



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

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

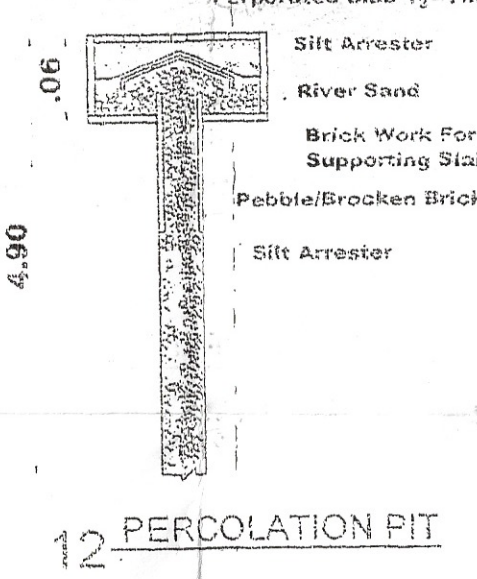
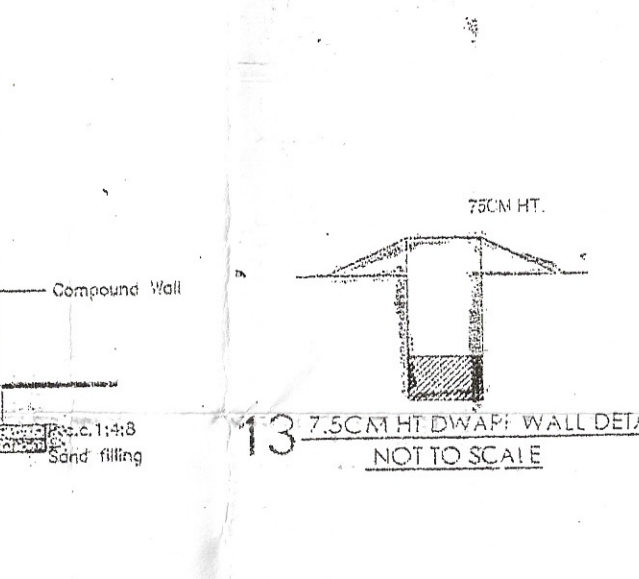
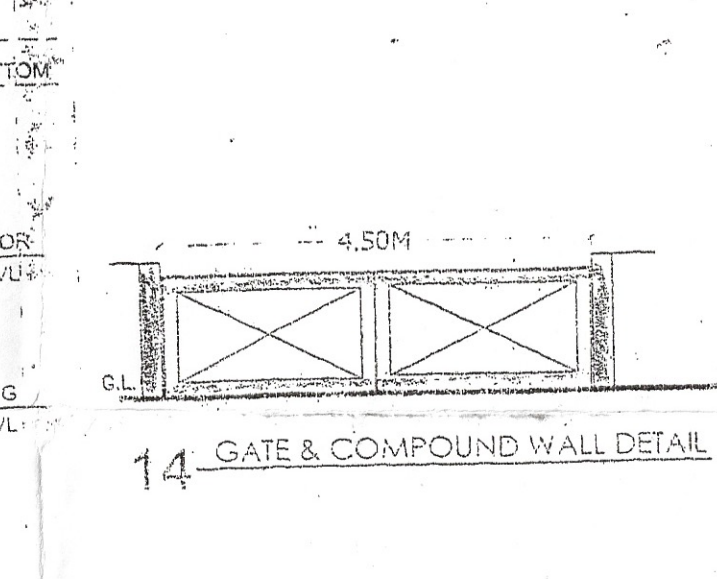
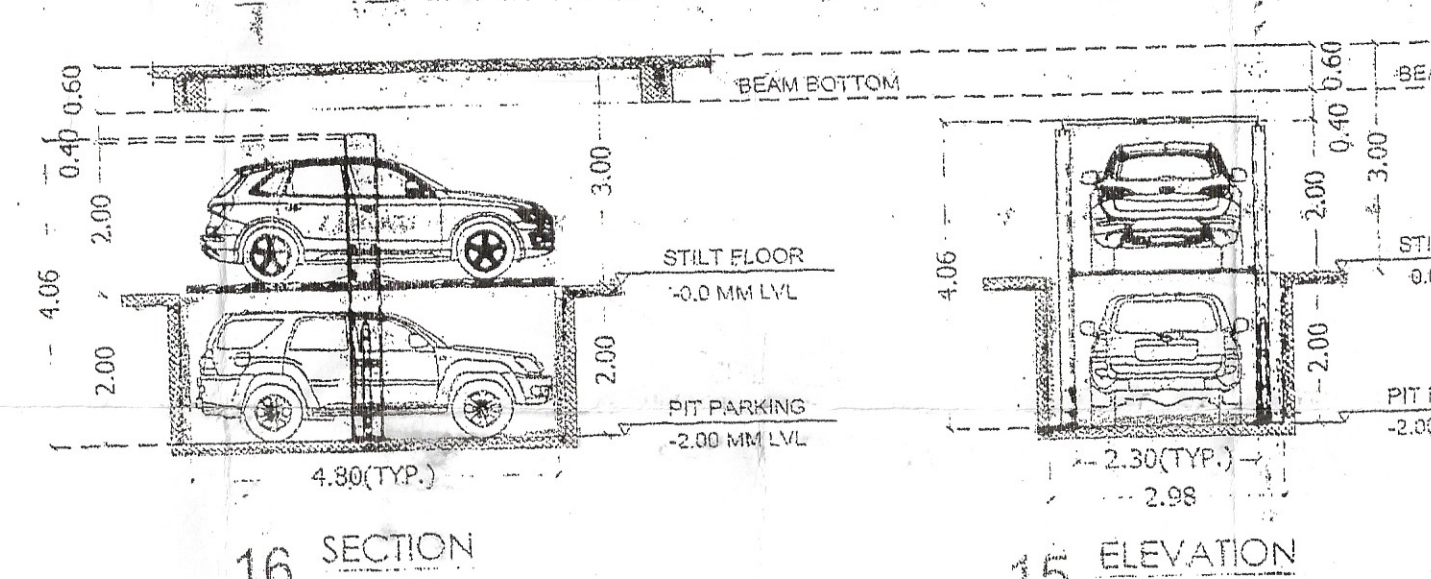
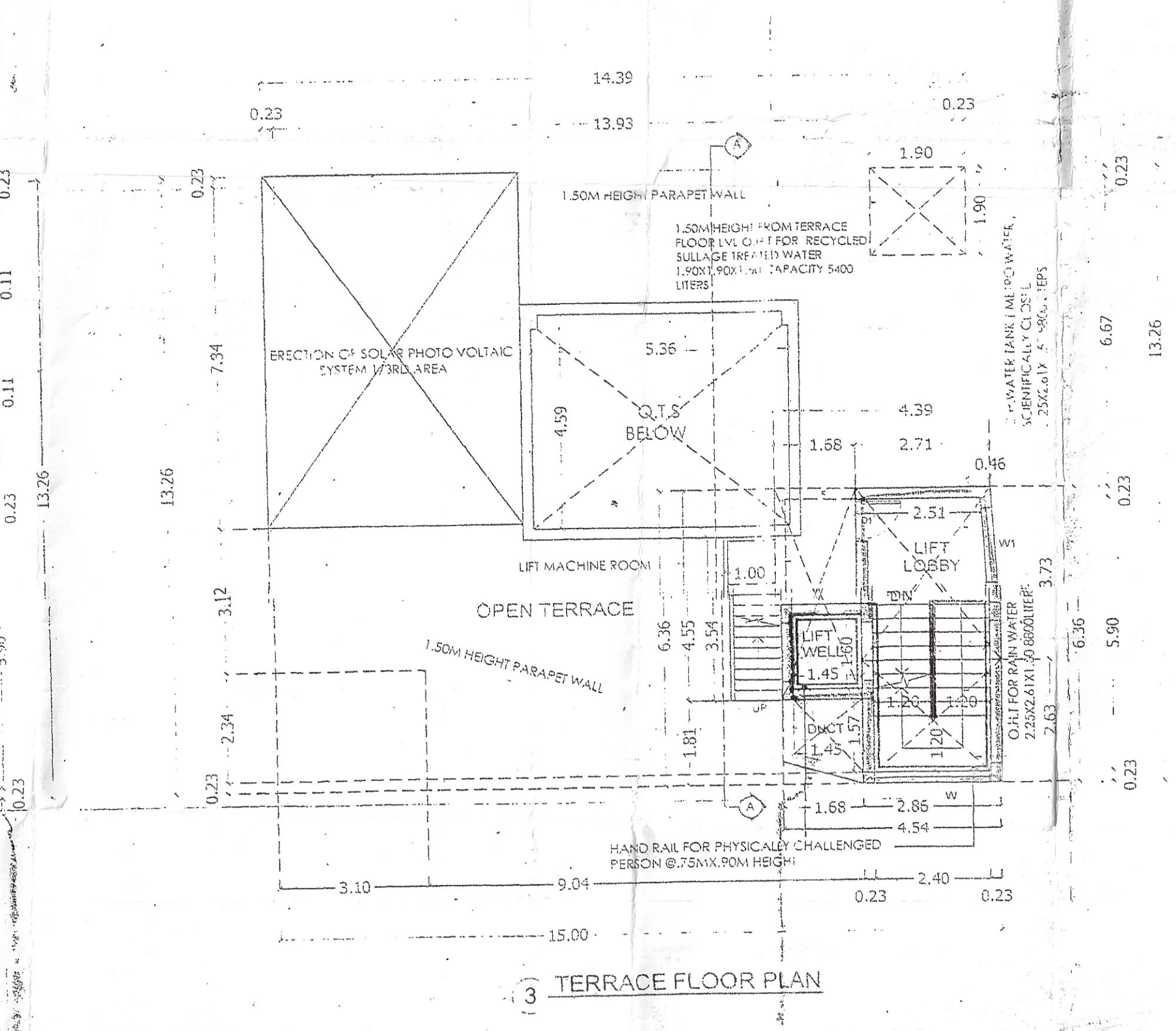
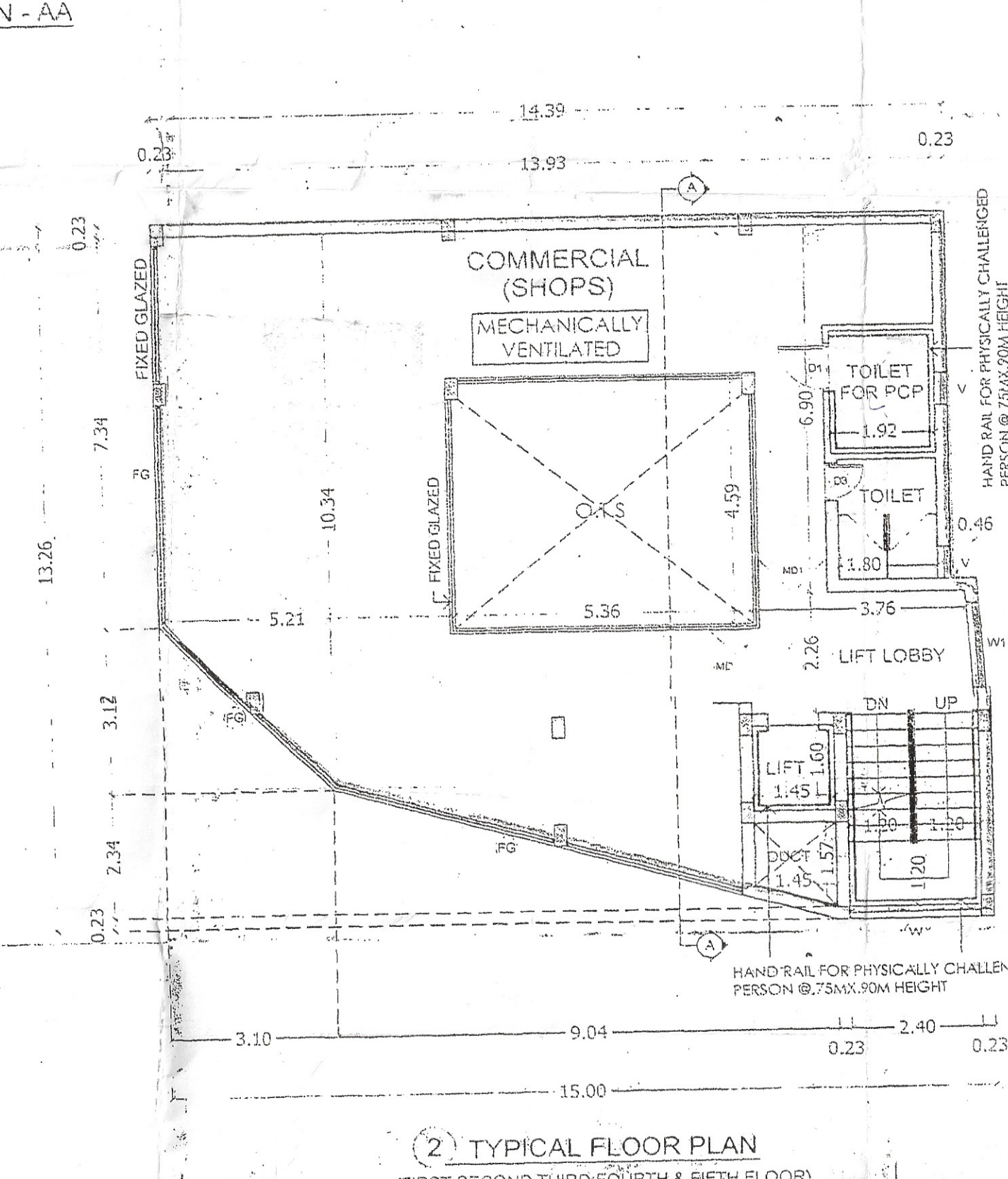
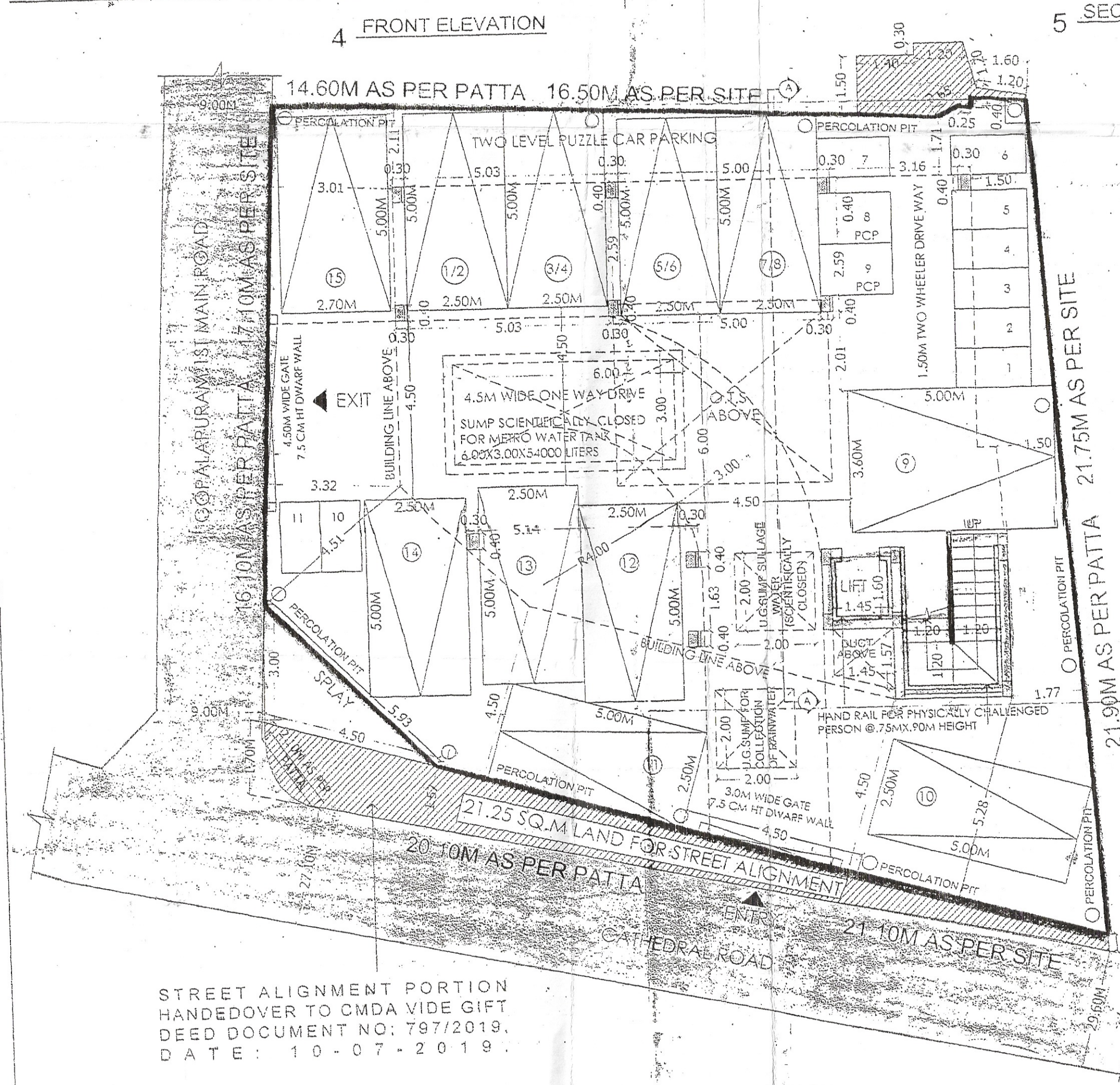
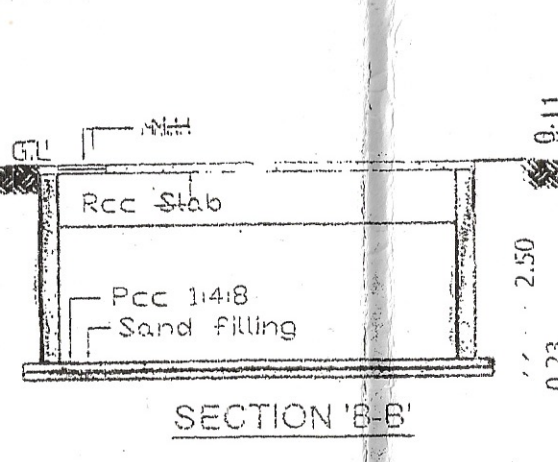
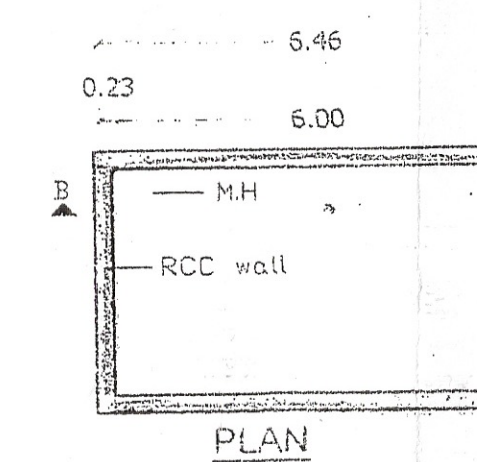
