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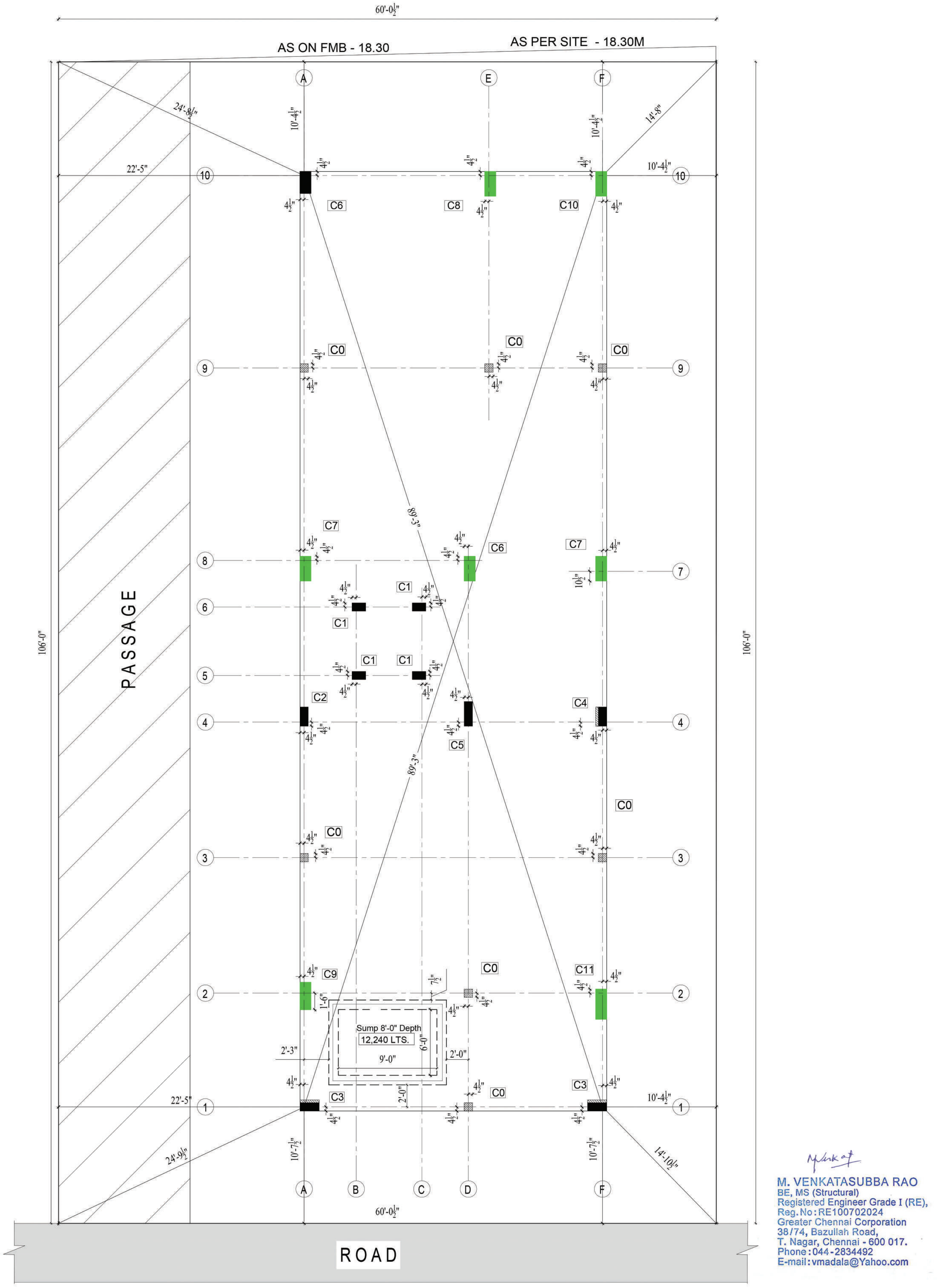
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DIGITALLY VERIFIED RECORD



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The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	**CENTERLINE DRAWING**	

