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DIGITALLY VERIFIED RECORD

DATED 28-01-2026

STABILITYCERTIFICATE

(To be furnished while filing application for registration of building)

The detailed engineering and structure design of the proposed building comprising of STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) floors at Plot No:37, S. No: 124/1B2 & 124/2B has been done by me/us based on the report of geotechnical investigation (soil test) done by T.J.ENGINEERS Report No.TJE/003513/2024 Dated: 24.10.2024 and considering the functional requirement of the building.

2. It is certified that among other factors, the proposed building has been designed to resist earthquake. I/We have checked various parameters and found that the proposed building would be safe.

3. I/We further certify that:

(i) The minimum grade of concrete is M- 30
(ii) The design and analysis has been done using the code of practice for plain and reinforced concrete as per IS 456, design loads as per IS Codes No 875-Part I to V and Design of earthquake resistant structure as per IS Code No 1893-Part 1

The building will be safe and sound when used for the purpose for which it is designed.

N. Vaideeswaran

Stamp and Signature

N. VAIDEESWARAN, M.Tech (Struct)
Structural Engineer
CMDA SE/GR-I/2023/365
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Encl.: Structural Design Calculation

STRUCTURAL DESIGN BASIS REPORT

For
Mr. K.Balachandar
Chennai

PROJECT NAME

Plan Showing The Proposed Construction Of Stilt Floor + 4 Floors + 5th Floor (Part) (Height – 18.30m) Residential Building With 9 Dwelling Units Availing Premium Fsi At Plot Nos.37 (Approved Layout – 26/2001), River View Avenue And Enclave 5th Main Road, Manapakkam, Chennai Comprised In Old S.No.124/1b (Pt) & 124/2 (Document), S.No.124/1b2 & 124/2b (Patta) Of Manapakkam Village, Within The Limit Of Greater Chennai Corporation
Zone: 12 Division: 157

Structural Design Basis Report

Structural Consultants : M/s. VCad Consulting Engineers

1. PREAMBLE

We have design for The Proposed Construction Of Stilt Floor + 4 Floors + 5th Floor (Part) (Height – 18.30m) Residential Building With 9 Dwelling Units Availing Premium Fsi At Plot Nos.37 (Approved Layout – 26/2001), River View Avenue And Enclave 5th Main Road, Manapakkam, Chennai Comprised In Old S.No.124/1b (Pt) & 124/2 (Document), S.No.124/1b2 & 124/2b (Patta) Of Manapakkam Village, Within The Limit Of Greater Chennai Corporation.

Greater Chennai Corporation. Division -157, Zone – 12.

This building is a RCC structure. The deflection as per the as built drawing is very much less than the approval drawing. Hence structurally safe and sound and fit for the occupation.

We hereby certify that

- The usage of the building is for Residential (stilt+5 floors) purpose.
- The superstructure is built on 9" thick brick wall and 4 1/2" brick wall
- The safe bearing capacity of soil is 24.00 ton/m^2, depth of foundation =3.00m, below the existing ground level.

2. DESIGN LOADS

2.1 Super Imposed Dead Loads

The self-weight of the various elements are computed based on the built weight of materials as given below.

Materials	Unit Weight in KN/m^3
Brick wall	20.00
Steel	78.50
Plain	24.00
Reinforced Concrete	25.00
Soil	18.00

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Water	10.00

The Super Imposed Loads that are envisaged to act permanently (wherever applicable) are as following.

Item	Intensity in KN/m² of plan area
Floor finish	1.00
Weathering proof course on Terrace-150 thick brickbat coba with IPS finish	3.00
Sunk-Brick bat coba	2.5

2.2 Live Loads

The superimposed load or otherwise Live load is assessed on the basis of occupancy. classifications as per IS:875(part-2) - 1987 and are listed as below.

Type of Structure-Residential Building

Occupancy Classification	UDL(Kn/m²
Living Rooms, Bed rooms and Dormitories	3.0
Store rooms	5.0
Baths and toilets	2.0
Corridors, Passages, Staircase including fire escapes, lobbies - as per the floor serviced excluding stores and the like but not less than	5.0
Balconies	4.0
Open terrace	1.5
Parking - for vehicles not exceeding 2.5 tones 3.125 weight. (including access ways & ramps).	3.125

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2.3 Wind Loads

The wind pressure is calculated on the basis of data furnished below and other provisions laid in 1S 875 (Part-3)- 1987.

Basic Wind Speed	V_b	= 50m/sec
Risk Coefficient	K_1	= 1
	K_2	= As per height.
Terrain Category		= II
Structure Class		= B and C class as per Building dimensions
Design Wind speed (V_2)		= V_b x K_1xK_2xK_3

Where,

K_1 = Risk Co- efficient for different classes of Structures in different wind speed zones.

K_2 = To obtain design wind speed variation with height in different terrains for different classes of buildings.

K_3 = Topography factor.

Design Wind Pressure

Pz = $0.6VZ^2$

2.4 Earthquake Load

The loading due to earthquake is assessed as per the provisions of IS:1893 (Part - 1):2002

Seismic Zone	= III
Soil Type	= I
Table - 2 Zone factor (Z)	= 0.16
Table-6 Importance Factor (1)	= 1.00
Table-7 Response Reduction factor(R)	= 3.0

Fundamental Natural time period (Ts) with INFILL WALLS for Tauras, Claudius A, Magnus, Cladius B, Atrium,

Ts = $0.09H/d^{0.5}$ from CL 7.6.2 - 181893 (part-1): 2002

Fundamental natural time period (Ts) without INFILL WALLS for Block EWS (Augustus)

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Ts = 0.075H$^{0"}$* from CL 7.6.1 -151893 (part -1) :2002

Sa/g from FIG-2 IS 1893(part I): 2002.

