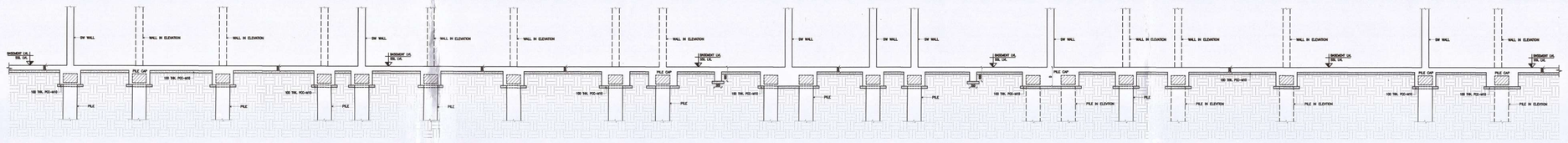
02 SECTION A-A
SCALE=1:50



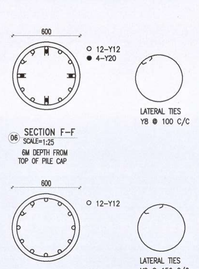
03 SECTION B-B
SCALE=1:50



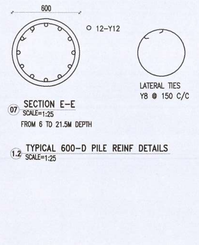
04 SECTION C-C
SCALE=1:50



05 SECTION D-D
SCALE=1:50

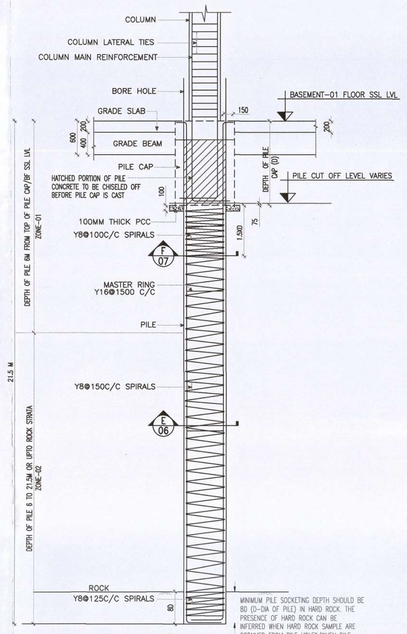


06 SECTION F-F
SCALE=1:25
0M DEPTH FROM TOP OF PILE CAP



07 SECTION E-E
SCALE=1:25
FROM 6 TO 21.5M DEPTH

1.2 TYPICAL 600-D PILE REINF DETAILS
SCALE=1:25



MINIMUM PILE SOCKETING DEPTH SHOULD BE 3D (D-DIA OF PILE) IN HARD ROCK THE PRESENCE OF HARD ROCK CAN BE INFERRED WHEN HARD ROCK SAMPLE ARE OBTAINED FROM PILE HOLES/WHEN PILE PENETRATION IS LESS THAN 100MM IN HALF HOUR OF CHISELING AT PILE BOTTOM. THIS CRITERIA SHOULD BE SATISFIED TWICE.

1.1 TYPICAL PILE REINFORCEMENT DETAILS
SCALE= NTS
D=DEPTH OF PILE CAP
d=DEPTH OF CUT OF LEVEL

D.R.P. JAYA
Professor
Division of Structural Engineering
Department of Civil Engineering
Anna University, Chennai - 600 025.

NOTES :

GENERAL:

UNITS: ALL DIMENSIONS ARE IN MM.

SCALE: WORK TO FIGURED DIMENSIONS, DO NOT SCALE THE DRGS.

REFERENCES: THE STRUCTURAL DRAWING MUST BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWINGS.

DISCRIPANCY: ALL DIMENSIONS AND CONDITION MUST BE VERIFIED IN THE SITE AND ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF STRUCTURAL CONSULTANT/ARCHITECHT/PROJECT IN-CHARGE FOR WRITTEN CLARIFICATION BEFORE CONSTRUCTION OF THE OF THE AFFECTED PORTION.

TREATEMENT : THE SITE MUST BE TREATED WITH PRECONSTRUCTION ANTITERMITE TREATEMENT AS PER VENDORS SPECIFICATIONS. THE WATER PROOFING TREATEMENT MUST BE CARRIED OUT AS PER VENDOR SPECIFICATION.

DESIGN DATA :

NUMBER OF FLOORS :

DESCRIPTION	NO. OF FLOORS
FUTURE PROVISION	0
TERRACE FLOOR	1
UPPER PENTHOUSE	1
LOWER PENTHOUSE	1
TYPICAL FLOOR	9
FIRST FLOOR	1
STILT FLOOR	1
TOTAL	14

PILE FOUNDATION : ALL PILES ARE BORED CAST-IN-SITU PILES.
PILE LOAD TESTS : PILE LOAD TESTING TO BE DONE AS PER GEOTECHNICAL CONSULTANTS RECOMMENDATION.
WALLS : THE STRUCTURE HAS BEEN DESIGNED FOR SOLID BLOCK MASONRY WALL OF THICKNESS 200/130mm.

