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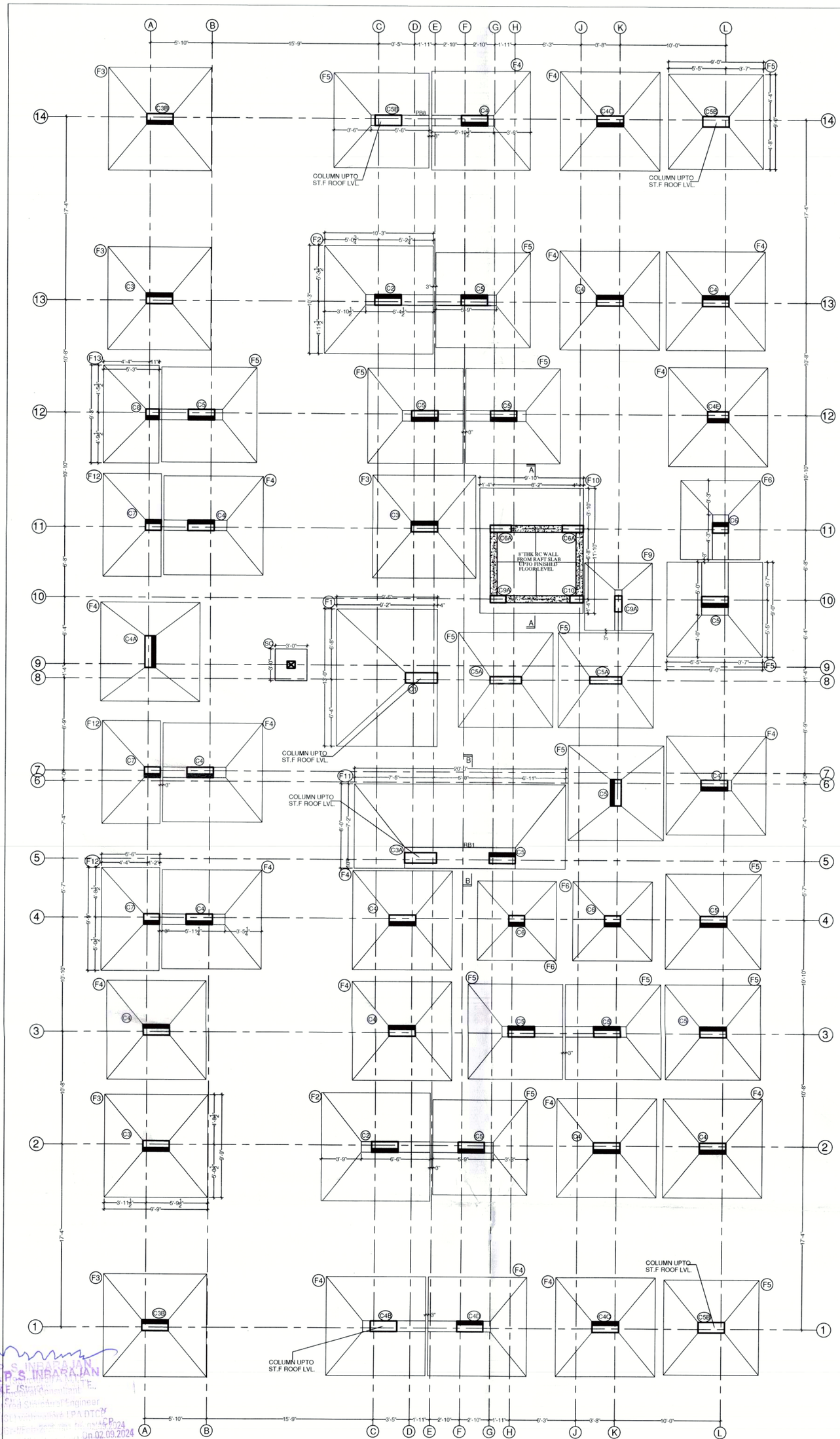
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FOOTING LAYOUT

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 LOADING AT THE BATCHING 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, FLOAT AND TROWEL THE SURFACE.
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.

IMPORTANT NOTE :-

1. CONCRETING AT SITE SHALL BE STARTED ONLY AFTER VERIFYING ALL FABRICATION OF REINFORCEMENT BAR DONE FOR VARIOUS MEMBERS, (Viz) 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 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 CONTENT BEFORE 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 OF DRIED M-SAND ON OUR HAND ANY DUST PRESENCE WILL STICK ON TO OUR PALM OF OUR HAND.