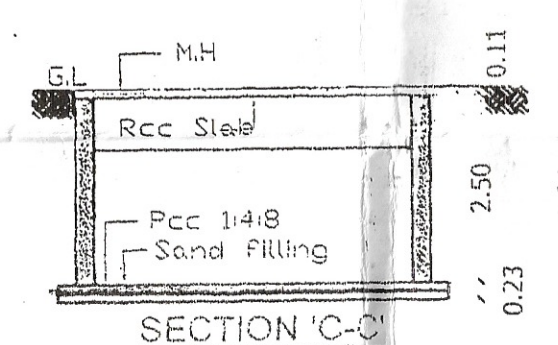
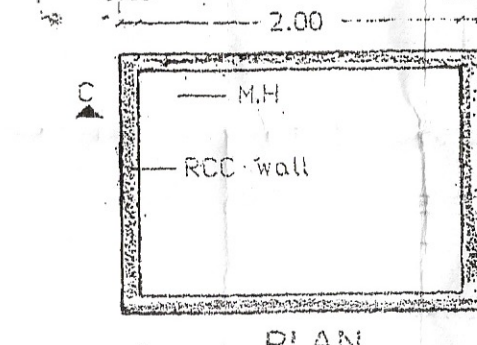
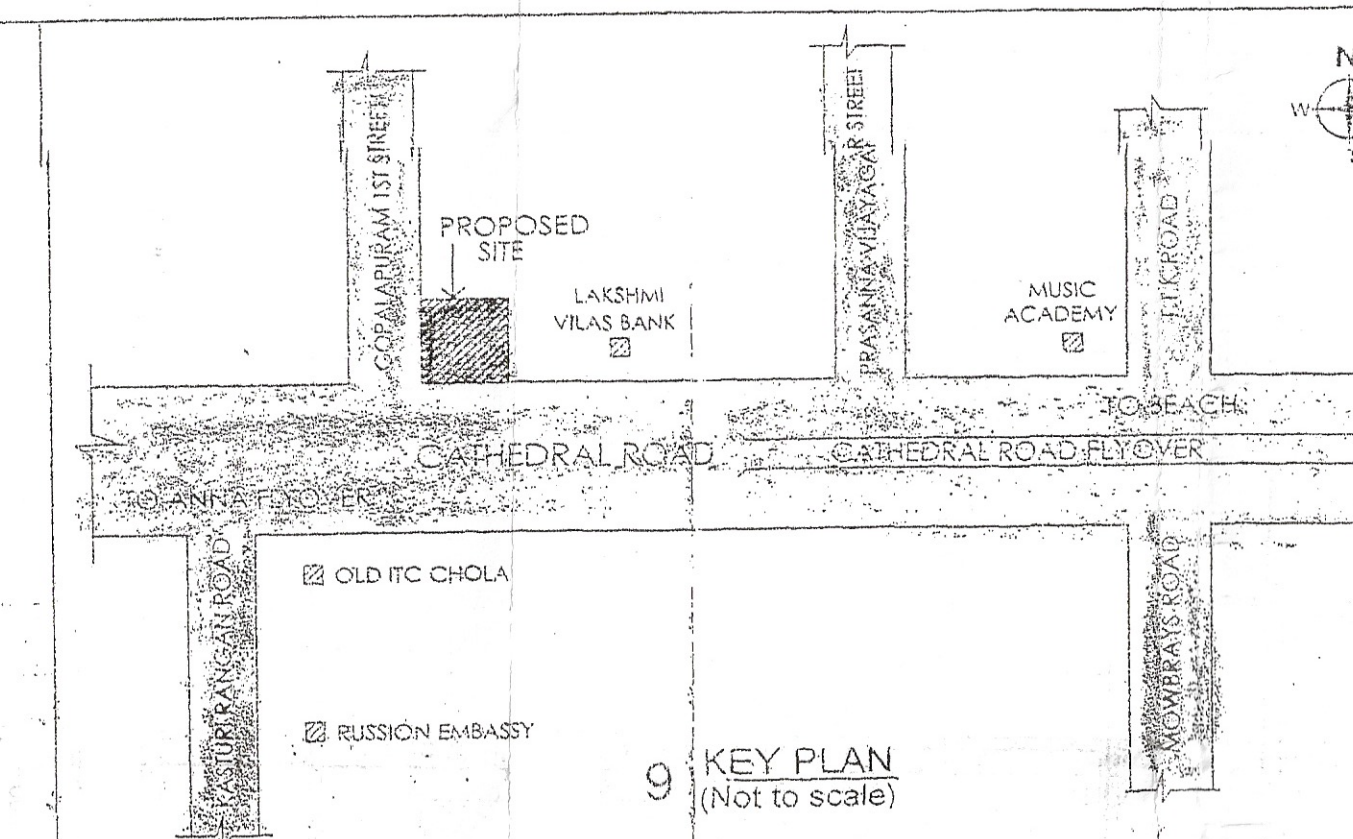
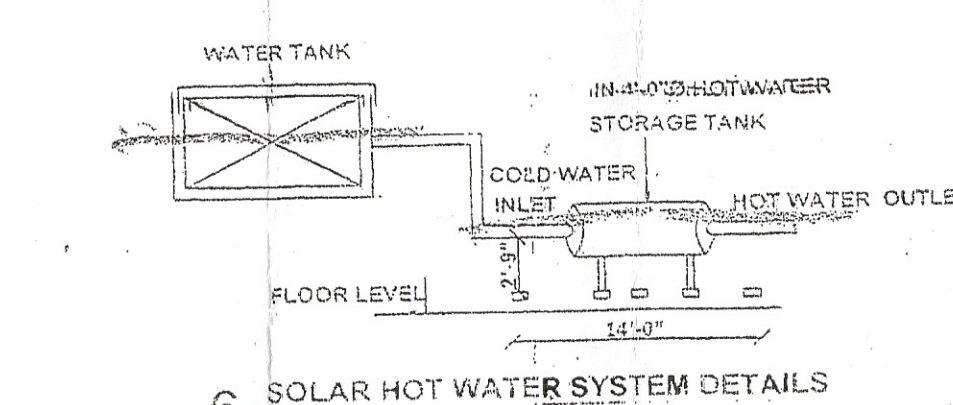
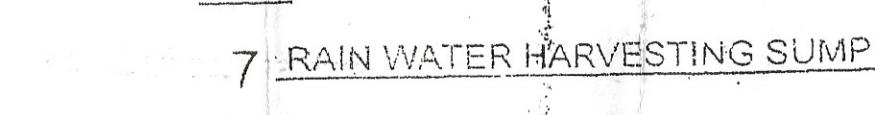
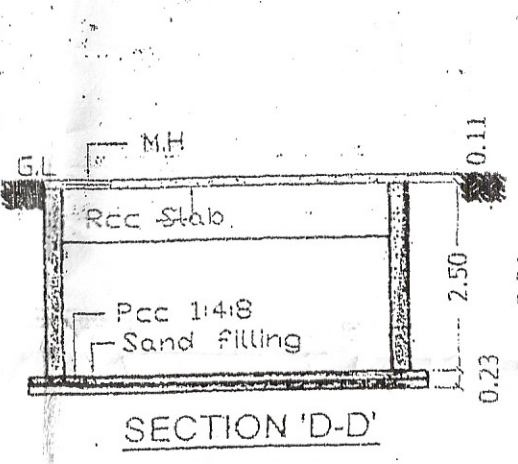
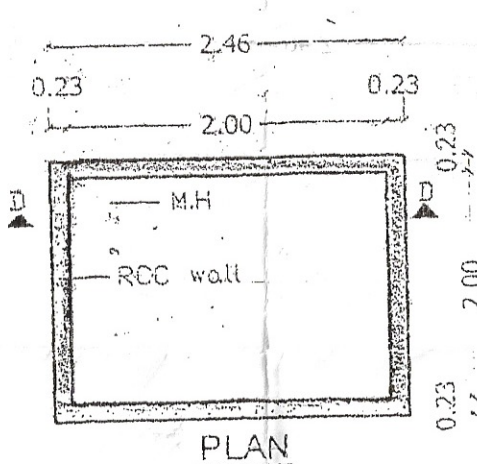
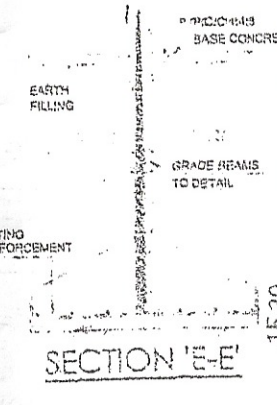
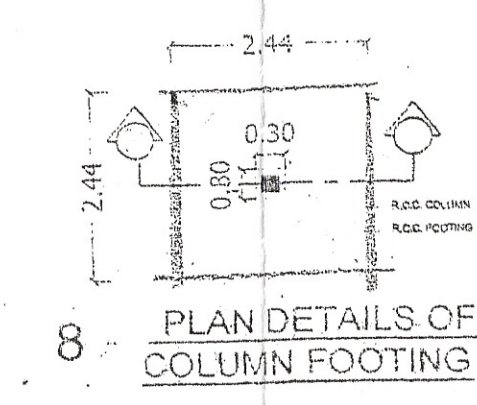
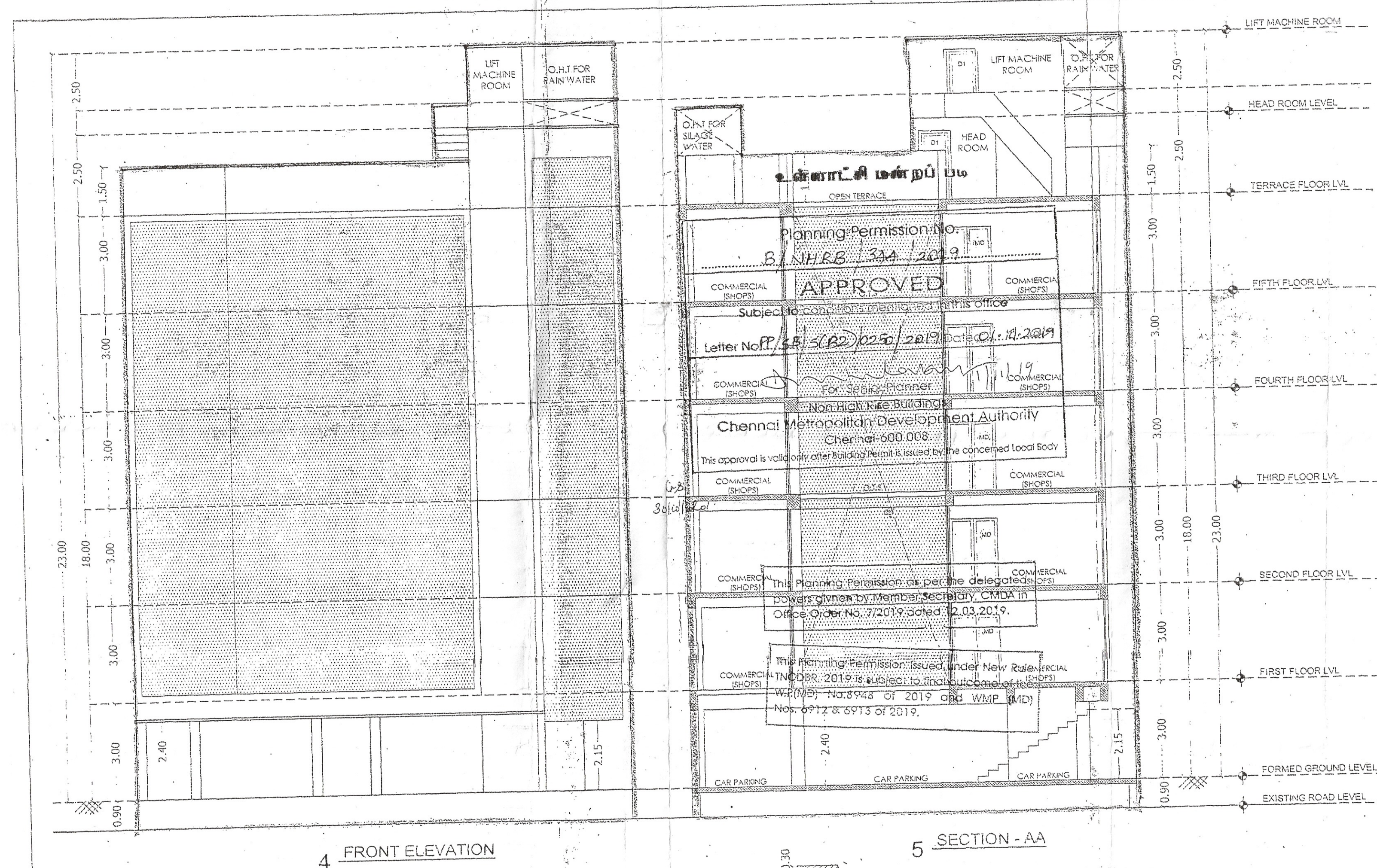
hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