CONSTRUCTION ADVISORIES:

PILE SOCKETING: THE SOCKETING DEPTH SHALL BE EQUAL TO ONE TIME PILE DIAMETER IN HARD ROCK.

PILE CONCRETING: PILE CONCRETING SHALL BE DONE UP TO 600mm ABOVE CUT OFF LEVEL,WHICH SHALL BE CHISELED OFF BEFORE PILE CAP IS CAST.

STANDARD PENETRATION TEST: S.P.T SHALL BE CONDUCTED FOR ATLEAST ONE PILE IN THE GROUP AND 25% OF THE TOTAL PILES WHICH SHALL BE COMPARED WITH REFUSAL STRATA AS IDENTIFIED IN THE SOIL REPORT. SOCKETING INTO THE REFUSAL STRATA FOR A DEPTH EQUAL TO THE DIA OF THE PILE SHALL BE PROVIDED.

CONCRETE CUBE SAMPLING : FREQUENCY OF SAMPLING FOR CUBE TESTING OF PILES SHALL BE THE ALTERNATE PILES FOR FIRST 10 PILES AND THEN 10% OF THE TOTAL CONCRETE FOR PILES. FOR EACH SAMPLE, A MINIMUM OF 6 NOS OF CUBES SHALL BE CAST. FROM EACH SAMPLE 3 CUBES SHALL BE TESTED FOR 7 DAYS STRENGTH AND THE OTHER THREE FOR 28 DAYS STRENGTH.

PILE LOAD TEST : a) INITIAL PILE LOAD TEST ON TRIAL PILES SHALL BE DONE FIRST OUT SIDE THE BUILDING AREA. TRIAL PILES ARE TESTED FOR 2.5 TIMES THE DESIGN CAPACITY OF PILE AS PER I.S 2911 PART IV.
b) ROUTINE PILE LOAD TEST SHALL BE DONE ON THE FIRST PILE AND TESTED FOR 1.5 TIMES DESIGN CAPACITY OF PILE AS PER I.S 2911 PART IV.

CRITERIA FOR PILE FOUNDATION : PILES SHALL BE PROVIDED ONLY WHERE HARD STRATA LEVEL EXCEEDS 2.0m BELOW PILE CUT OFF LEVEL.

PILE DIA IN mm	PILE CAPACITY IN kN	Ks IN kN/m
600ø	1900	158000

GRADE OF MATERIAL AND COVER		
ELEMENTS	CONCRETE MIX	NOMINAL COVER
PILE	M30	50MM
PILE CAP	M30	50MM
COLUMNS	M30	40MM
GRADE SLAB	M30	25MM
GRADE OF STEEL		Fe-550

DEVELOPMENT LENGTH	
CONCRETE MIX	REINFORCING STEEL
	Fe-550
M30	50Øs of Bar

REBAR LEGEND		
SYMBOL		DESCRIPTION
Y10@100 C/C	Y	TOR STEEL
	10	DIA OF BAR
	100	SPACING OF BAR

NOTE :

1. DEPTH OF PILE TOE BELOW EGL-24.5M AS PER GEOTECHNICAL CONSULTANCE SOIL REPORT.
2. WATER TABLE IS OBSERVED AT A DEPTH OF 1.8M TO 4.1M FROM EGL, USE SUBSOIL DRAINAGES SYSTEM AS PER THE VENDOR DETAILS.
3. GRADE BEAMS WILL BE PROVIDED TO CONNECT EVERY PILE CAP TO ADJACENT PILECAP AT BASEMENT LEVEL, AS INDICATED IN THE SECTION DRAWINGS.

Dr. H G NAIKAR
M.E. (Structures), Ph.D. (Structures)
Chartered Structural Engineer (M.I.S.E.)
Senior Professional Engineer (ECI)

Principal Consultant
PRAGATHI CONSULTANTS
Sahakaranagar, Bangalore-92

CLIENT :
M/s. S AND P FOUNDATION PVT.LTD
CITY TOWER,4TH FLOOR,DOOR NO.7,
ADYAR CHENNAI,60020

ARCHITECTS :
ANBU & FAIZAL.
S1, 1 Floor, 7WAR ENCLAVE',
43, Pantheon Road,
Egmore, Chennai-8.
Phone – 285 50888, 285 54262.
Mail – anbu.faizal@gmail.com

PURPOSE :

PROJECT :
PROPOSED HIGH RISE RESIDENTIAL GROUP HOUSING FOR M/s. S AND P FOUNDATION AT AYANAMBAKKAM ,CHENNAI.

DRAWING TITLE :
TOWER-01-(UNIT-02)
PILE LAYOUT AND SECTION DETAILS

JOB NO :	SHEET NO :	REVISION :	DATE :
1166	CY-T1-PL-S1-002	R0	23-06-2026
DRAWN :	DESIGNED :	CHECKED :	APPROVED :
MADANARAJU	JAYACHANDHRA	DILEEP	HGN

PRAGATHI CONSULTANTS
CONSULTING STRUCTURAL ENGINEERS
#2127/16, 'D' BLOCK, 9TH MAIN, COAL LAYOUT, SAHAKAR NAGAR, BENGALOORU-560092. PH:23626661, E-MAIL: hgnaikar@gmail.com

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.