Horizontal Seismic Co-Efficient

Ah = Zx I Sa 2 x Rg /2xR g

3 CHECK FOR LATERAL SWAY AS PER IS -456-2000

The allowable lateral sway at top due to wind force should not exceed H/500, where H is total height of Building.

4 CHECK FOR LATERAL SWAY (STOREY DRIFT) AS PER IS-1893-2002

The allowable lateral sway (storey drift) due to earthquake force should not exceed L/250, where L is the storey height

5 BASIC LOADS AND LOAD COMBINATIONS

The various loads are combined in a accordance with the stipulations in IS:875 (part 5)-1987. wherever imposed load is combined with earthquake load the appropriate part of the imposed load as specified in IS:1893-2002 is adopted both for evaluating earthquake effect and for combined load effects, used in such combination.

6 BASIC LOADS AND LOAD COMBINATIONS

The various loads are combined in accordance with the stipulations in IS:875 (part 5) - 1987. Wherever imposed load is combined with earthquake load the appropriate part of the imposed load as specified in IS:1893-2002 is adopted both for evaluating earthquake effect and for combined load effects, used in such combination.

Type	Load Combinations
Primary	DEAD LOAD (DL)
Primary	WALL LOAD (WL)
Primary	SUPERIMOSED DEAD LOAD (SDL)
Primary	LIVE LOAD(LL)
Primary	WIND LOAD X(+) WLX
Primary	WIND LOAD Z(+) WLZ
Primary	SIESMIC LOAD ALONG-X SLX
Primary	SIEMIC LOAD ALONG-Z SLZ
Primary	TEMPRATURE LOAD (TEMP)
Combination	DL+WAL+SDL
Combination	DL+WAL+SDL+LL

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Combination	DL+WAL+SDL+LL+WLX
Combination	DL+WAL+SDL+LL+WLZ
Combination	DL+WAL+SDL+LL-WLX
Combination	DL+WAL+SDL+LL-WLZ
Combination	DL+WAL+SDL+LL+SLZ
Combination	DL+WAL+SDL+LL+SLX
Combination	DL+WAL+SDL+LL-SLX
Combination	DL+WAL+SDL+LL-SLZ
Combination	DL+WAL+SDL+WLX
Combination	DL+WAL+SDL+WLZ
Combination	DL+WAL+SDL-WLX
Combination	DL+WAL+SDL-WLZ
Combination	DL+WAT+SDL+SLX
Combination	DL+WAL+SDL+SLZ
Combination	DL+WAL+SDL-SLX
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Combination	DL+WAL+SDL+LL+SLZ-TEMP
Combination	DL+WAL+SDL+LL-SLX-TEMP
Combination	DL+WAL+SDL+LL-SLZ-TEMP
Combination	DL+WAL+SDL+WLX-TEMP

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Combination	DL+WAL+SDL+WLZ-TEMP
Combination	DL+WAL+SDL-WLX-TEMP
Combination	DL+WAL+SDL-WLZ-TEMP
Combination	DL+WAL+SDL+SLX-TEMP
Combination	DL+WAL+SDL+SLZ-TEMP
Combination	DL+WAL+SDL-SLX-TEMP
Combination	DL+WAL+SDL-SLZ-TEMP

7:LOAD FACTORS FOR DESIGN

Description of Load Combination	Load Factor for primary Load Cases				
	Dead Load	Live Load	Wind Load	Seismic Load	Temp Load
Dead load	1.5	0.0	0.0	0.0	0.0
Dead load + Live load	1.5	1.5	0.0	0.0	0.0
Dead load + Wind load	1.5	0.0	±1.5	0.0	0.0
Dead load + Seismic load	1.5	0.0	0.0	± 1.5	0.0
Dead load + Live load + Wind load	1.2	1.2	± 1.2	0.0	0.0
Dead load + Live load + Seismic	1.2	1.2	0.0	± 1.2	0.0
Dead load + Wind Load	0.9	0.0	± 1.5	0.0	0.0
Dead Load + Seismic Load	0.9	0.0	0.0	± 1.5	0.0
Dead load + Temp	1.4	0.0	0.0	0.0	+1.4
Dead load + Live load +Temp	1.05	1.28	0.0	0.0	±1.05
Dead load +Wind load + Temp	1.05	0.0	±1.28	0.0	±1.05
Dead load + Seismic load + Temp	1.05	0.0	0.0	+1.28	±1.05
Dead load +Live load + Wind	1.05	1.28	±1.28	0.0	±1.05
Dead load + Live load + Seismic	1.05	1.28	0	+1.28	±1.05
Dead Load + Wind Load + Temp	0.9	0.0	±1.28	0.0	±1.05
Dead load + Seismic load + Temp	0.9	0.0	0.0	±1.28	±1.05

8.ANALYSIS METHOD

The modeling has been generated in E -TABS for analysis . The structure will be analyzed for static and Lateral Loads due to Earthquake/Wind loads and its combinations E-TABS Software used-In house interlinked package with E.TABS.