IMPORTANT NOTE :-

1. ALL CENTER LINE DIMENSIONS TO BE CHECKED BY ARCHITECT BEFORE SETTING OUT OF PLAN AT SITE.
2. FOR COLUMS WHICH ARE ADJACENT TO THE SUMP AND SEPTIC TANK BASE SLAB, FOR THIS DEPTH OF COLUMN FOUNDATION SHOULD BE TAKEN IN LEVEL WITH THE SUMP AND 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 SOFFIT LEVEL EXCEEDS 3.0m, THEN PROVIDE INTERMEDIATE BEAM AT 1.5m LEVEL. DETAIL FOR THIS SAME LEVEL PLINTH BEAM SHALL BE OF SIZE (9"X9")-(230mmX230mm) WITH 3No@12@TOP AND 3No@12@BTM AND 8MST@200mmC/C STIRRUPS.

S.P.S.INBARAJAN
M.E.(Structural Engineering)
Regd. No. 5[illegible] Dt.02.09.2024
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PROPOSED RESIDENTIAL BUILDING FOR M/S. AYODHYA (M5)
AT MAHARAJA NAGAR, TIRUNELVELI, TAMILNADU FOR M/S. SRI SHARADA ESTATES

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: 04 :07: 2025 | SCALE:1/4",3/4"

ARCHITECT:

Dwg No... 12306 S -01

DSND : S.P.S.I

DRN : SENTHIL.R

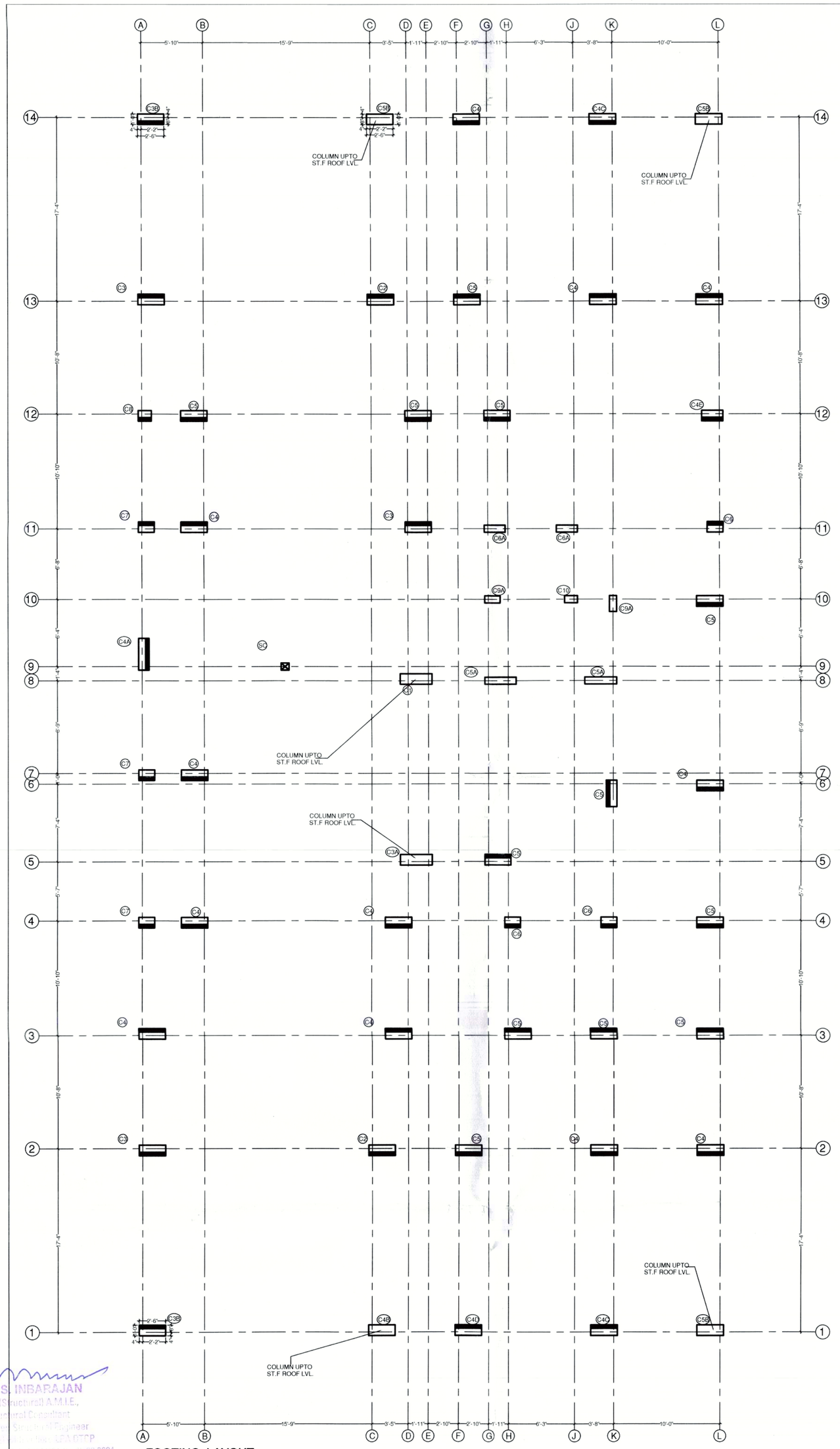
CONCRETE NOTES:-

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 1340KG CEMENT PER Cu.m OF READY MIX CONCRETE WITHOUT FLY ASH) EXCEPT FOR PILE , COLUMN CONCRETING.
2. 60 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 3/8"(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 & FIFTH 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.