SCHEDULE OF JOINERY			
S.NO	DESCRIPTION	IN FEET	IN METER
1	MD -DOOR	3'6"X7'0"	-1.40X2.13
2	D2 -DOOR	2'9"X7'0"	-0.85X2.13
3	W -WINDOW	7'9"X4'0"	-2.40X1.22
4	W1 -WINDOW	5'8"X4'0"	-1.60X1.22
5	FG -WINDOW	10'0"X4'0"	-3.00X1.22
6	V -VENTILATOR	2'8"X3'6"	-0.75X0.76

AREA STATEMENT :	SQ.M
AS PER PATTA	391.00
AS PER DOCUMENT	417.97

OVERALL AREA STATEMENT		
FLOOR	COMMERCIAL FSI AREA	
STILT FLOOR	172.82	
1st FLOOR	145.54	
2nd FLOOR	145.54	
3rd FLOOR	145.54	
4th FLOOR	145.54	
5th FLOOR	145.54	
TOTAL	727.70	

TOTAL FSI ACHIEVED	= 1.86
FSI	$\frac{727.70}{391.00} = 1.86$

PARKING DETAILS	
CAR PARKING PROVIDED	
TOTAL CAR PARKING PROVIDED	= 15 NOS
TOTAL TWO WHEELER PARKING PROVIDED	= 11 NOS

COLOUR INDEX	
PROPOSED	
BOUNDARY	
ROAD	

PROJECT TITLE
PLAN SHOWING THE PROPOSED CONSTRUCTION OF
STILT FLOOR + 5 FLOORS, COMMERCIAL BUILDING
(SHOPS) AT OLD DOOR NO: 60, NEW DOOR NO: 74,
CATHEDRAL ROAD, MYLAPORE, CHENNAI - 600 086.
COMPRISED IN R.S.NO: 1206/10, BLOCK NO: 25,
M Y L A P O R E V I L L A G E ,
MYLAPORE TALUK, CHENNAI DISTRICT, WITHIN
GREATER CHENNAI CORPORATION LIMITS.
ZONE NO: IX, DIVISION NO: 118

ARCHITECT

 M. SANTOSH KUMAR, 8,Arch, Urban Planner
Architect / CA / 2012 / 54444
Q# 46, N# 109, A-Block, 1st floor, 3rd Avenue,
Anna Nagar, Chennai-102. Ph: 9176900060