AUDISESHAIAH & SONS
ARCHITECTS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
38/74, BAZULLAH ROAD, MASS TOWER, FIRST FLOOR, T. NAGAR, CHENNAI – 600 017.
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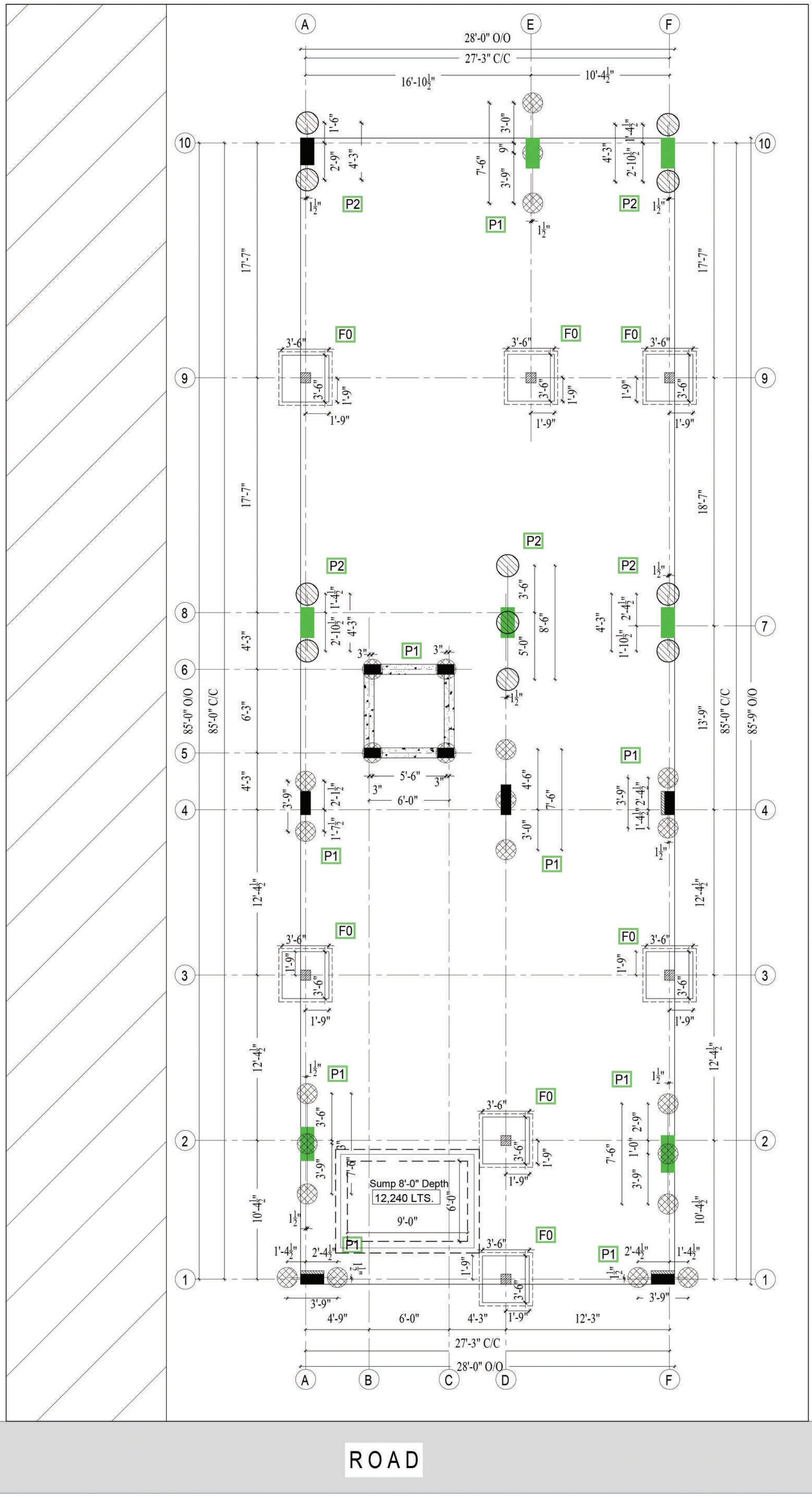
M.VENKATA SUBBA RAO
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CMDA NO.RE/GR–1/19/03/070,
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DRAWING SOLE PROPERTY OF AUDISESHAIAH & SONS IT'S USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL

Y:\2026 PROJECTS\2026 016 - SAGAS - T-NAGAR\4.Stability dwg\STABILITY DWG - 20-8-26.dwg

DRAWING NO:ST–01

REVISION NO:R0



The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

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PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	**PILE LOCATION DRAWING**	

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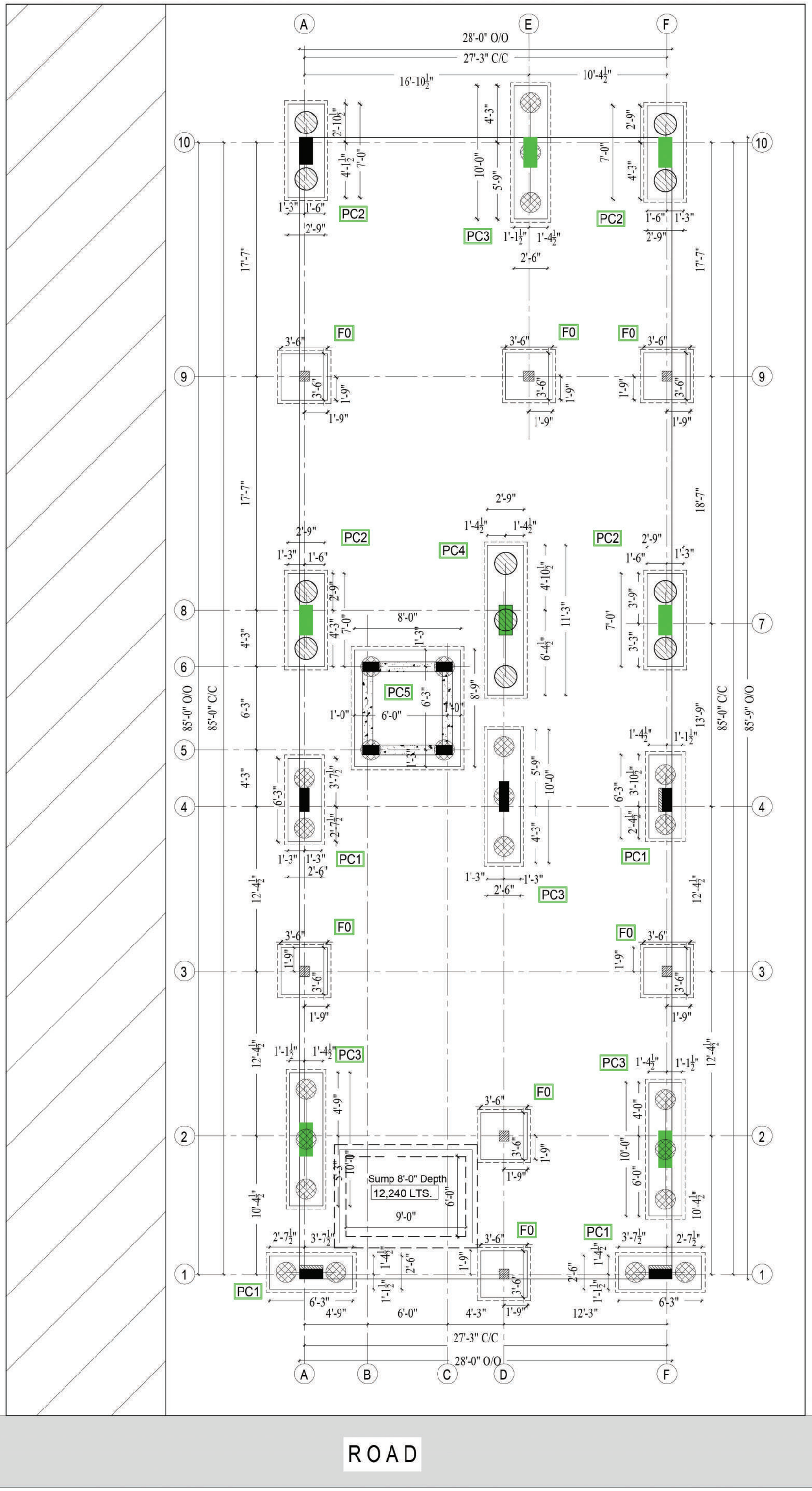
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DRAWING NO:ST–02