REV	DESCRIPTION	CHKD	DRN	DATE
R1	DRAWING REVISED AS PER ARCHITECT COMMEND	S.P.S.I	SENTHIL.R	20.09.25



FOOTING LAYOUT

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 FROM THE TIME OF CONCRETE LAYING.
3. TIME DURATION INCLUDES FROM THE TIME OF WATER ADDING IN THE BATCHING PLANT (i.e) TIME OF LORRY DEPARTURE FROM PLANT . TRAVEL TIME, PUMPING AND LAYING OF CONCRETE ON FORM WORK.
4. AFTER 60 MINUTES TO 90 MINUTES OF LAYING OF CONCRETE SOME HAIRLINE / MINOR SHRINKAGE CRACKS WILL BE OCCUR ON THE TOP SURFACE OF THE CONCRETE TO DETECT THIS, WE HAVE 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.

IMPORTANT NOTE :-

1. CONCRETING AT SITE SHALL BE STARTED ONLY AFTER VERIFYING ALL FABRICATION OF REINFORCEMENT BAR DONE FOR VARIOUS MEMBERS (Viz) BEAMS, SLABS, COLUMNS, FOOTINGS, ETC. AND SHOULD BE CHECKED AS PER THE STRUCTURAL LATEST REVISION DRAWINGS FOR FABRICATION OF REINFORCEMENT BAR.
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M-SAND SHOULD NOT BE USED AS IT IS AT SITE. IT HAS TO BE WASHED BEFORE USING FOR CONCRETE.
TO CHECK THE M-SAND FOR DUST CONTENT. DRY THE M-SAND AND SPREAD IT IN A PLATE 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

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 COLUMN FOOTING SHALL BE TAKEN BELOW 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'-0" THEN PROVIDE SECOND LEVEL PLINTH BEAM AT BASEMENT LEVEL DETAIL FOR THIS SAME AS FIRST LEVEL PLINTH BEAM. ALL COLUMN MAIN BARS 12Nos@12@BTM AND 8Nos@12@TOP AND 8BSTT @8@200mmC/C STIRRUPS

S. P. S. INBARAJAN
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Structural Consultant
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Grade:Structural Engineer
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Structural Consultant

BOURNA
Consultants - Engineers

COLUMN LAYOUT.

DATE: 04 :07: 2025 | SCALE:1/4",3/4"

ARCHITECT:

Dwg No...
12306
S -02

DSND : S.P.S.I

DRN : SENTHIL.R

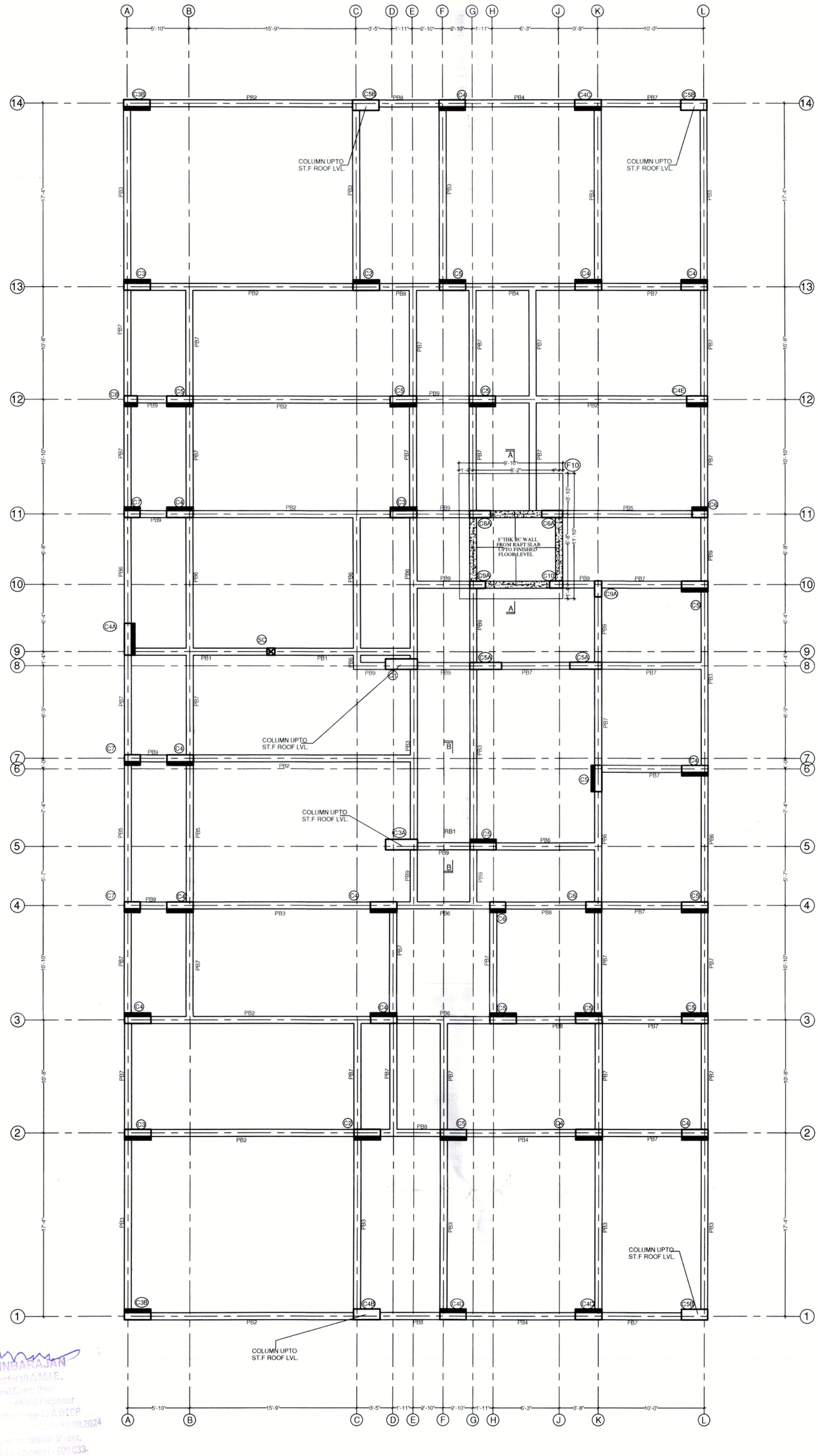
CONCRETE NOTES:-

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) EXCEPT FOR PILE . COLUMN CONCRETING.
2. 6D 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 & FIFTH FLOOR ONLY

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

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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.

REV	DESCRIPTION	CHKD	DRN	DATE
R1	DRAWING REVISED AS PER ARCHITECT COMMEND	S.P.S.I	SENTHIL.R	20.09.25



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 FROM THE CONCRETE
3. THERE SHALL NOT BE ANY ADDITION OF EXTRA WATER ADDING IN THE BATCHING PLANT (OR) 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 OF LAYING OF CONCRETE SOME HAIRLINE / MINOR SHRINKAGE CRACKS WILL BE FORMED 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

IMPORTANT NOTE :-

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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 CLAY LUMPS AND ORGANIC IMPURITIES FOR CONCRETE.
TO CHECK WHETHER M-SAND FOR DUST CONTENT - DRY THE M-SAND AND SPREAD 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

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 PURPOSE WE HAVE PROVIDED A SEPARATE BASE SLAB FOR SUMP / 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'-" THEN PROVIDE SECOND LEVEL PLINTH BEAM AT BASEMENT LEVEL DETAIL FOR THIS MAIN COLUMN REINFORCEMENT SHALL BE 16 NOS OF 20mm(Y)12.0mm(S)20mm WITH 8 nos(y)@150" AND 2Nos@8TM AND 8HOST @4@200mmC/C STIRRUPS

S. P. S. INBARAJAN
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Regd. No. ... Approved Engineer
Grade I ... W.S.U.A.T.C.E.P.
Reg. No. S... 31.08.2024
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West Mambalam, Chennai - 600 033.

PROPOSED RESIDENTIAL BUILDING FOR M/S. AYODHYA (M5)
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S.P.S.Inbarajan, M.E., A.M.I.E.,
Structural Consultant

BOURNA
Consultants - Engineers

PLINTH LAYOUT.

DATE: 04 :07: 2025 | SCALE:1/4",3/4"

ARCHITECT:

Dwg No...
12306
S -03

DSND : S.P.S.I

DRN : SENTHIL.R

CONCRETE NOTES:-

1. CONCRETE SHALL BE OF GRADE M20 (MIX 1:1.5:3)
   USE (NOS 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) EXCEPT FOR PILE , COLUMN CONCRETING.
2. (6) 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 & FIFTH 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.

REV	DESCRIPTION	CHKD	DRN	DATE
R1	DRAWING REVISED AS PER ARCHITECT COMMEND	S.P.S.I	SENTHIL.R	20.09.25

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

COLUMN DETAILS:

FLOOR DETAILS: **ST.F.**= STILT FLOOR. **1st.F**= FIRST FLOOR. **2nd.F.**= SECONDFLOOR. **3rd.F.**= THIRD FLOOR. **4th.F**= FOURTH FLOOR. **5th.F**= FIFTH FLOOR.