STRUCTURAL ENGINEER

J. M. MURRAY

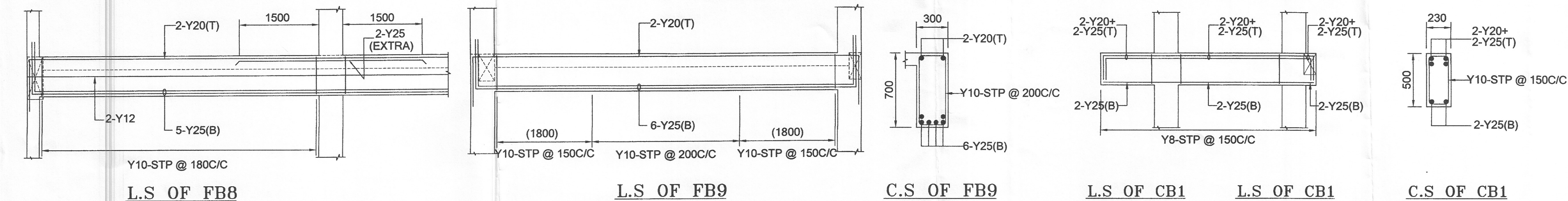
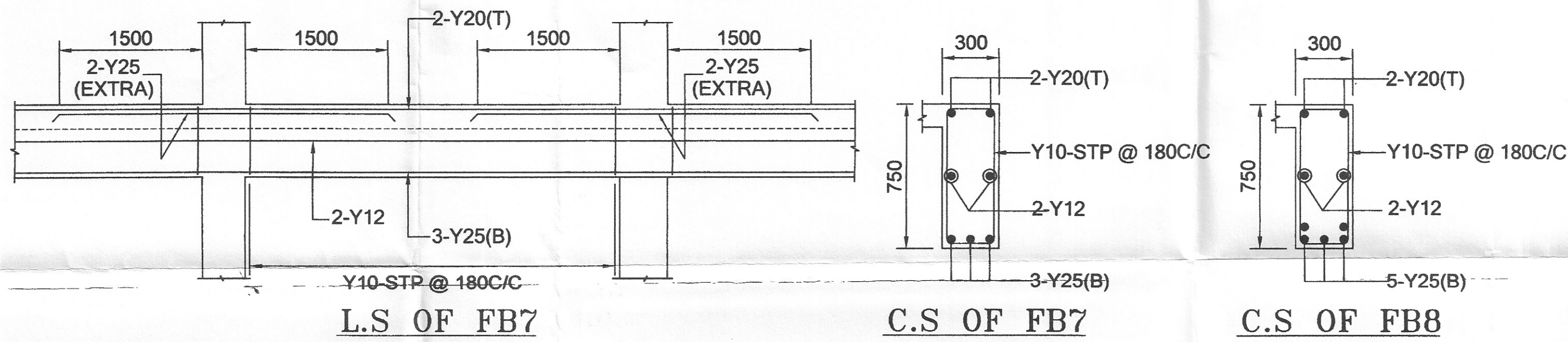
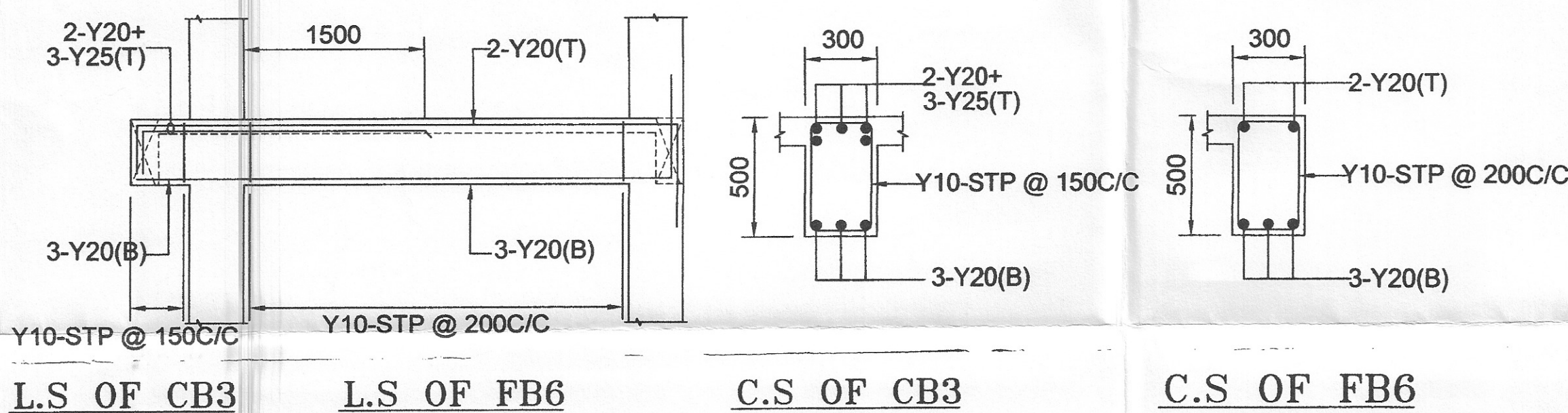
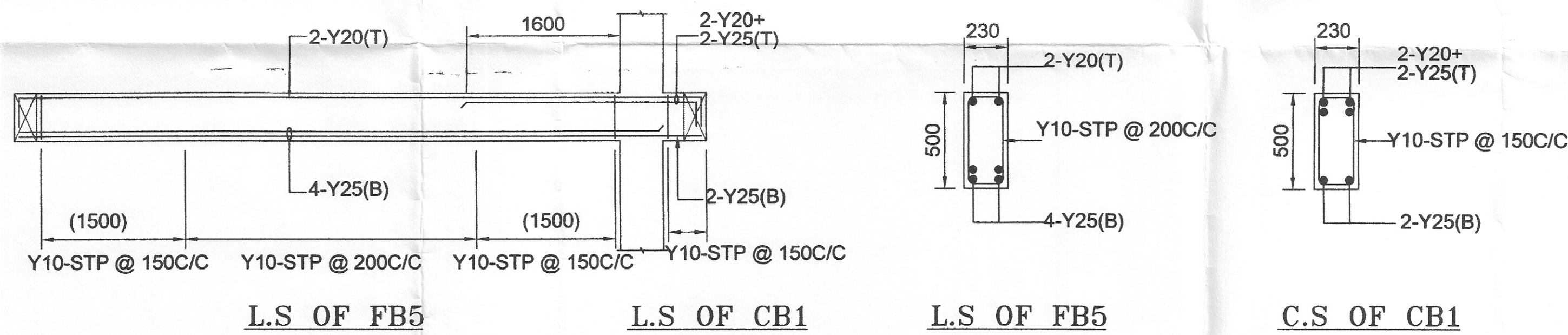
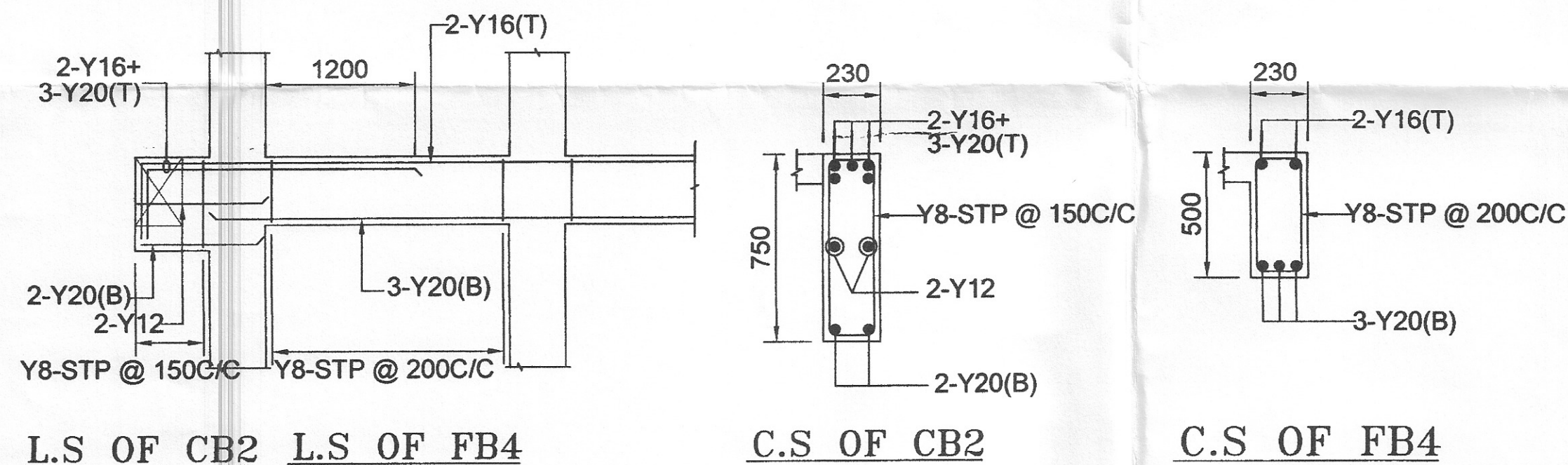
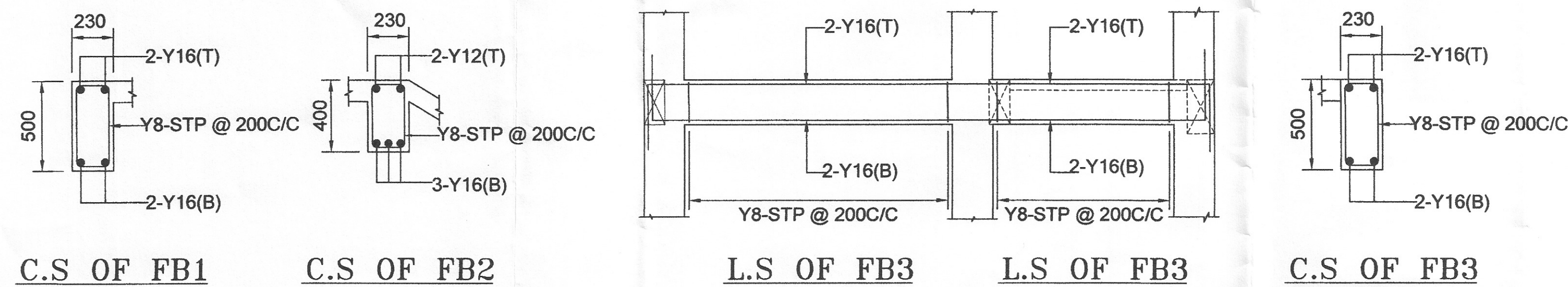
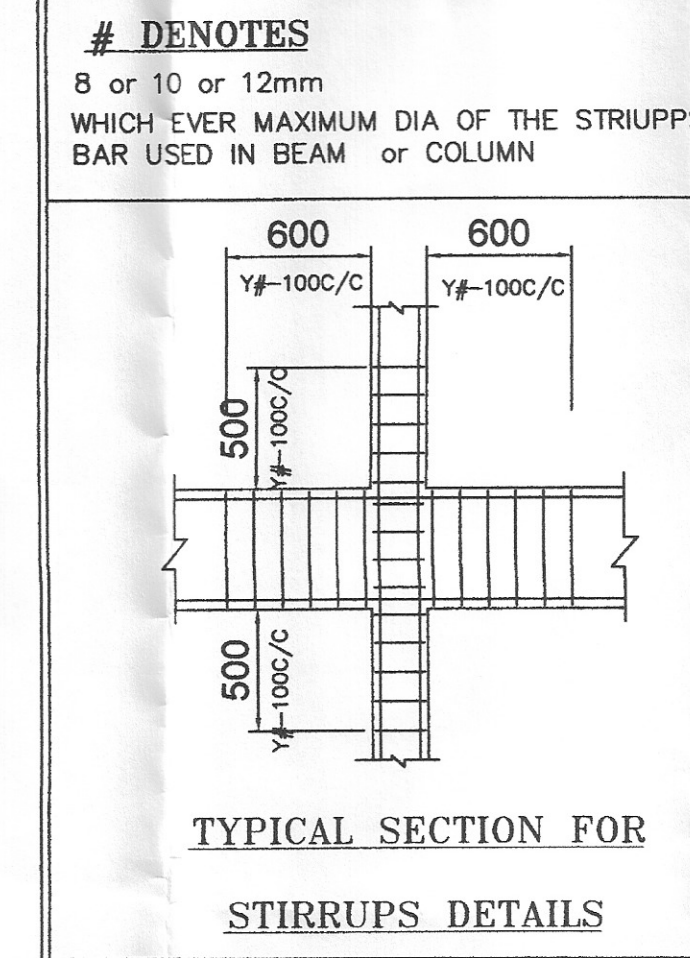
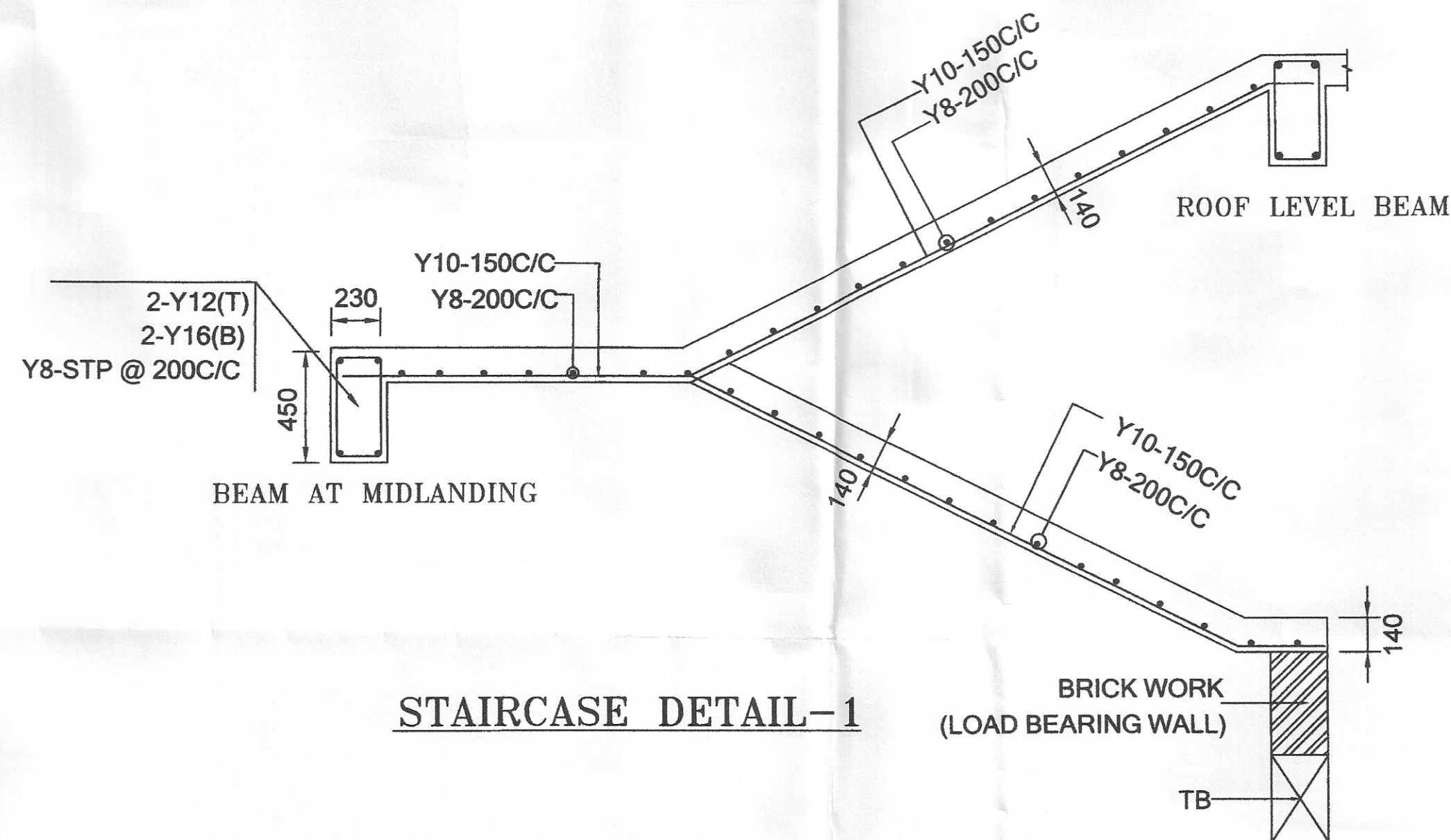
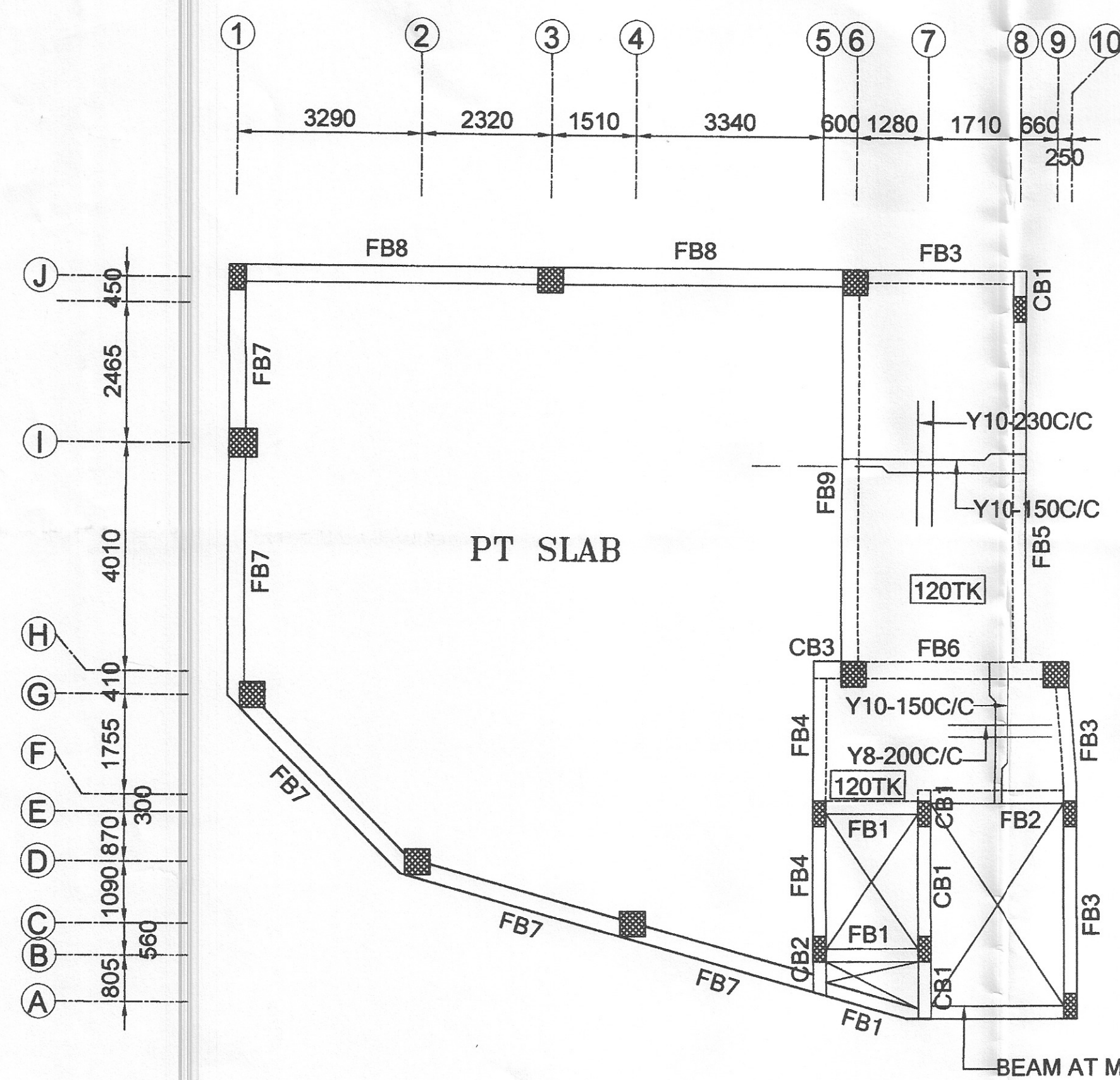
Er. K. MURRAY, B.Sc.(Civil), M.Eng.(Struct)
Registered CMA Structural Engineer Grade 1 1983
Registration No. SE/GR/19/03/030
New No.14, Old No.34, Damadzan Street,
T. Nagar, Chennai-7.
Mobile: 97890 18590; Off: 2434 0488