9. DESIGN METHODOLOGY

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All structural members will be designed according to the Limit State Method as specified in IS:456-2000.Appropriate loads and its combinations, as per relevant clauses in Code IS 456:2000 Code IS 875 (PART-5) 1987,for the most unfavorable effects are chosen for design.

10. MATERIAL

Reinforced cement concrete
Grade of concrete = M25 (Design mix)
Grade of steel = Fe 500

11.EXPOSURE CONDITION

Structural elements below ground level and Exterior External faces of walls are designed for Moderate exposure condition and internal faces of walls, floor beams and slabs are designed for Mild exposure conditions per Table 16 of IS 456-2000.

8.COVER TO REINFORCEMENT

As per Table 16A -IS:456-2000

Member	Clear Cover (mm)
Pile Foundations	75 mm
Footing or Raft Foundations	50 mm
Raft slab	30 mm
Column	40 mm
Shear Walls thickness	25 mm
Retaining Wall on earth facing side	40 mm
Retaining Wall on non-earth facing side	25 mm
Beams	30 mm
Slabs	20 mm
Water Tanks	25 mm

9.FOUNDATION SYSTEM

Isolated /Combined /Raft foundations /Pile foundation with are proposed based on the safe bearing capacities as per soil investigation report.

10. CODES AND STANDARDS

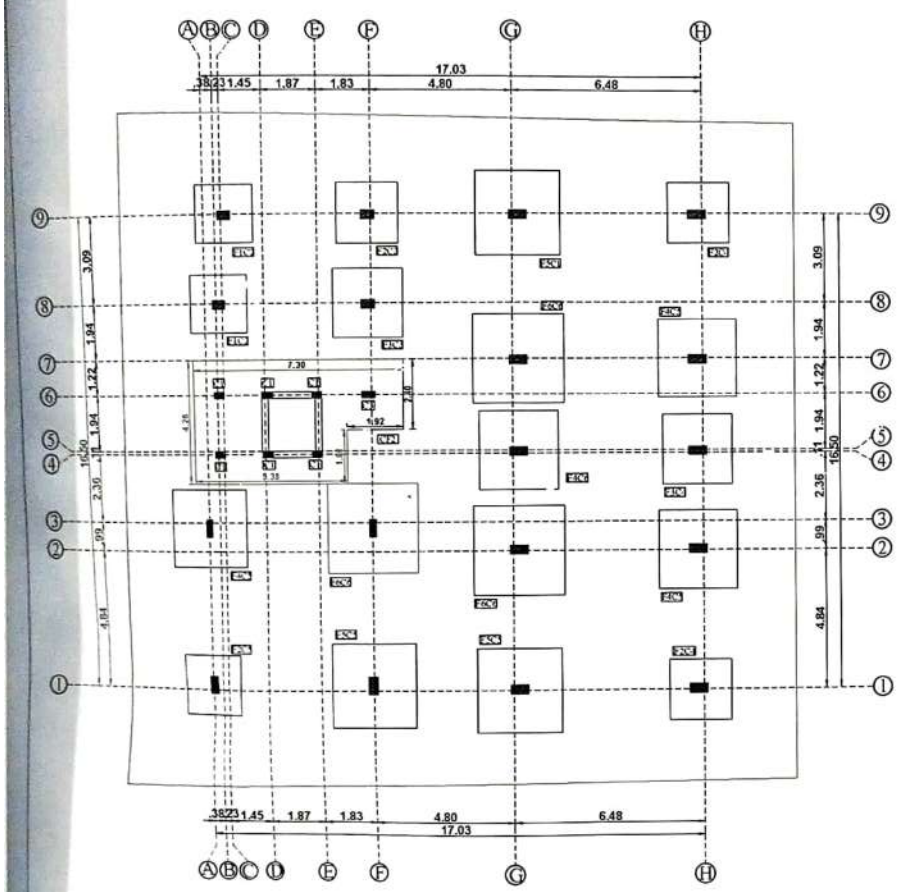
All the designs are conforming to the relevant Indian Standards , Some of the relevant Indian Standard Codes, which have been followed for the structural designs , are given below.