SL. No.	NAME OF COLUMN	COLUMN SIZE	MAIN REINFORCEMENT	COLUMN TIE	COLUMN SECTION ROD DETAIL
1.	C1	ST.F. = (1'0"X3'0")	24NosØ20	3Nos/Set 8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = -	-		
		2nd.F. = -	-		
		3rd.F. = -	-		
		4th.F. = -	-		
		5th.F. = -	-		
2.	C2	ST.F. = (1'0"X2'6")	20NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	20NosØ20	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'6")	6NosØ20+ 14NosØ16		
		3rd.F. = (8"X2'6")	6NosØ20+ 14NosØ12		
		4th.F. = (8"X2'6")	18NosØ12		
		5th.F. = (8"X2'0")	12NosØ12	8Ø@8"C/C	
3.	C3	ST.F. = (1'0"X2'6")	18NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	18NosØ20	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'6")	6NosØ20+ 12NosØ16		
		3rd.F. = (8"X2'6")	6NosØ20+ 12NosØ12		
		4th.F. = (8"X2'6")	14NosØ12		
		5th.F. = (8"X2'0")	10NosØ12	8Ø@8"C/C	
4.	C4	ST.F. = (1'0"X2'6")	16NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	16NosØ20	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'6")	4NosØ20+ 12NosØ16		
		3rd.F. = (8"X2'6")	4NosØ20+ 12NosØ12		
		4th.F. = (8"X2'6")	16NosØ12		
		5th.F. = (8"X2'0")	10NosØ12	8Ø@8"C/C	
5.	C5	ST.F. = (1'0"X2'6")	16NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	16NosØ20	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'6")	4NosØ20+ 12NosØ16		
		3rd.F. = (8"X2'6")	4NosØ20+ 12NosØ12		
		4th.F. = (8"X2'6")	14NosØ12		
		5th.F. = (8"X2'0")	10NosØ12	8Ø@8"C/C	
6.	C6	ST.F. = (1'0"X1'6")	8NosØ20+ 4NosØ12	3Nos/Set 8Ø@8"C/C	4NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'6")	8NosØ20	2Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X1'6")	8NosØ16	8Ø@8"C/C	
		3rd.F. = (8"X1'6")	8NosØ12		
		4th.F. = (8"X1'6")	8NosØ12		
		5th.F. = (8"X1'6")	8NosØ12		
7.	C7	ST.F. = (1'0"X1'6")	10NosØ16+ 4NosØ12	3Nos/Set 8Ø@8"C/C	4NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'6")	10NosØ16	2Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X1'6")	8NosØ16	8Ø@8"C/C	
		3rd.F. = (8"X1'6")	8NosØ12		
		4th.F. = (8"X1'6")	8NosØ12		
		5th.F. = (8"X1'6")	8NosØ12		
8.	C8	ST.F. = (1'0"X1'3")	8NosØ16+ 3NosØ12	2Nos/Set 8Ø@8"C/C	2NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'3")	8NosØ16	8Ø@8"C/C	
		2nd.F. = (8"X1'3")	4NosØ16+ 4NosØ12		
		3rd.F. = (8"X1'3")	8NosØ12		
		4th.F. = (8"X1'3")	8NosØ12		
		5th.F. = (8"X1'3")	8NosØ12		
9.	C9	ST.F. = (1'0"X1'3")	4NosØ16+ 4NosØ12+ 3NosØ12	2Nos/Set 8Ø@8"C/C	2NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'3")	4NosØ16+ 4NosØ12	8Ø@8"C/C	
		2nd.F. = (8"X1'3")	8NosØ12		
		3rd.F. = (8"X1'3")	8NosØ12		
		4th.F. = (8"X1'3")	8NosØ12		
		5th.F. = (8"X1'3")	8NosØ12		
10.	C10	ST.F. = (8"X1'3")	4NosØ16+ 4NosØ12	8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'3")	8NosØ12		
		2nd.F. = (8"X1'3")	8NosØ12		
		3rd.F. = (8"X1'3")	8NosØ12		
		4th.F. = (8"X1'3")	8NosØ12		
		5th.F. = (8"X1'3")	8NosØ12		

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

COLUMN DETAILS:

FLOOR DETAILS: **ST.F.**= STILT FLOOR. **1st.F**= FIRST FLOOR. **2nd.F.**= SECONDFLOOR. **3rd.F.**= THIRD FLOOR. **4th.F**= FOURTH FLOOR. **5th.F**= FIFTH FLOOR.