For Stab
vicks

APPLICANT

De Fauttandhand

<u>ALL DIMENSION IN METER</u>		
<u>SCALE</u> : 1:100 (1"=8'0")	<u>SHEET NO:</u> 1 / 1	



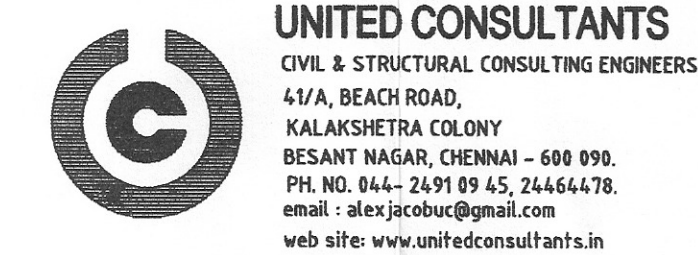
SCHEDULE OG STRUCTURAL DETAIL

NOTES G+5

- REFER ARCH. DWG. FOR CENTRE LINE DIMENSIONS.
- CONCRETE MIX SHALL BE M35 FOR COLUMN & M25 FOR ALL OTHER R.C.C WORKS
- ALL REINFORCEMENTS ARE OF Fe500 GRADE.
- FOR PT SLAB AND PT BEAM REFER PT DWG(M35)
- CLEAR COVER TO MAIN REINF.
 - (i) COLUMN 40mm
 - (ii) BEAM 30mm
 - (iii) SLAB 20mm
 - (iv) R.C.C.WALL 25mm
- LAP LENGTH SHALL BE 50 x DIA OF THE BAR

R.NO	REVISION	DATE	REVISION BY
1	REVISED CLOUDED AREA	02-11-22	AZHAGU
2	DESCRIPTION OF REVISION	DATE	REVISION BY

STRUCTURAL CONSULTANT



ARCHITECTS

CLIENT

PROJECT TITLE

The Construction of Stilt Floor + 5 Floors, Commercial Building (Shops) at Old Door No: 60, New Door No: 74, Cathedral Road, Mylapore, Chennai - 600 086. Comprised in R.S.No: 1206/10, Block No: 25, Mylapore Village, Mylapore Taluk, Chennai District within Greater Chennai Corporation Limits. Zone No: IX, Division No: 118.

DRAWING TITLE

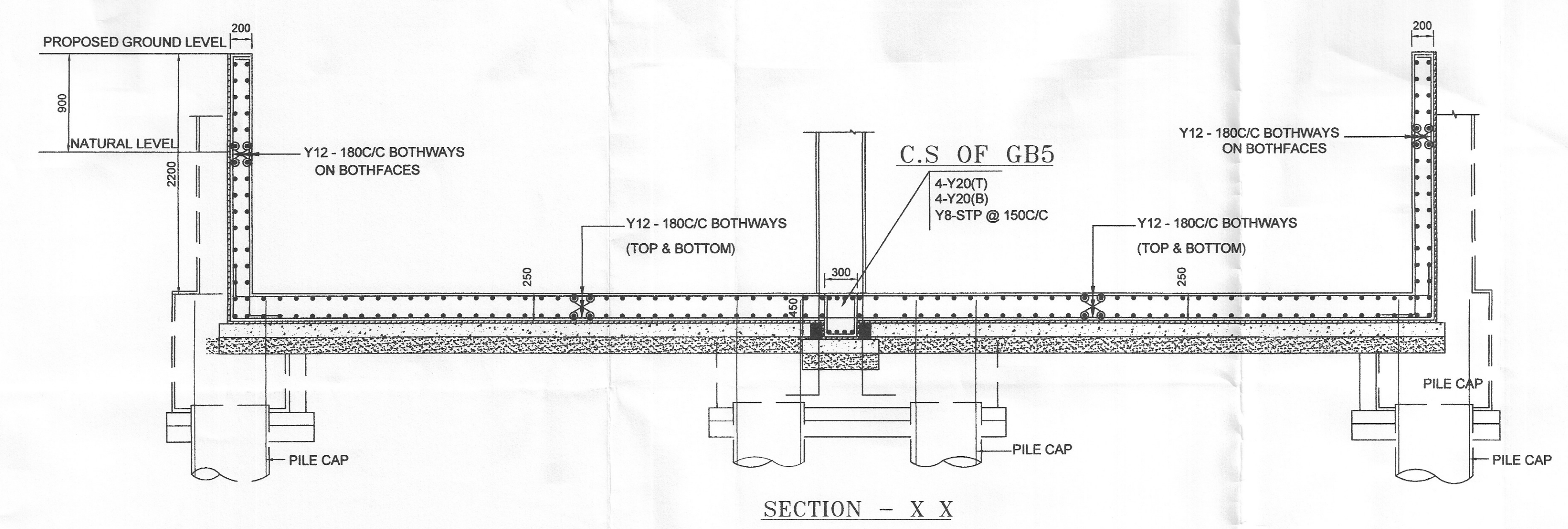
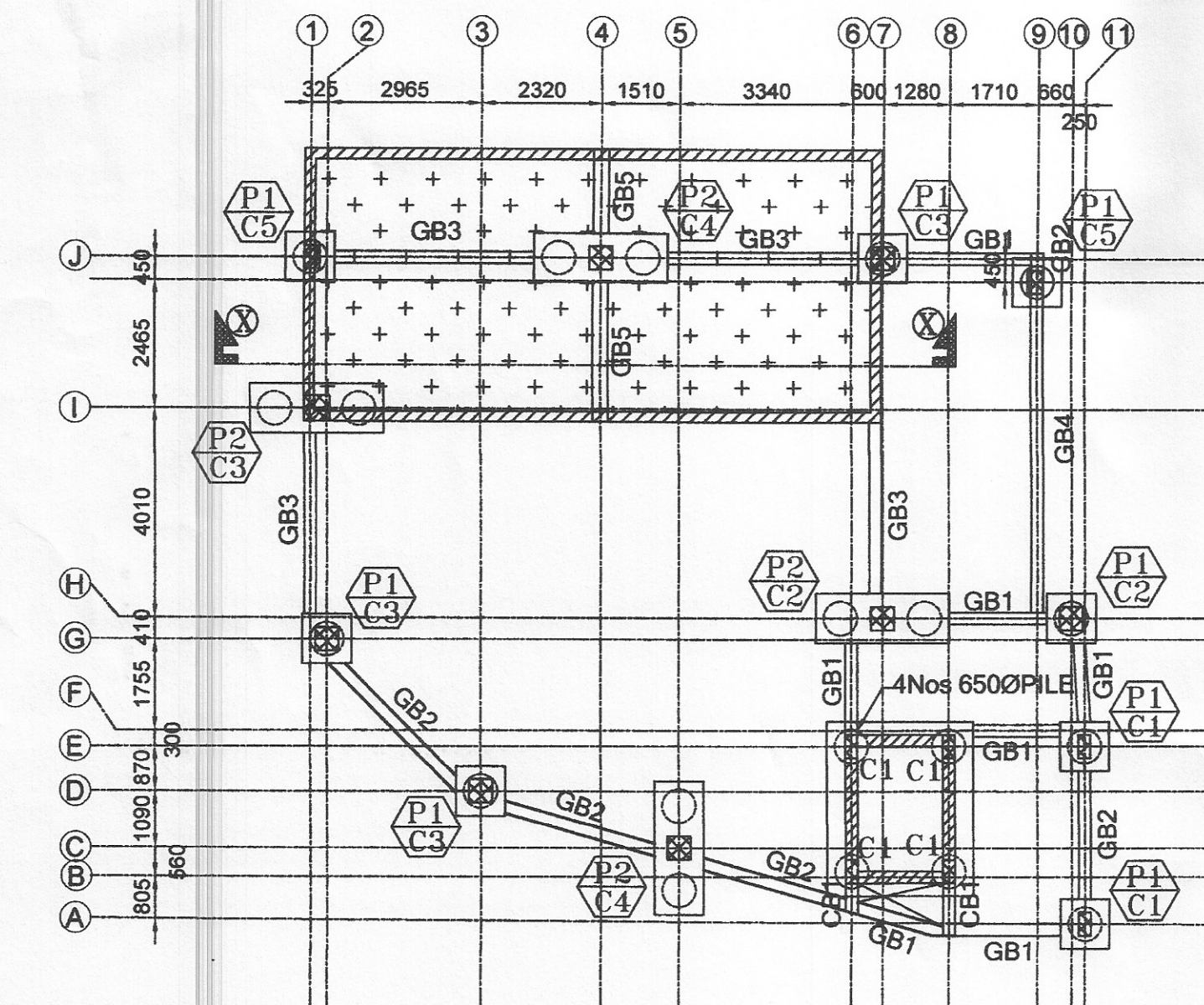
GROUND FLOOR ROOF DETAIL