Code	Description
IS:875 (Part-1) - 1987	Code of Practice for Design Loads (Other

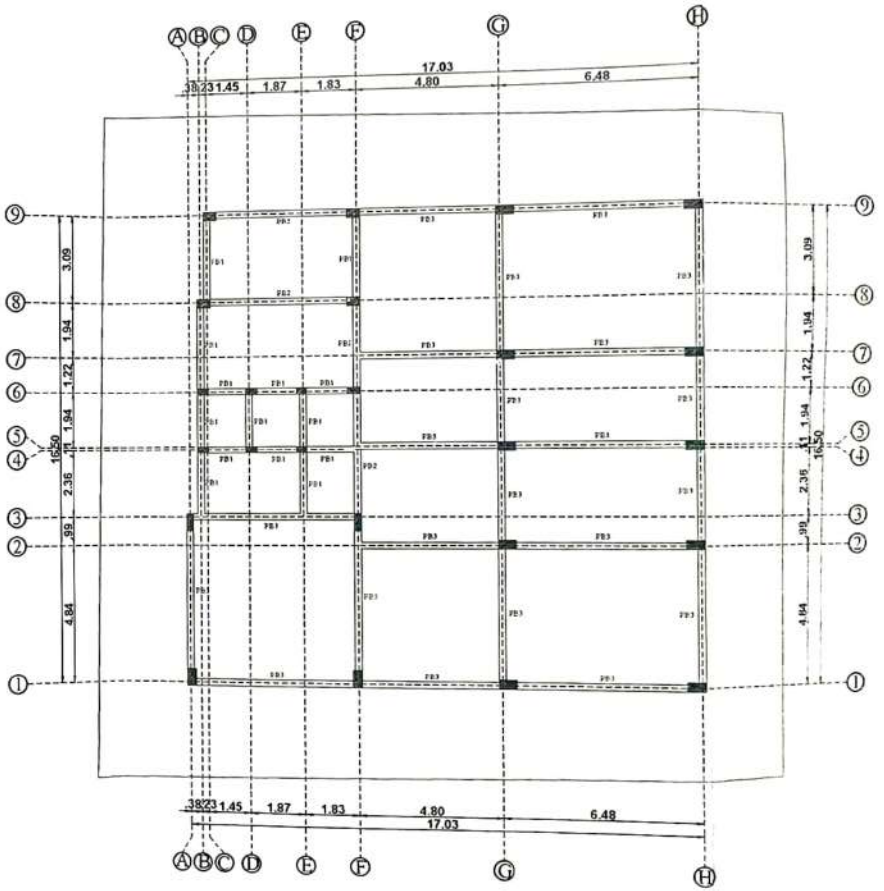
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	than Earth quake) for Building and Structures - Unit Weights of Buildings Materials and Stored Material.
IS:875 (Part-2) - 1987	Code of Practice for Design Loads (Other than Earthquake) for Building and Structures -Imposed loads.
IS:875 (Part-3) - 1987	Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures - Wind Load.
IS:875 (Part-5) - 1987	Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures - Special Loads and Load Combinations
IS:456-2000	Code of Practice for Plain and Reinforced Concrete
IS:1893 (Part -1) -2002	Indian Standard Criteria for Earthquake Resistant Design of structures
IS:1893 (Part - 2) -2002	Specification of Mild Steel and Medium Tensile Steel bars and Hard drawn Steel Wire for concrete reinforcement-Mild Steel and Medium Tensile Steel Bars
IS:1786 - 1985	Specification for High Strength Deformed Steel Bars and Wires for Concrete Reinforcement
IS:13920 - 1993	Ductile Detailing of reinforced concrete structures subjected to seismic forces - code of practice
IS:1904	Indian Standard Code of practice for Design & Construction foundations in Soil: General Requirements
IS:1642 - 1989	Indian Standard Code of practice for Fire Safety of Buildings (General): Details of Construction.
IS:3370 - 2009	Indian Standard Code of practice for Concrete Structures for Storage of Liquids
IS:1343 - 1980	Indian Standard Code of practice for Pre-stressed Concrete.

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COLUMN & FOUNDATION LAYOUT



PLINTH BEAM LAYOUT

1. This drawing should be read along with architectural drawings
2. Grade of R.C.C. Items shall be M25(1:1:2) by design mix confirming to IS:456-2000 unless otherwise
3. 'Y' Denotes TMT(Fe) Steel confirming to I.S. 1786 – 1985 Grade - Fe 500
4. Clear cover to the main steel
   2" for Footings , Raft Beam , Raft Slab
   1.5" for Columns
   1" for Plinth beam, Lintel & Beams
   0.5" for Sunshade & Slab
5. Lap length shall be 50 d (Max dia) for all bars
6. ——— Bottom Reinforcement
7. ——— Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide T8 at 12" c/c Distributer steel for all top Reinforcement
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement at Some Dia at Every 3'-0" c/c
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction
12. Foundation is designed As per Architectural Drawings
13. SBC of Soil is taken as 20 t/sq.m Depth - 3.00M
14. Cantilever props should not be released until the roof is concreted
15. Removal of formworks
   i) for slabs
   a. Slabs spanning upto 4.5 m (15'-0") - 7 days
   b. Slabs spanning over 4.5 m (15'-0") - 14 days
   ii) for beams and arches
   a. Beams and arches spanning upto 6 m (20'-0") - 14 days
   b. Beams and arches spanning over 6 m (20'-0") - 21 days
16. For all Window openings 2" Th. Sill Plate Should be Provided at Sill Lvl with 12" Projing on either side of opening
17. All Reinforcement steel Should be coated with Anti corrosive Paint before Use
18. Portable drinking water should be used for Complete Structure

PROJECT :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT 15.30M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AVAILING FREE FSI AT PLOT NOS.37 (APPROVED LAYOUT 2020/03) RIVER VIEW AVENUE AND ENCLAVE 5TH MAIN ROAD, MANAPAKKAM, CHENNAI COMPRISED IN C.T.S NO.1341/B (PT) & 1342/1(DOCUMENT) S.NO.124/8/1 & 124/2B (PATTA) OF MANAPAKKAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE: 12 DIVISION: 157