SL. No.	NAME OF COLUMN	COLUMN SIZE	MAIN REINFORCEMENT	COLUMN TIE	COLUMN SECTION ROD DETAIL
11.	C3A	ST.F. = (1'0"X3'0")	24NosØ20	3Nos/Set 8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = -	-		
		2nd.F. = -	-		
		3rd.F. = -	-		
		4th.F. = -	-		
		5th.F. = -	-		
12.	C3B	ST.F. = (1'0"X2'6")	18NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	16NosØ16	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'6")	16NosØ12		
		3rd.F. = (8"X2'0")	12NosØ12	2Nos/Set 8Ø@8"C/C	
		4th.F. = (8"X2'0")	10NosØ12	8Ø@8"C/C	
		5th.F. = (8"X1'6")	8NosØ12		
13.	C4A	ST.F. = (1'0"X3'0")	20NosØ16+ 10NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'0")	12NosØ16	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'0")	4NosØ16+ 6NosØ12		
		3rd.F. = (8"X2'0")	10NosØ12	8Ø@8"C/C	
		4th.F. = (8"X1'6")	8NosØ12		
		5th.F. = (8"X1'6")	8NosØ12		
14.	C4B	ST.F. = (1'0"X2'6")	18NosØ20	3Nos/Set 8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = -	-		
		2nd.F. = -	-		
		3rd.F. = -	-		
		4th.F. = -	-		
		5th.F. = -	-		
15.	C4C	ST.F. = (1'0"X2'6")	16NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'0")	12NosØ20	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'0")	12NosØ16		
		3rd.F. = (8"X2'0")	12NosØ12		
		4th.F. = (8"X1'6")	8NosØ12	8Ø@8"C/C	
		5th.F. = (8"X1'6")	8NosØ12		
16.	C4D	ST.F. = (1'0"X2'6")	14NosØ20+ 8NosØ12	4Nos/Set 8Ø@8"C/C	8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	14NosØ20	3Nos/Set 8Ø@8"C/C	
		2nd.F. = (8"X2'6")	14NosØ16		
		3rd.F. = (8"X2'6")	14NosØ12		
		4th.F. = (8"X1'6")	8NosØ12	8Ø@8"C/C	
		5th.F. = (8"X1'6")	8NosØ12		
17.	C4E	ST.F. = (1'0"X2'0")	14NosØ20+ 6NosØ16	3Nos/Set 8Ø@8"C/C	6NosØ16 8NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (1'0"X2'0")	14NosØ20+ 6NosØ12		
		2nd.F. = (8"X2'0")	14NosØ20	2Nos/Set 8Ø@8"C/C	
		3rd.F. = (8"X2'0")	10NosØ20		
		4th.F. = (8"X2'0")	10NosØ16	8Ø@8"C/C	
		5th.F. = (8"X2'0")	10NosØ12		
18.	C5A	ST.F. = (8"X3'0")	20NosØ20	3Nos/Set 8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X2'6")	16NosØ20		
		2nd.F. = (8"X2'6")	4NosØ20+ 12NosØ16		
		3rd.F. = (8"X2'6")	4NosØ20+ 12NosØ12		
		4th.F. = (8"X2'6")	14NosØ12		
		5th.F. = (8"X2'0")	10NosØ12	8Ø@8"C/C	
19.	C5B	ST.F. = (1'0"X2'6")	18NosØ20	3Nos/Set 8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = -	-		
		2nd.F. = -	-		
		3rd.F. = -	-		
		4th.F. = -	-		
		5th.F. = -	-		
20.	C6A	ST.F. = (8"X2'0")	10NosØ20	2Nos/Set 8Ø@8"C/C	4NosØ12 (ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'6")	8NosØ20		
		2nd.F. = (8"X1'6")	8NosØ16	8Ø@8"C/C	
		3rd.F. = (8"X1'6")	8NosØ12		
		4th.F. = (8"X1'6")	8NosØ12		
		5th.F. = (8"X1'6")	8NosØ12		
21.	C9A	ST.F. = (8"X1'6")	10NosØ16	2Nos/Set 8Ø@8"C/C	(ST.F) (1st.F) (2nd.F) (3rd.F) (4th.F) (5th.F)
		1st.F. = (8"X1'6")	8NosØ16		
		2nd.F. = (8"X1'6")	8NosØ12		
		3rd.F. = (8"X1'6")	8NosØ12	8Ø@8"C/C	
		4th.F. = (8"X1'6")	8NosØ12		
		5th.F. = (8"X1'6")	8NosØ12		

IMPORTANT NOTE :-

1. CONCRETING AT SITE SHALL BE STARTED ONLY AFTER VERIFYING ALL FABRICATION OF REINFORCEMENT BAR DONE FOR VARIOUS MEMBERS. (Viz) 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 M-SAND :-

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

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 BUT NOT MORE THAN 90 MINUTES
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, PLUMPING AND LAYING OF CONCRETE ON FORM WORK
4. AFTER 65 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, TILL IT LAND 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 360 MINUTES FROM THE TIME OF CONCRETE LAYING

S. P. S. INBARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Graded(SE) with reference LPA DTCP
Reg. No. SE/CE/Mas-2001/001 On 02.09.2024
Door No 50, Kirupasankari Street,
West Mambalam, Chennai - 600 033

PROPOSED RESIDENTIAL BUILDING FOR M/S. AYODHYA (M5)
AT MAHARAJA NAGAR, TIRUNELVELI, TAMILNADU FOR M/S. SRI SHARADA ESTATES

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 DETAILS-I.