DWG NO

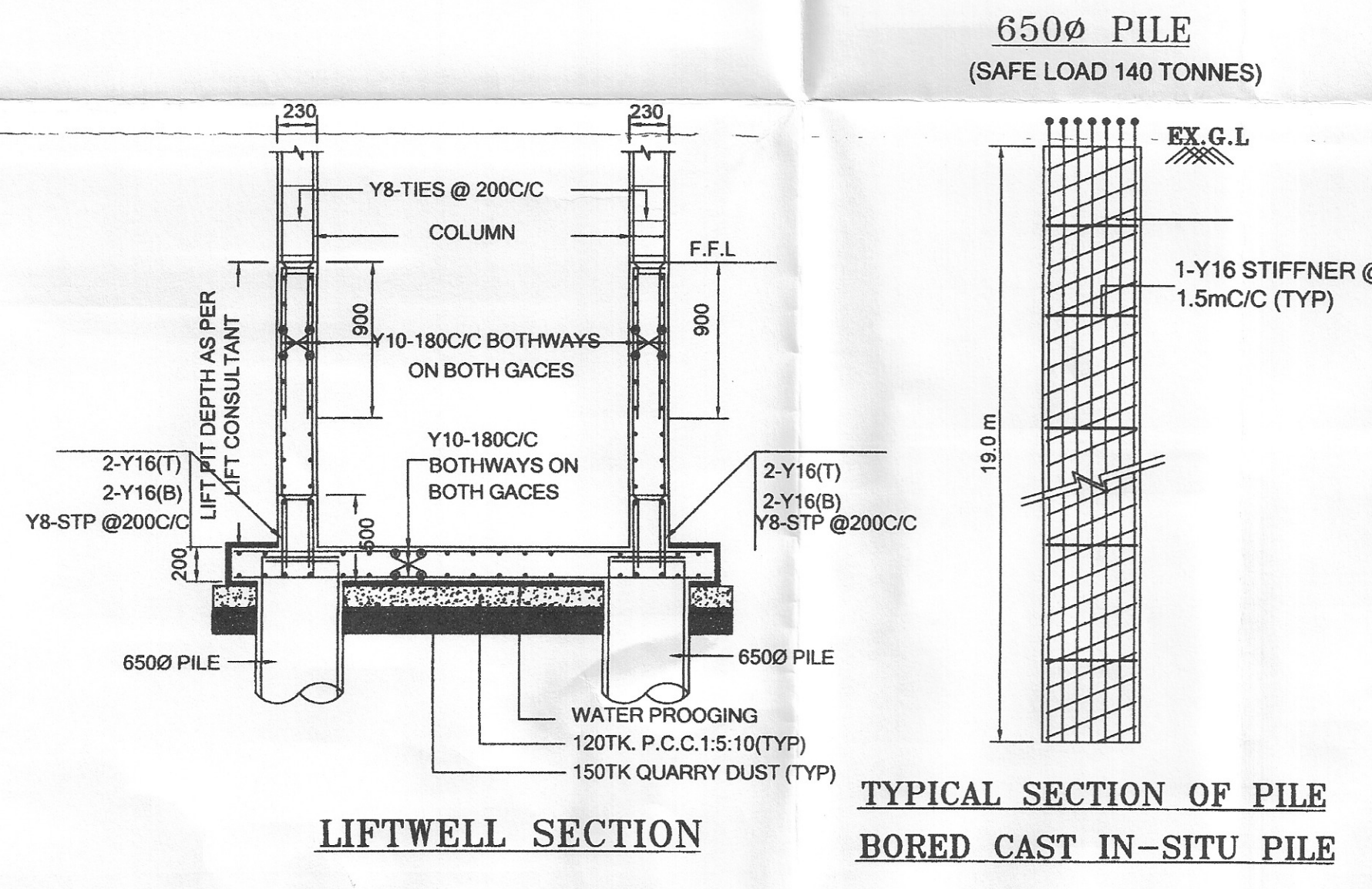
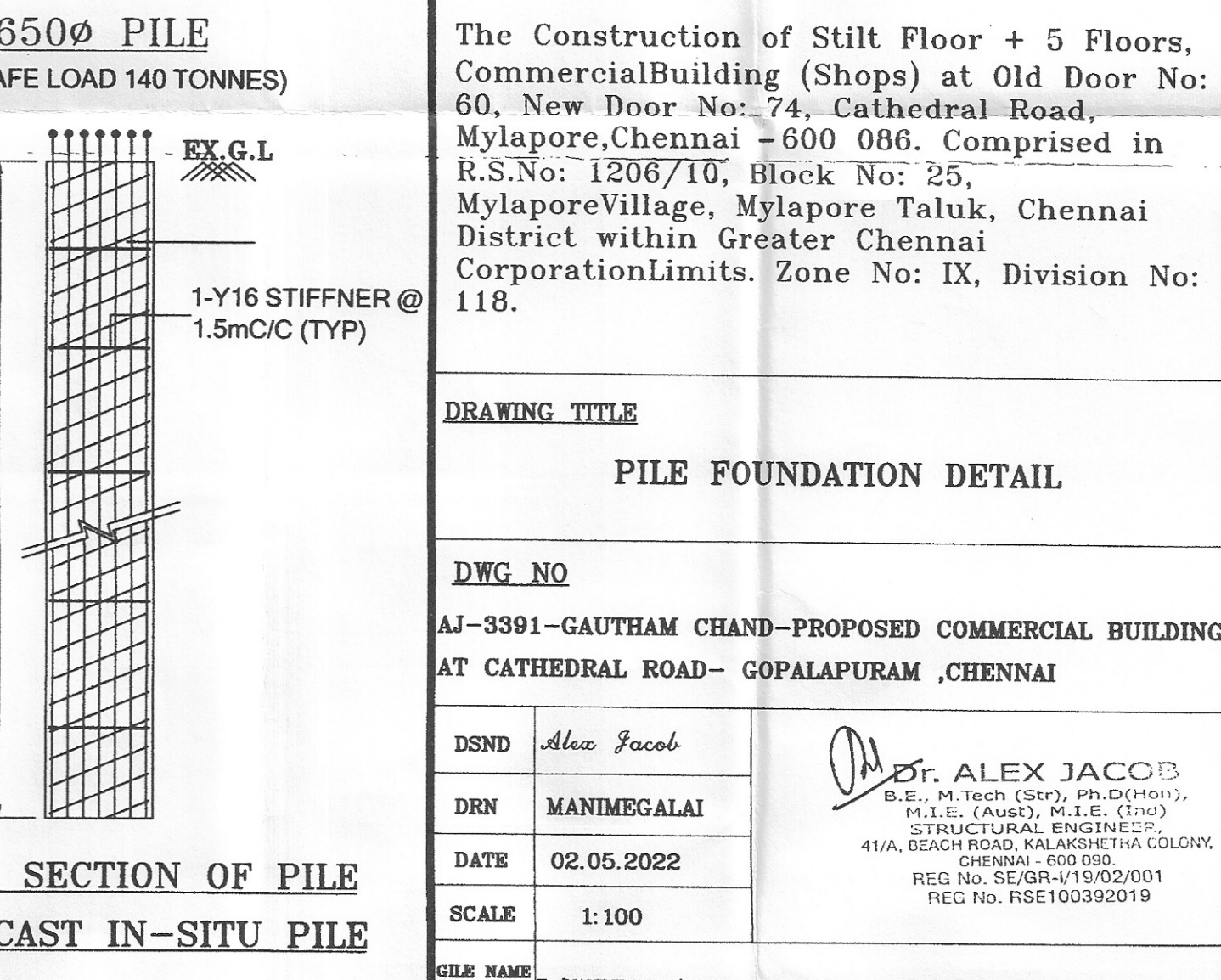
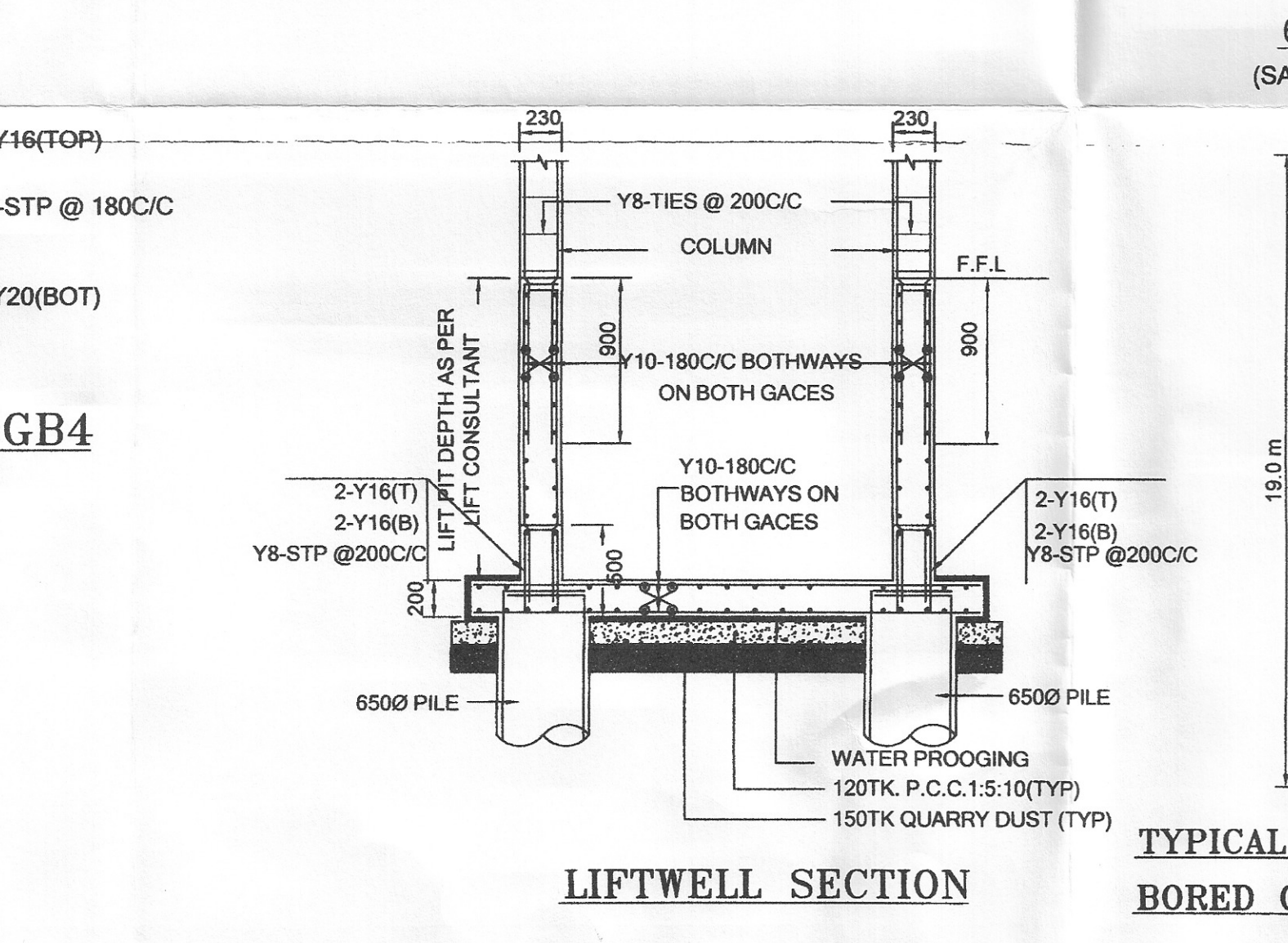
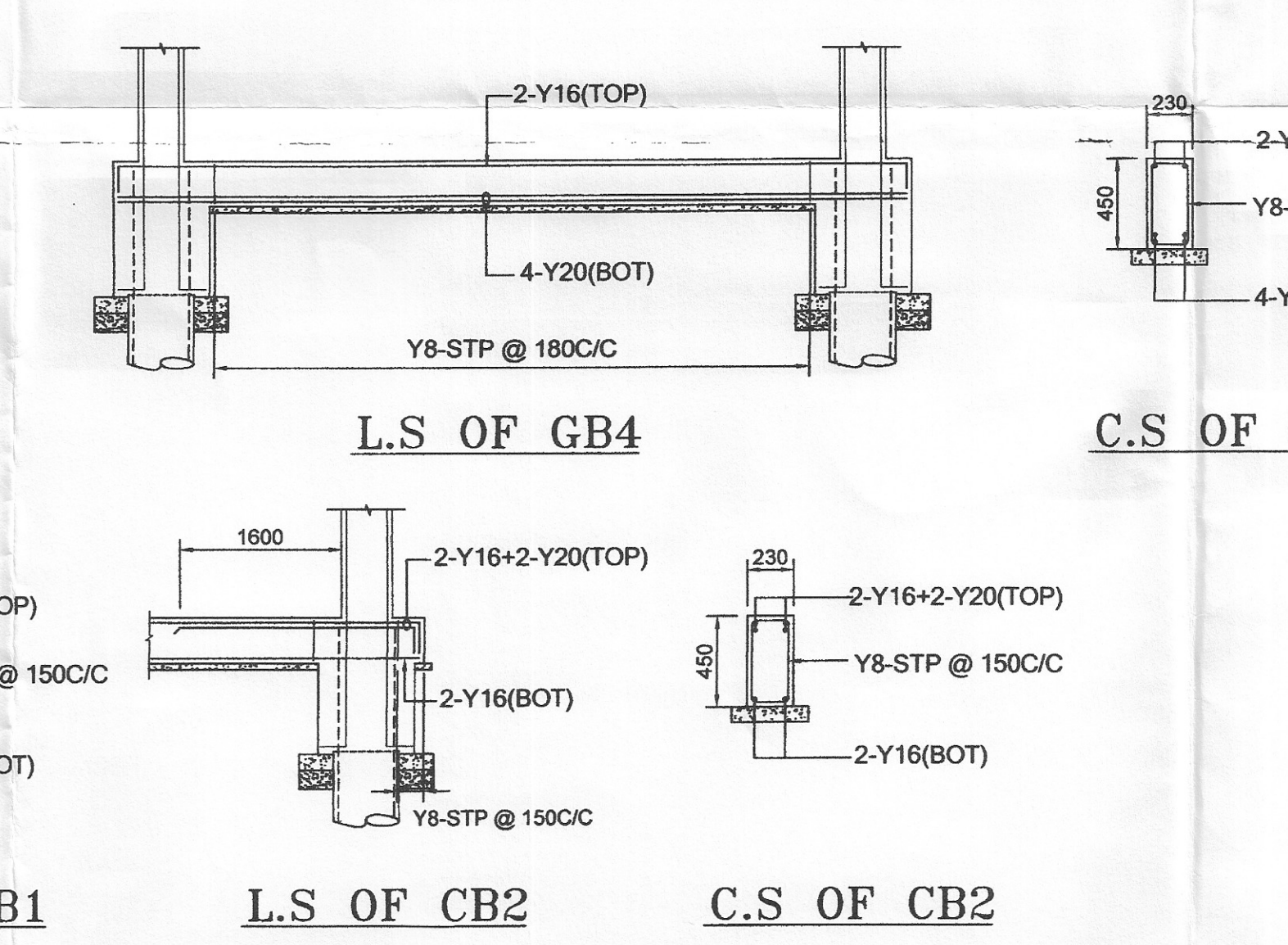
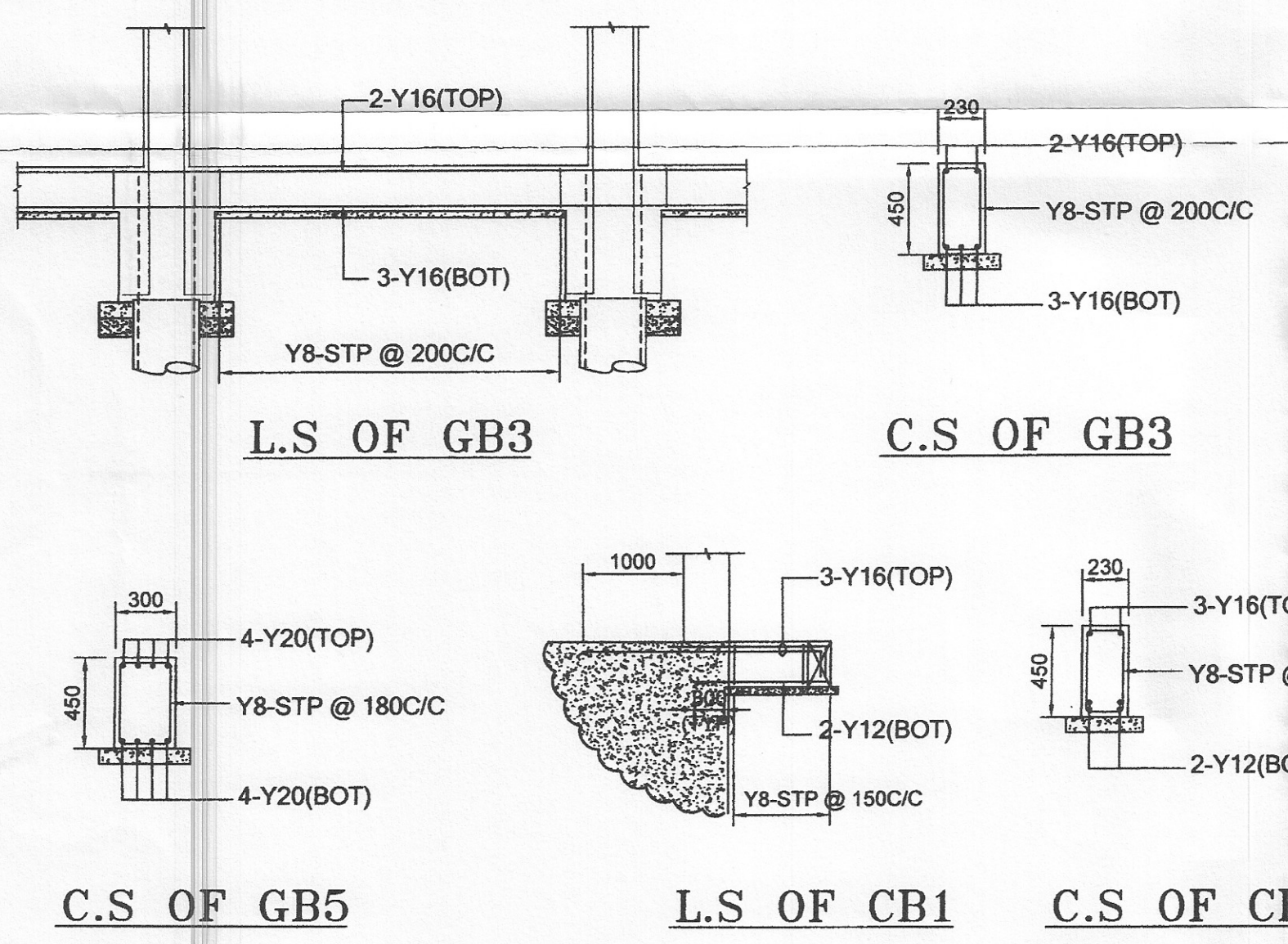
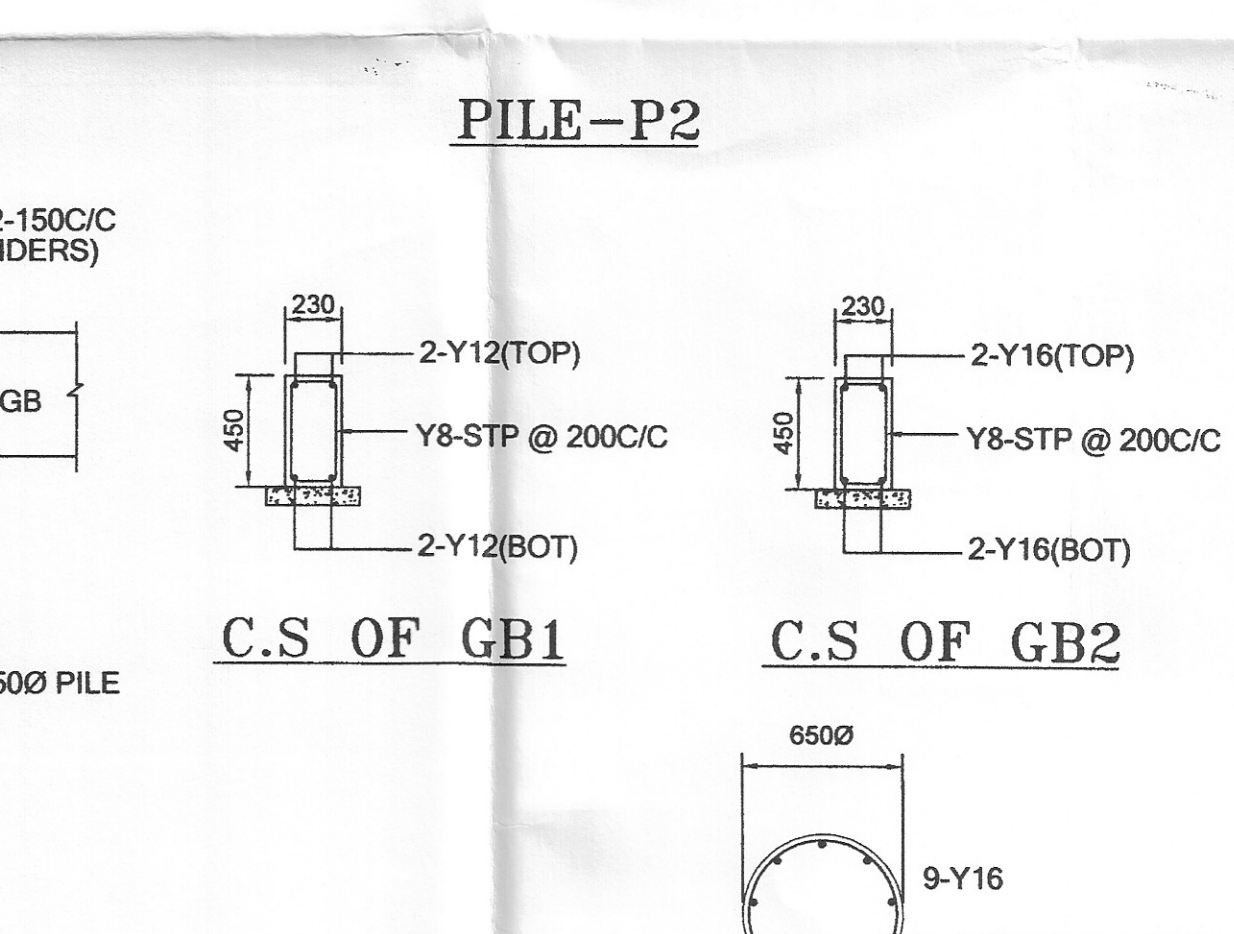