REVISION NO:R0

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STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	**PILECAP DRAWING**	

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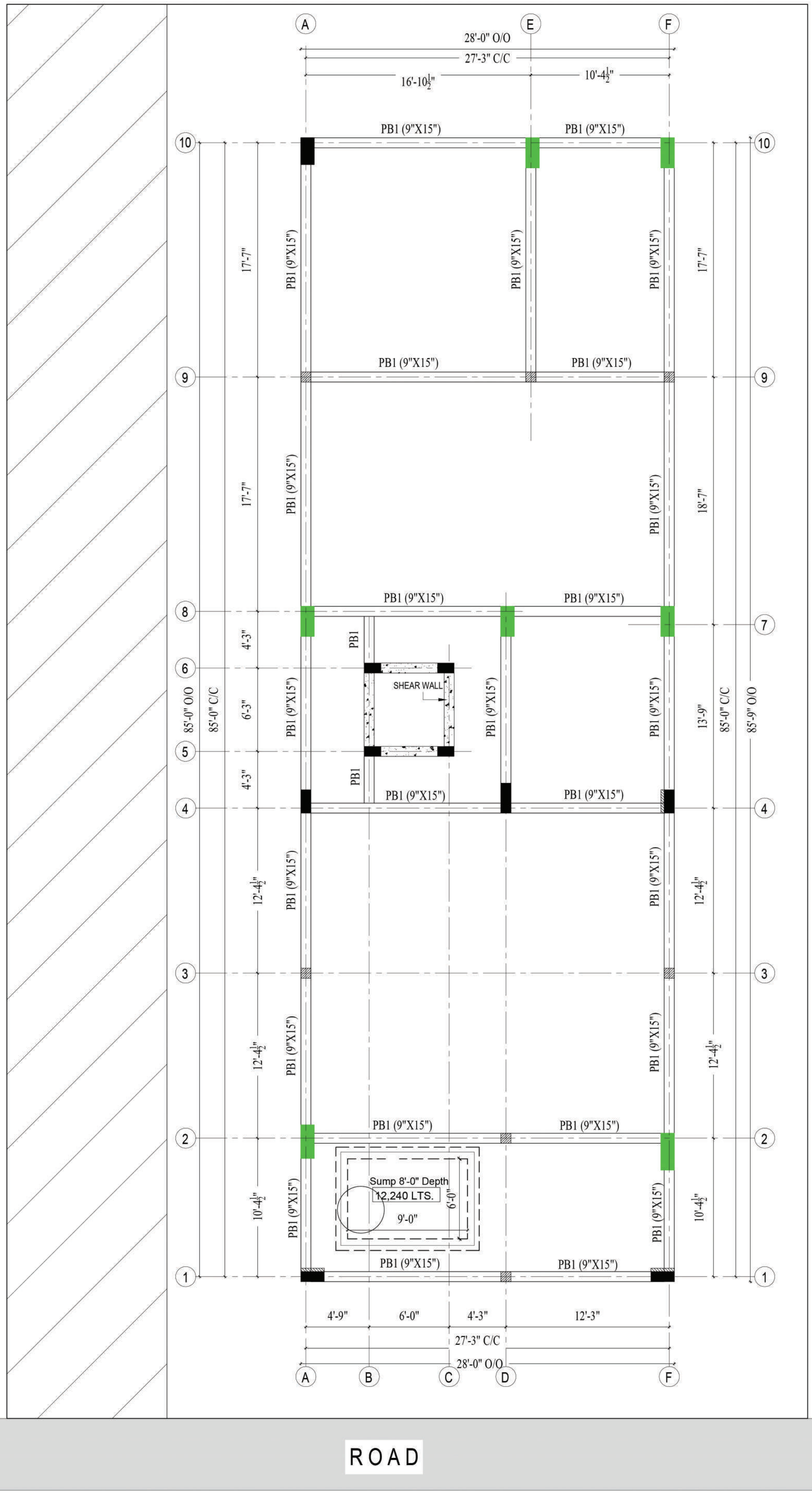
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DRAWING NO:ST–03