Title: COLUMN, FOOTING LAYOUT
PLINTH BEAM LAYOUT

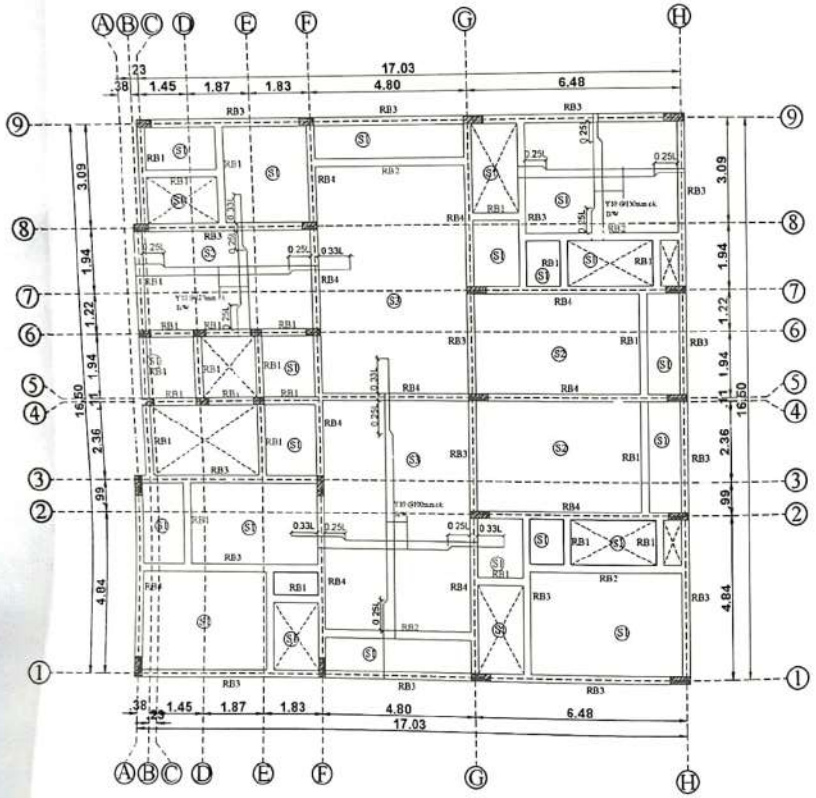
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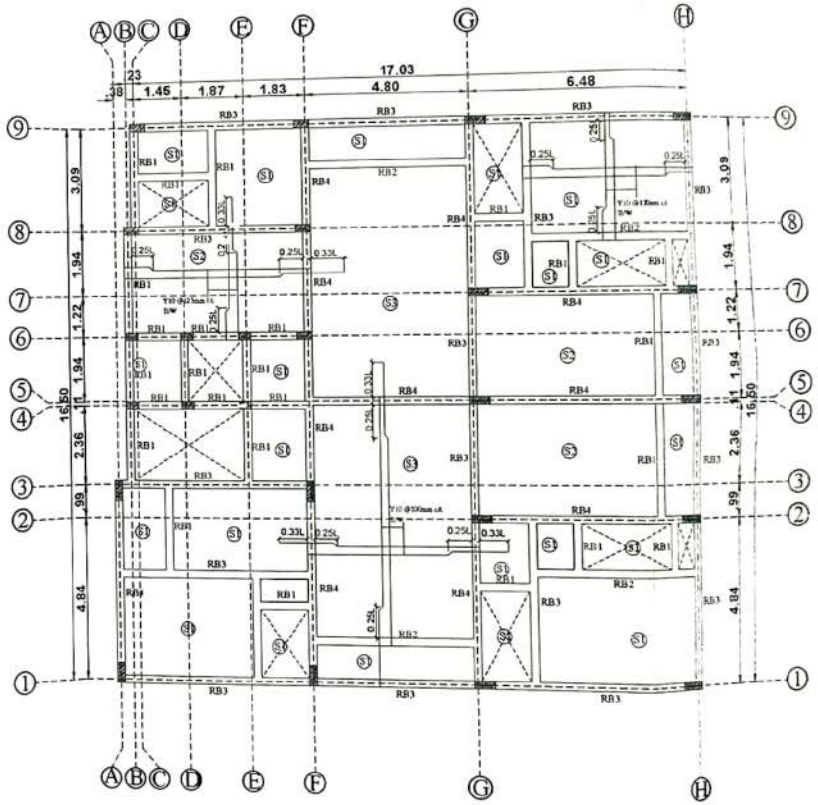
Design : N Vaideeswaran

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STILT FLOOR ROOF SLAB & BEAM LAYOUT
ALL SLAB 150 MM THK



TYPICAL FLOOR ROOF SLAB & BEAM LAYOUT.
ALL SLAB 150 MM THK

Notes

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. Items shall be M25 (1:1:2) by design mix conforming to I.S.456–2000 unless otherwise specified.
3. * Denotes TORAS Steel conforming to I.S. 1786 – 1985. Grade - Fe 500
4. Clear cover to the main steel
   2" for Footings , Raft Beam , Raft Slab.
   1.5" for Columns.
   1" for Plinth beam, Lintel & Beams.
   0.5" for Sunshade & Slab.
5. Lap length shall be 50 ø (ø=6.0 mm) for all bars.
6. ——— Bottom Reinforcement
7. ——— Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y8 at 12" c/c Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 3'-0" C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular section.
12. Foundation is designed As per Architectural Drawing
13. S.B.C of Soil is taken as 24 t/m^2
    Depth - 3.0 MM
14. Centering shade should not be removed until the roof is concreted.
15. Removal of formworks
    i) slabs
    a. Slabs spanning upto 4.5 m (15'-0") - 7 days
    b. Slabs spanning over 4.5 m (15'-0") - 14 days
    ii) for beams and arches
    a. Beams and arches spanning upto 6 m (20'-0") - 14 days
    b. Beams and arches spanning over 6 m (20'-0") - 21 days
16. For all service openings 12" Th. Slit Plate Should be Provided at Slab with 12" Beam or either side of opening.
17. All Reinforcement steel Should be coated with Anti-corrosive Paint before Use.
18. Portable drinking water should be used for Complete Structure