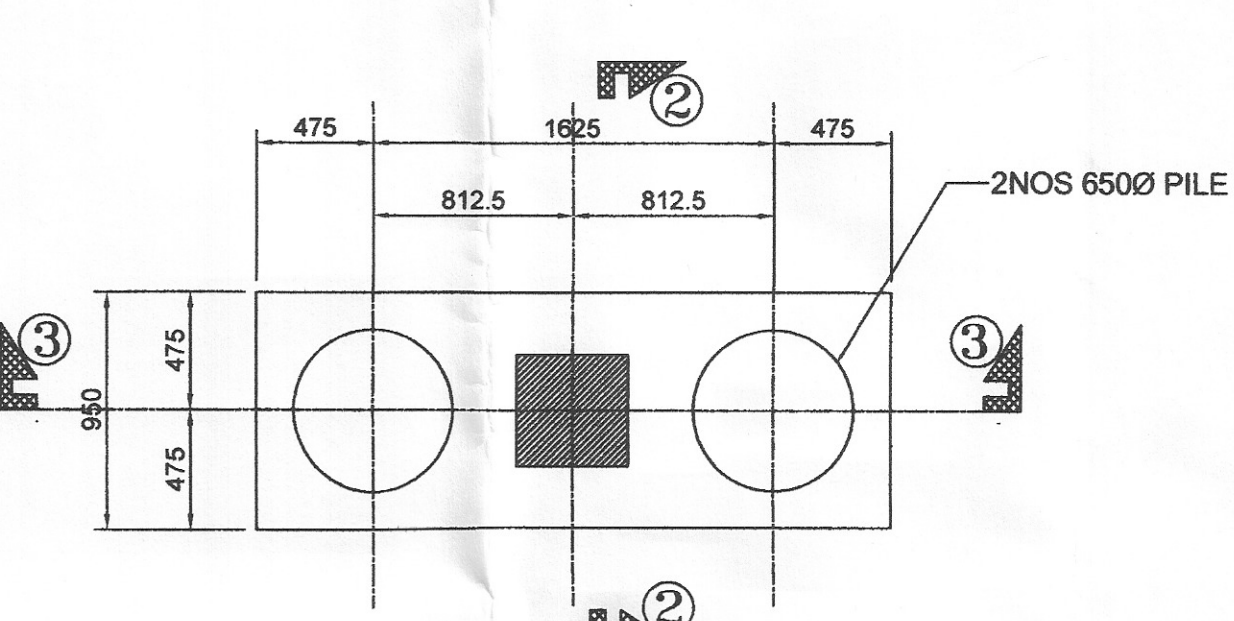
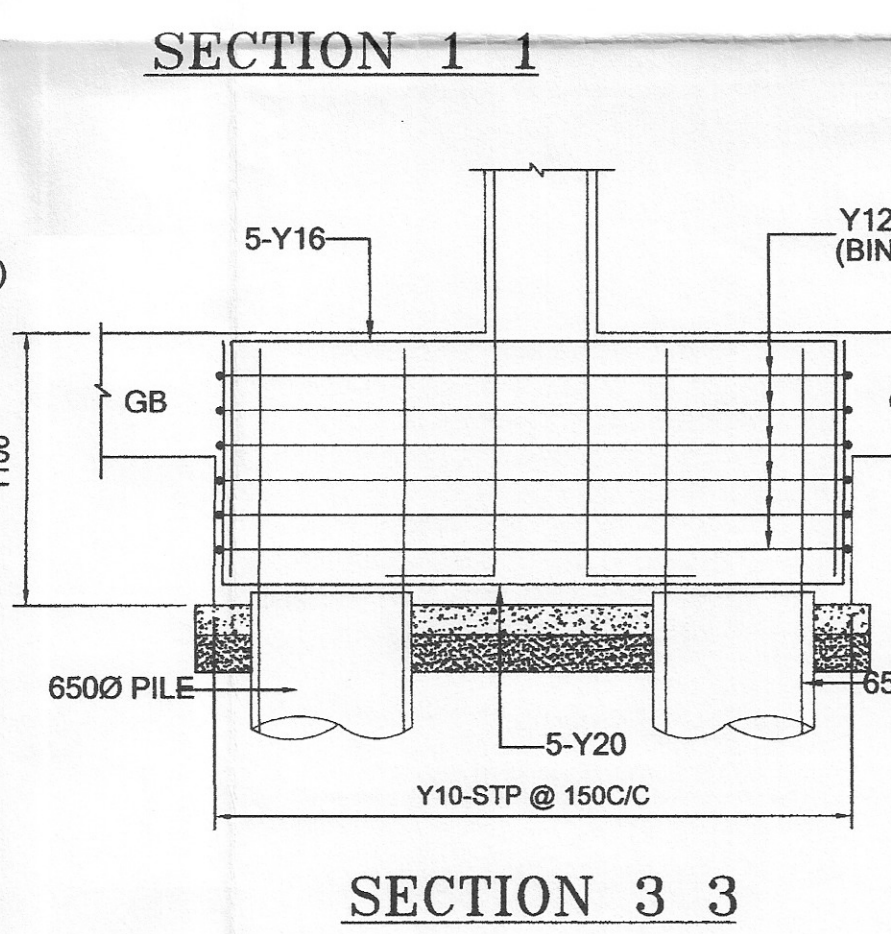
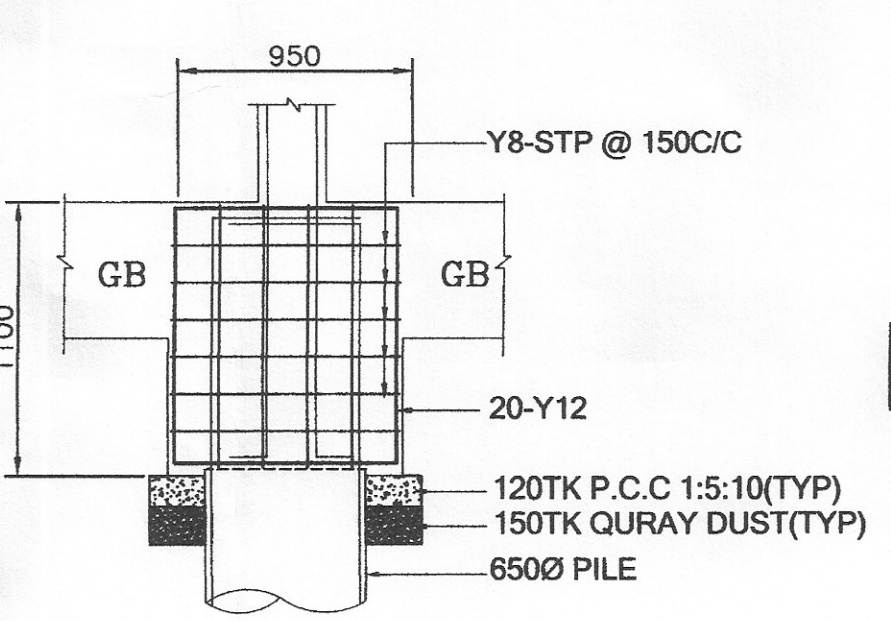
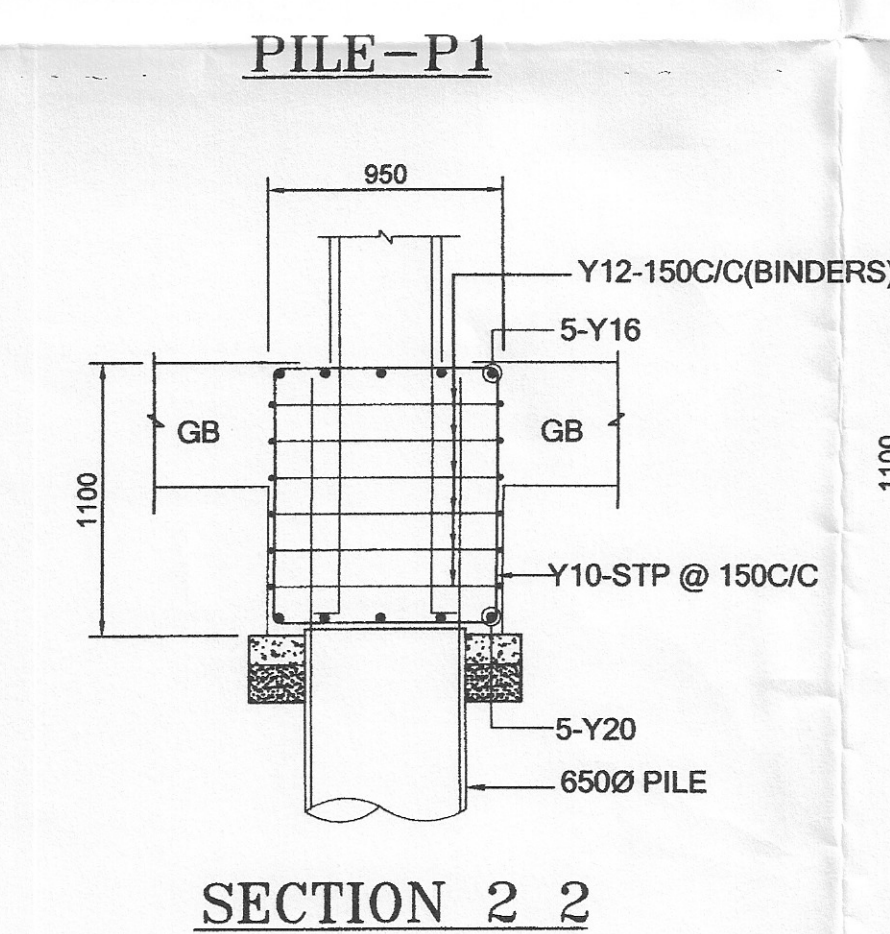
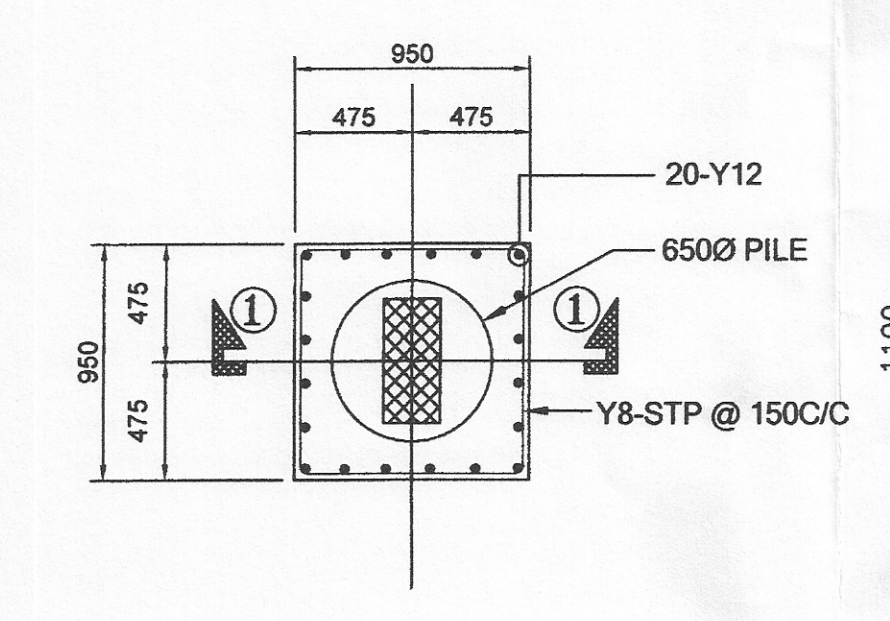
AJ-3391-GAUTHAM CHAND-PROPOSED COMMERCIAL BUILDING AT CATHEDRAL ROAD-MYLAPORE, CHENNAI