REVISION NO:R0



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PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	**PLINTHBEAM DRAWING**	

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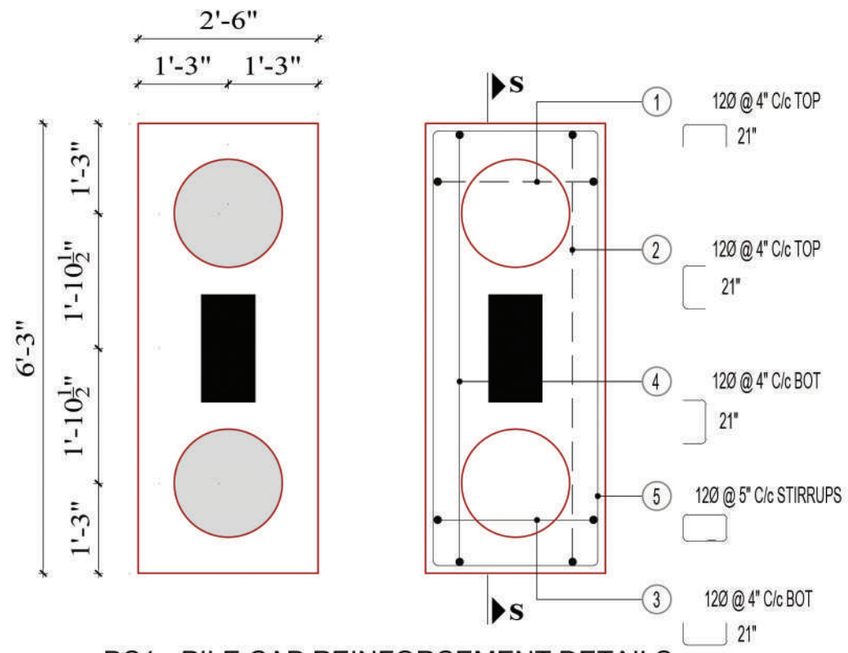
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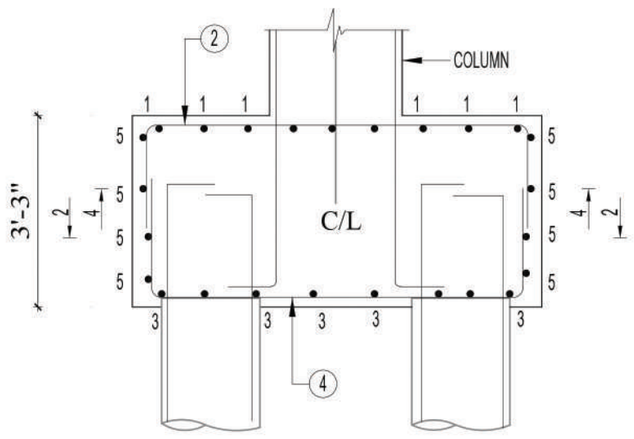
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DRAWING NO:ST–04