PROJECT :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT 15.30M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NOS 37 (APPROVED LAYOUT 26/2001), NO 13, VIEW AVENUE AND ENCLAVE 5TH MAIN ROAD, MANAPAKKAM, CHENNAI COMPRISED IN OLD S.NO.124/1B (PT) & 124/2 (DOCUMENT), S.NO 124/1B2 & 124/1B (PATTA) OF MANAPAKKAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE 12 DIVISION 157

Title:
ROOF BEAM AND SLAB LAYOUT

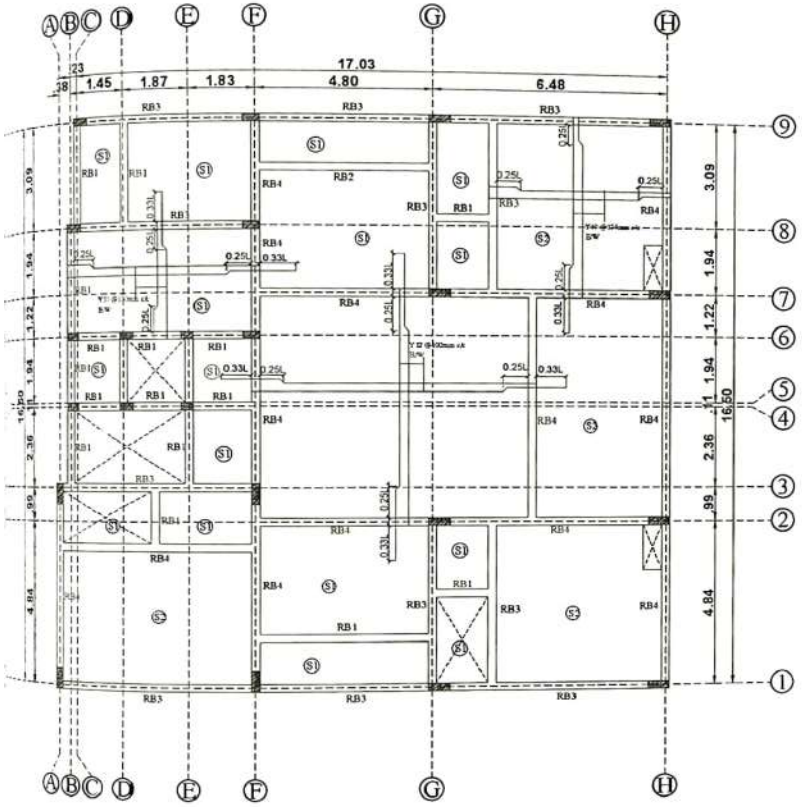
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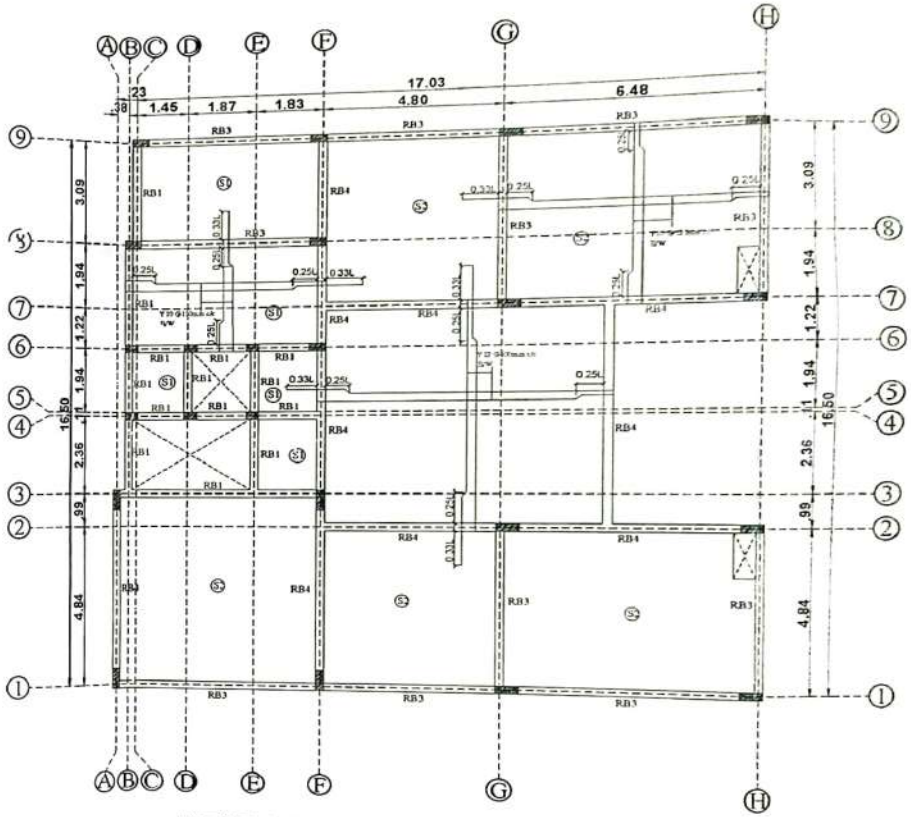
Design : N.Vaideeswaran