DSND	Alex Jacob	 DR. ALEX JACOB B.E., M.Tech (SVP), Ph.D (IITM), M.I.E. (AUS), M.I.E. (IND) STRUCTURAL ENGINEER 41/A, BEACH ROAD, KALAKSHETRA COLONY, CHENNAI - 600 099 REG NO. SE/GR-118/02/031 REG NO. RSE100392019
DRN	MANIMEGALAI	
DATE	29.07.22	
SCALE	1:100	

GIVE NAME: R/MANIMEGALAI/AJ-3391-GAUTHAM CHAND-CATHEDRAL ROAD - TYPICAL FLOOR ROOF DETAIL



COL-NO	SIZE	REINFORCEMENT		SECTION	SHAPE OF TIES
		MAIN REIN.	TIES		
COL-C1	230 x 450	6-Y16	Y8-TIES @ 200C/C		
COL-C2	450 x 450	4-Y20+(a) 4-Y12(b)	Y8-TIES @ 200C/C		
COL-C3	450 x 450	4-Y25+(c) 4-Y20(d)	Y8-TIES @ 200C/C		
COL-C4	450 x 450	4-Y25+(a) 8-Y20(b)	Y8-TIES @ 200C/C		
COL-C5	300 x 450	6-Y16	Y8-TIES @ 200C/C		



SCHEDULE OF STRUCTURAL DETAIL

G+5

NOTES

- REFER ARCH. DWG. FOR CENTRE LINE DIMENSIONS.
- ALL DIMENSIONS ARE IN MM
- CONCRETE MIX SHALL BE M30 FOR PILE WITH MINIMUM CEMENT CONTENT OF 400KG/M³
- CONCRETE MIX SHALL BE M30 FOR COLUMN & M25 FOR ALL OTHER RCC WORKS.
- ALL REINFORCEMENTS ARE OF Fe 500 GRADE.
- CLEAR COVER TO MAIN REINFORCEMENT SHALL BE
 - (i) PILE 50mm
 - (ii) PILE CAP 50mm
 - (iii) COLUMN 40mm
 - (iv) GRADE BEAM 30mm
 - (v) R.C.C WALL 25mm
- LAP LENGTH SHALL BE 50 x DIA OF THE BAR

UNITED CONSULTANTS

CIVIL & STRUCTURAL CONSULTING ENGINEERS
41/A, BEACH ROAD,
KALAKSHETRA COLONY
BESANT NAGAR, CHENNAI - 600 090.
PH. NO. 044- 2491 89 45, 24464478.
email - alex.jacob@unitedconsultants.in
web site - www.unitedconsultants.in

ARCHITECTS

Mr. GAUTHAM CHAND

CLIENT

Mr. GAUTHAM CHAND

PROJECT TITLE

The Construction of Stilt Floor + 5 Floors, Commercial Building (Shops) at Old Door No: 60, New Door No: 74, Cathedral Road, Mylapore, Chennai - 600 086. Comprised in R.S.No: 1206/10, Block No: 25, Mylapore Village, Mylapore Taluk, Chennai District within Greater Chennai Corporation Limits. Zone No: IX, Division No: 118.

DRAWING TITLE

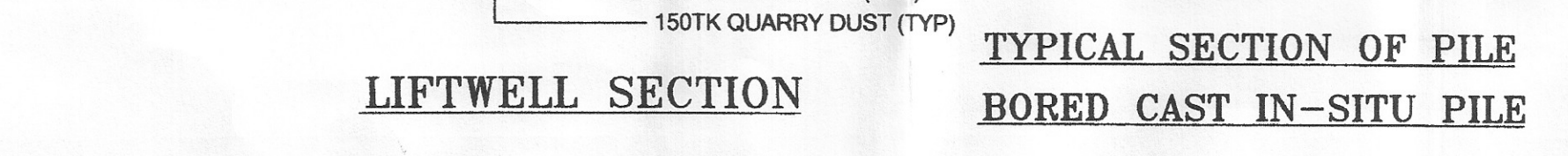
PILE FOUNDATION DETAIL

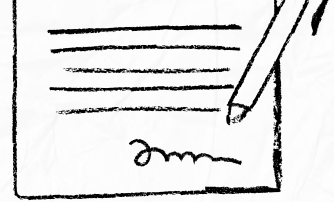
DWG NO

AJ-3391-GAUTHAM CHAND-PROPOSED COMMERCIAL BUILDING AT CATHEDRAL ROAD- GOPALAPURAM, CHENNAI

DSND	Alex Jacob	 DR. ALEX JACOB B.E., M.Tech (Str), Ph.D (Hon), M.I.E. (Aust), M.I.E. (Ind) STRUCTURAL ENGINEER 41/A, BEACH ROAD, KALAKSHETRA COLONY, CHENNAI - 600 090 REG. No. SE/GR-4/15/02/001 REG. No. RSE100392019
DRN	MANIMEGALAI	
DATE	02.05.2022	
SCALE	1:100	

FILE NAME: R/MANIMEGALAI/AJ-3391-GAUTHAM CHAND-CATHEDRAL ROAD -PILE LAYOUT





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.



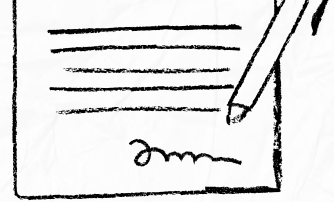
NRI & Investment Services

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



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](tel:+919996129996)
www.verified.realestate