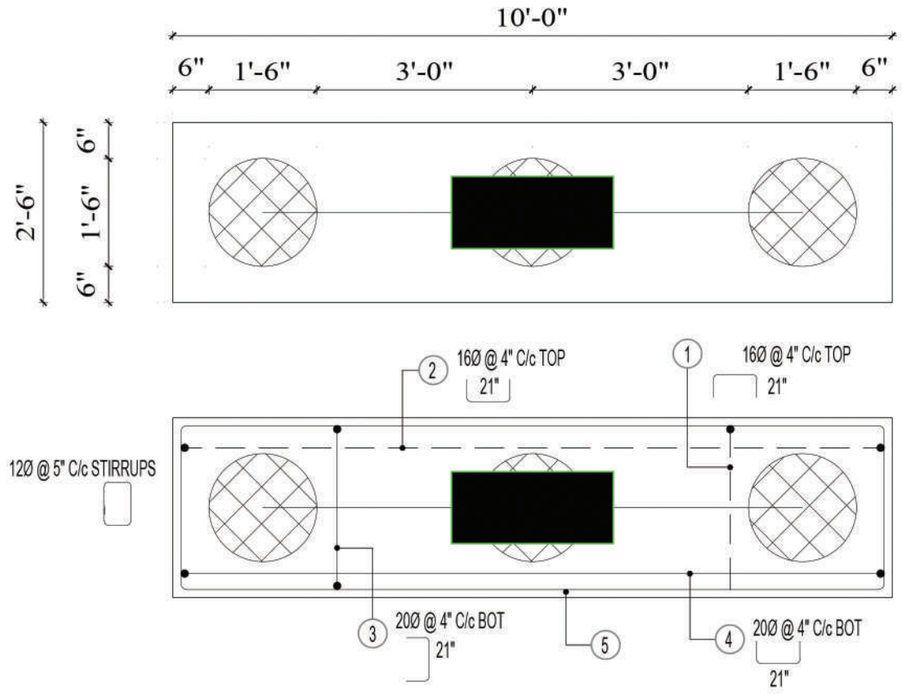
REVISION NO:R0



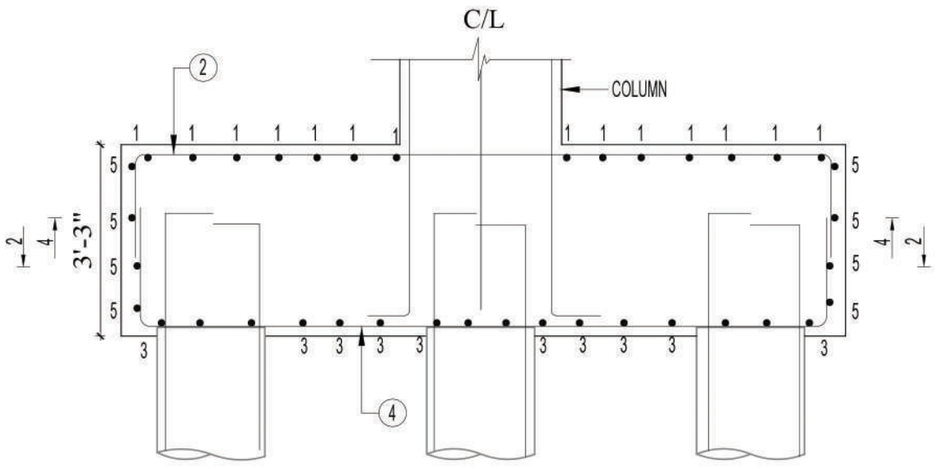
PC1 - PILE CAP REINFORCEMENT DETAILS



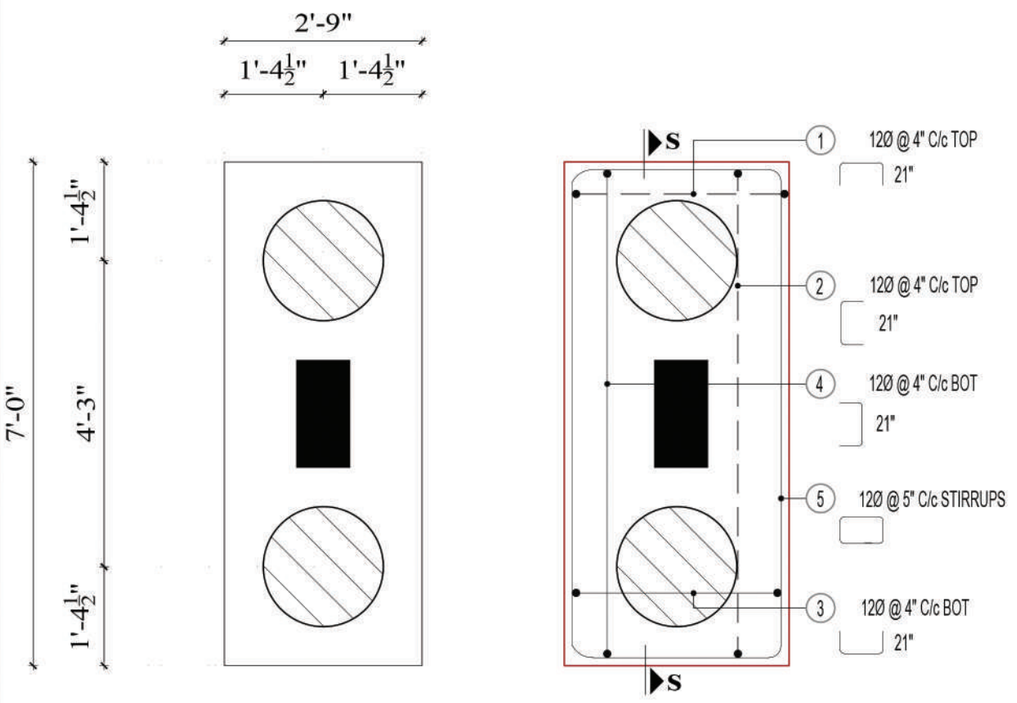
PC1 RC. DETAILS OF SECTION S1-S1



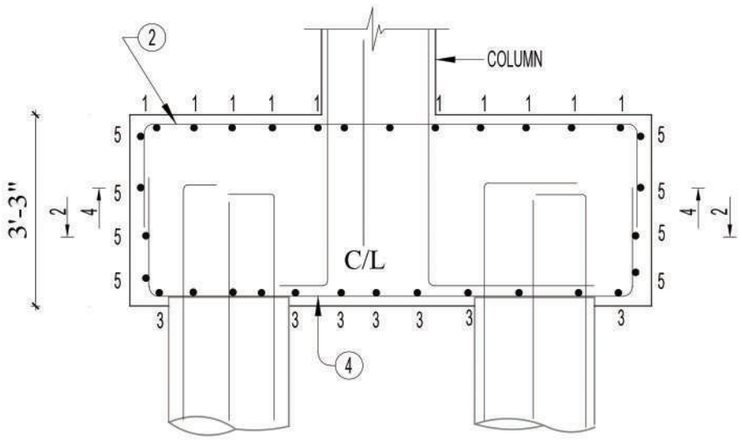
PC3 - PILE CAP REINFORCEMENT DETAILS



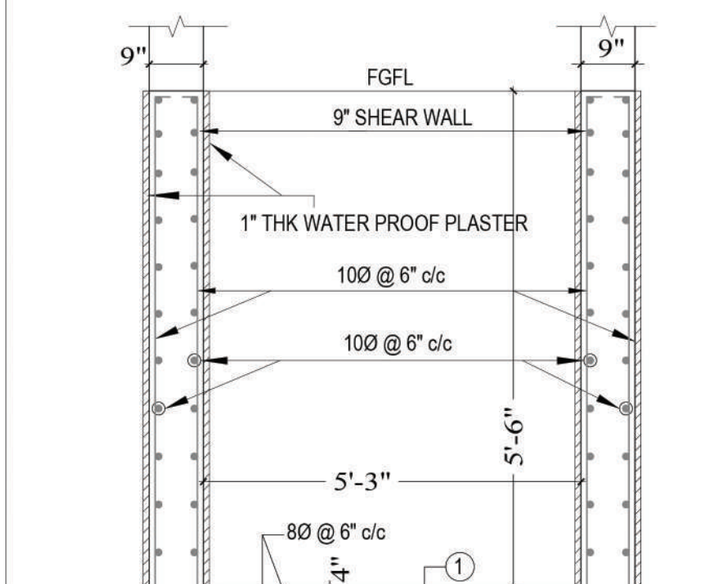
PC3 RC. DETAILS OF SECTION S3-S3



PC2 - PILE CAP REINFORCEMENT DETAILS

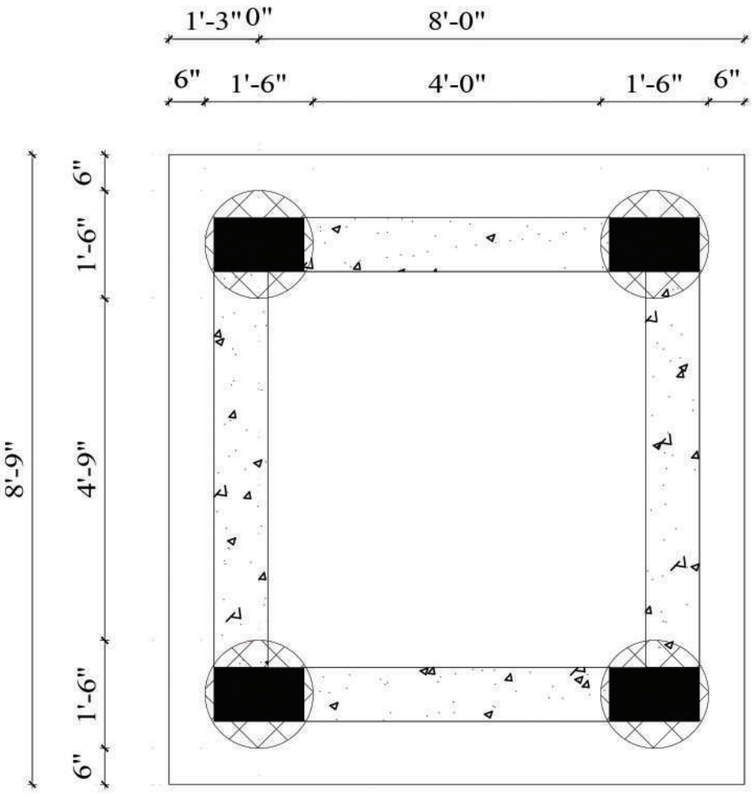