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FOURTH FLOOR ROOF SLAB & BEAM LAYOUT.
ALL SLAB 150 MM THK



FIFTH FLOOR ROOF SLAB & BEAM LAYOUT.
ALL SLAB 150 MM THK

Notes:

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M25 (1:1:2) by design mix confirming to IS:456-2000 unless otherwise specified.
3. 'Y' Denotes TOR40 Steel confirming to I.S. 1786 – 1985. Grade - Fe 500
4. Clear cover to the main steel
   2" for Footings , Raft Beam , Raft Slab.
   1.5" for Columns.
   1" for Plinth beam, Lintel & Beams.
   0.5" for Sunshade & Slab
5. Lap length shall be 50 ϕ (Max dia) for all bars.
6. ——————— Bottom Reinforcement
7. ——————— Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y8 at 12" as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of 12mm Dia at Every 3'-0" C/ C.
11. Not more than 40% of Reinforcement shall be Lapped in any particular junction.
12. Foundation is designed As per Architectural Drawing
13. S.B.C of Soil is taken as 24.0 t/m^2 Depth 3.0mts
14. Cantilever slabs shall not be released until the roof is completed.
15. Provide of formwork :
   a) for slabs
   b) Slabs spanning upto 4.5 m (15'-0") - 7 days
   c) Slabs spanning over 4.5 m (15'-0") - 14 days
   d) for beams and arches
   e) Beams and arches spanning upto 6 m (20'-0") - 14 days
   f) Beams and arches spanning over 6 m (20'-0") - 21 days
16. For all Window openings 2" Th. DPC Plate Should be Provided of 50 cm with 12" Bearing on either side of opening
17. All Reinforcement steel Should be coated with Anti-corrosive Paint before Use
18. Portable drinking water should be used for Complete Structure

PROJECT :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT 19.30M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.5.37 (APPROVED LAYOUT 26/2001), RIVER VIEW AVENUE AND ENCLAVE 5TH MAIN ROAD, MANAPAKKAM, CHENNAI COMPRISED IN OLD S.NO.124/1B (PT) & 124/2 (DOCUMENT), S.NO.124/1B2A & 124/2B (PATTA) OF MANAPAKKAM VILLAGE, WITHEN THE LIMIT OF GREATER CHENNAI CORPORATION
ZONE: 12 DIVISION: 157

Title:

ROOF BEAM AND SLAB LAYOUT

Date :	Scale: 1:100 (or) 1" = 4'-0"
08-01-2025	

Design : N.Vaideeswaran

STRUCTURAL CONSULTANTS

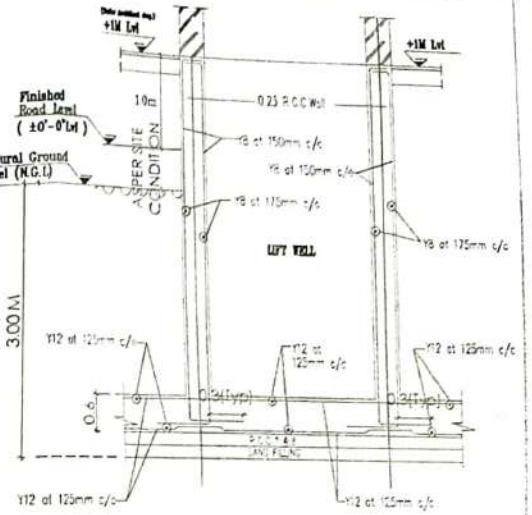
N. Vaideeswaran
N. VAIDEESWARAN, M.Tech (Struct)
Structural Engineer
CMDA SE/GR-I/2023/365
No.189, 1st Floor 4th Street,
Nehru Nagar, 13th Main Road, Anna Nagar,
Chennai - 600 040. Mobile 9940168156

Footing Schedule :

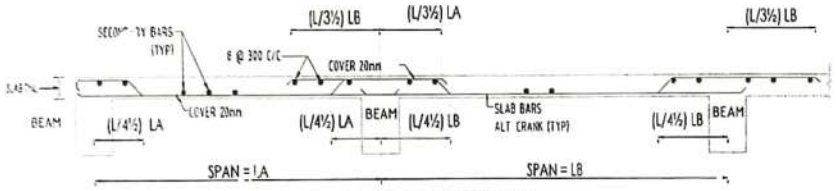
S.No	Footing Details	Excavation Size	Footing Size	Depth D	Footing Reinforcements
1.	F1	2.10 X 2.10	2.00 X 2.00	0.60	Y12 @ 150 c/c Both ways
2.	F2	2.20 X 2.20	2.10 X 2.10	0.60	Y12 @ 125 c/c Both ways
3.	F3	2.50 X 2.50	2.40 X 2.40	0.60	Y12 @ 125 c/c Both ways
4.	F4	2.80 X 2.80	2.70 X 2.70	0.70	Y12 @ 100 c/c Both ways
5.	F5	3.00 X 3.00	2.90 X 2.90	0.70	Y12 @ 100 c/c Both ways
6.	F6	3.20 X 3.20	3.10 X 3.10	0.75	Y12 @ 100 c/c Both ways
7.	CF1	7.40 X 4.36	7.30 X 4.26	0.60	REFER LIFT WELL DETAILS