DATE: 04 :07: 2025 | SCALE:1/4",3/4"

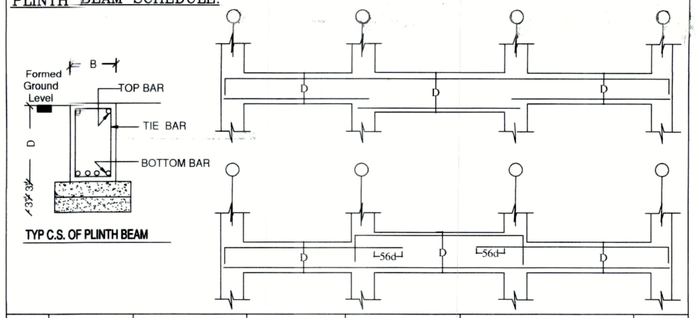
ARCHITECT:

Dwg No...
12306
S -04

DSND : S.P.S.I
DRN : SENTHIL.R

REV	DESCRIPTION	CHKD	DRN	DATE
R1	DRAWING REVISED AS PER ARCHITECT COMMEND	S.P.S.I	SENTHIL.R	20.09.25

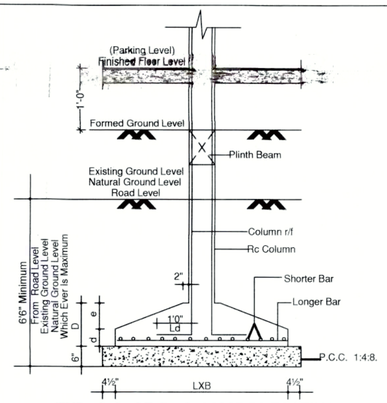
PLINTH BEAM SCHEDULE:



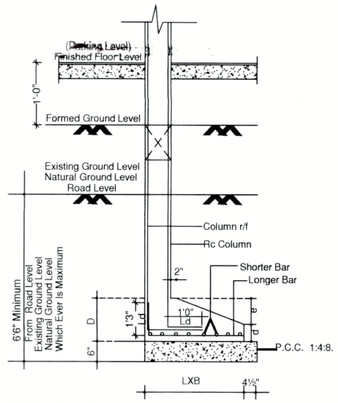
SL. No.	NAME OF PLINTH BEAM	PLINTH BEAM SIZE (BXD)	PLINTH BEAM TOP BAR	PLINTH BEAM BOTTOM BAR	PLINTH BEAM TIE	
1.	PB1	(8"X1'6")	3NosØ16	3NosØ16 + 2NosØ16	10ØST2.@7"C/C	Formed Ground Level
2.	PB2	(8"X1'6")	3NosØ16	3NosØ16 + 3NosØ16	10ØST2.@5"C/C(End 1/3rd Span) 10ØST2.@10"C/C(Mid 1/3rd Span) 10ØST2.@5"C/C(End 1/3rd Span)	
3.	PB3	(8"X1'6")	3NosØ16	3NosØ16 + 3NosØ12	8ØST2.@5"C/C(End 1/3rd Span) 8ØST2.@10"C/C(Mid 1/3rd Span) 8ØST2.@5"C/C(End 1/3rd Span)	
4.	PB4	(8"X1'3")	2NosØ16	3NosØ16 + 2NosØ12	8ØST2.@8"C/C	
5.	PB5	(8"X1'3")	2NosØ16	3NosØ16	8ØST2.@8"C/C	
6.	PB6	(8"X1'3")	2NosØ12	2NosØ16 + 1NosØ12	8ØST2.@8"C/C	
7.	PB7	(8"X1'3")	2NosØ12	2NosØ12 + 1NosØ16	8ØST2.@8"C/C	
8.	PB8	(8"X1'3")	2NosØ12	3NosØ12	8ØST2.@10"C/C	
9.	PB9	(8"X1'3")	2NosØ12	2NosØ12	8ØST2.@10"C/C	

FOOTING SCHEDULE:

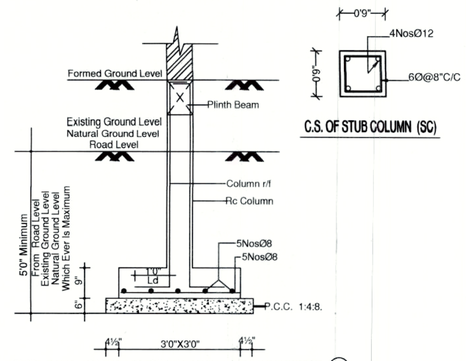
SL. No.	FOOTING MARK	FOOTING SIZE					FOOTING REINFORCEMENT		Nos Of FOOTING
		L	B	D	d	e	LONGER BAR	SHORTER BAR	
1.	F1	13'0"	9'6"	3'7½"	1'3"	2'7½"	32NosØ12	44NosØ12	
2.	F2	10'3"	10'3"	3'4½"	1'0"	2'4½"	34NosØ12	34NosØ12	
3.	F3	9'9"	9'9"	3'3"	1'0"	2'3"	31NosØ12	31NosØ12	
4.	F4	9'4½"	9'4½"	3'1½"	1'0"	2'1½"	29NosØ12	29NosØ12	
5.	F5	9'0"	9'0"	3'0"	1'0"	2'0"	27NosØ12	27NosØ12	
6.	F6	7'6"	7'6"	2'4½"	1'0"	1'4½"	20NosØ12	20NosØ12	
7.	F7	7'1½"	7'1½"	2'3"	1'0"	1'3"	18NosØ12	18NosØ12	
8.	F8	6'9"	6'9"	2'1½"	1'0"	1'1½"	21NosØ10	21NosØ10	
9.	F9	6'4½"	6'4½"	2'0"	1'0"	1'0"	19NosØ10	19NosØ10	
10.	F10 (LIFT)	11'10"	9'10"	2'0"	-	-	10Ø@4"C/C BOTHWAYS @TOP&BOTTOM		
11.	F11	20'0"	8'0"	3'6"	1'3"	2'3"	12Ø@4"C/C BOTHWAYS @BOTTOM		
12.	F12	9'9"	5'6"	2'10½"	1'0"	1'10½"	16NosØ12	29NosØ12	
13.	F13	9'3"	5'3"	2'9"	1'0"	1'9"	15NosØ12	27NosØ12	
14.	SC	3'0"	3'0"	0'9"	-	-	5NosØ8	5NosØ8	



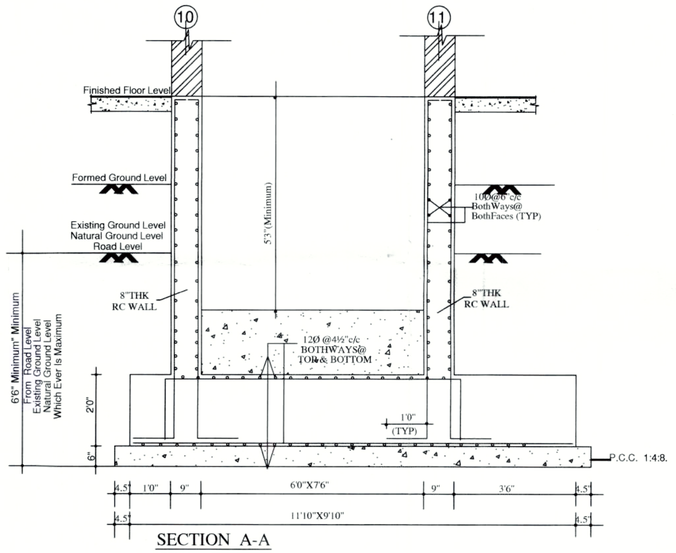
TYP. C. S. OF R . C COLUMN FOOTING
CONCENTRIC



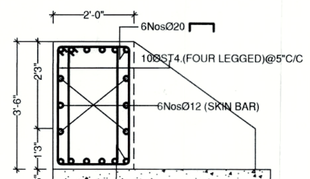
TYP. C. S. OF R . C COLUMN FOOTING
ECCENTRIC



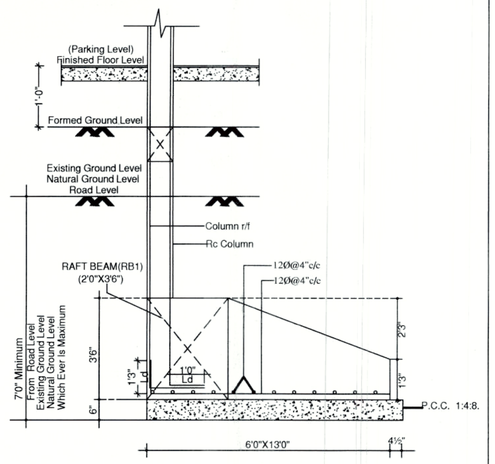
TYP. C. S. OF R . C STUB COLUMN FOOTING (SC)
CONCENTRIC



SECTION A-A



C.S OF RB1 (2'0"X3'6")



C.S OF RB1 (2'0"X3'6")
SECTION A-A

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.

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 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.

S.P.S.INBARAJAN M.E (Structural) M.I.E
Structural Consultant
Registered Structural Engineer

REV	DESCRIPTION	DRN : SENTHIL.R	CHK'D : S.P.S.I	DATE
R1	DRAWING REVISED AS PER ARCHITECT COMMEND	SENTHIL.R	S.P.S.I	20.09.25

PROPOSED RESIDENTIAL BUILDING FOR M/S. AYODHYA (M5)
AT MAHARAJA NAGAR, TIRUNELVELI, TAMILNADU FOR M/S. SRI SHARADA ESTATES

FOUNDATION DETAILS-II.

Dwg No... 12306 S -05

DATE: 04 :07: 2025 | SCALE:1/4".3/4"

ARCHITECT:

BOURNA
Consultants - Engineers

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

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

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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.