Column Schedule :

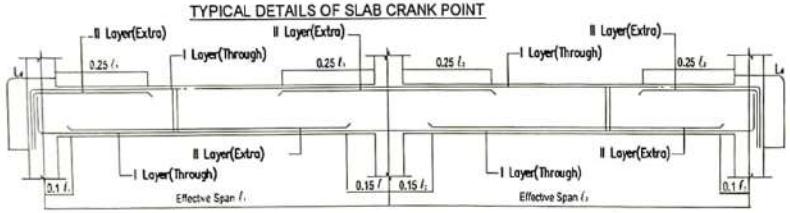
S.No	Column Details	Column Shape	Stirrups	S.No	Column Details	Column Shape	Stirrups
1.	C1 230 x 375	6 Y 16	Y8 at 200 c/c	4.	C4 300 x 600	4 Y 20 + 6 Y 16	Y8 at 125 c/c
2.	C2 300 x 450	8 Y 16	Y8 at 150 c/c	5.	C5 300 x 600	10 Y 20	Y8 at 125 c/c
3.	C3 300 x 450	10 Y 16	Y8 at 150 c/c	6.	C6 300 x 600	4 Y 25 + 6 Y 20	Y8 at 125 c/c



SECTION DETAILS FOR LIFT WELL



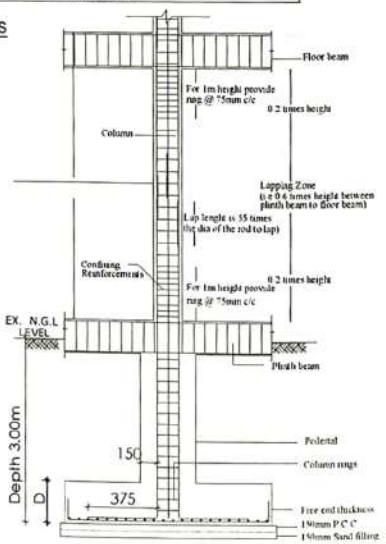
TYPICAL DETAILS OF SLAB CRANK POINT



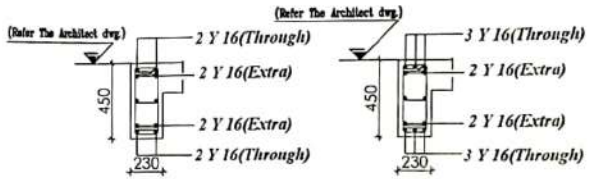
FLOOR ROOF BEAM DETAILS



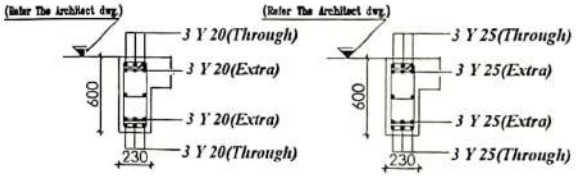
TYP.STAIRCASE DETAILS



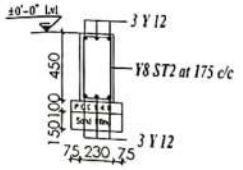
TYPICAL CROSS SECTION OF FOOTING AND COLUMN



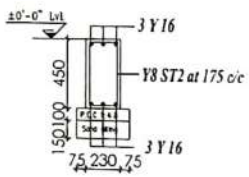
TYP.C.S OF ROOF BEAM - RB1 TYP.C.S OF ROOF BEAM - RB2



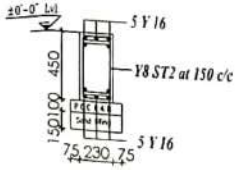
TYP.C.S OF ROOF BEAM - RB3 TYP.C.S OF ROOF BEAM - RB4



TYP. C.S of Plinth Beam - PB1



TYP. C.S of Plinth Beam - PB2



TYP. C.S of Plinth Beam - PB3

PROJECT :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT 18.30M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NOS.37 (APPROVED LAYOUT 26/2001). RIVER VIEW AVENUE AND ENCLAVE 5TH MAIN ROAD, MANAPAKKAM, CHENNAI COMPRISED IN OLD S.NO.124/1B (PT) & 124/2 (DOCUMENT). S.NO.124/1B2 & 124/2B (PATTA) OF MANAPAKKAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE: 12 DIVISION: 157

Title:

COLUMN, FOOTING, PLINTH BEAM, STAIRCASE, ROOF BEAM DETAILS

Date : 08-01-2025

Scale: 1:100 (or) 1" = 4'-0"

Design : N.Vaideeswaran

STRUCTURAL CONSULTANTS

N. VAIDEESWARAN, M.Tech (Struct)
Structural Engineer
CMDA SE/GR-I/2023/365
No.189, 1st Floor 4th Street,
Nehru Nagar, 13th Main Road, Anna Nagar,
Chennai - 600 040. Mobile 9940168156

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. N. VAIDEESWARAN** has enrolled as **Registered Structural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.Tech., (Structural Engg.)** and experience in the relevant field for **5 years**.

He has been given the Registration No.**SE/GR-I/2023/03/365** on **15.03.2023.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **14.03.2028.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

15/3/23

(A. MEGANATHAN)
Superintendent

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

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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
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- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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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.