PC2 RC. DETAILS OF SECTION S2-S2



LIFT FOUNDATION SECTION DETAILS

(SECTION-PC5)



PC5 - PILE CAP REINFORCEMENT DETAILS

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PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	**PILECAP SECTION DRAWING**	

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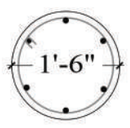
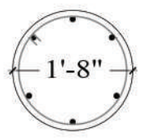
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DRAWING NO:ST–05

REVISION NO:R0

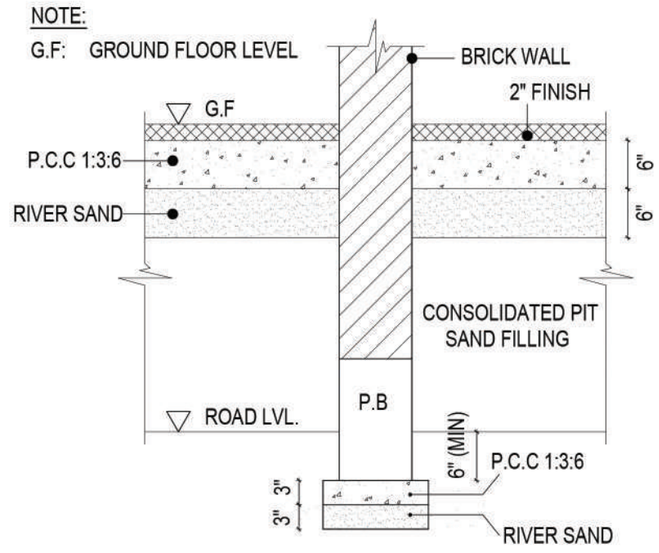
PILE FOUNDATION DETAILS (M30)

NAME	SIZE (mm)	SHAPE	DEPTH	REINFORCEMENT BAR - 7	TIES BAR - 8	NO. OF PILES
P1	450Ø		75'-6" (OR) 23.00 m	(6) - 16Ø	8Ø @ 6" c/c	24
P2	500Ø		75'-6" (OR) 23.00 m	(6) - 16Ø	8Ø @ 6" c/c	11
					TOTAL	35

FOOTING DETAILS (M25)

NAME	FOOTING LOCATION	FOOTING SIZE L x B	DEPTH "D"	DEPTH "d"	REINFORCEMENT (BOTHWAYS) BAR - 1	REINFORCEMENT (BOTHWAYS) BAR - 2	NO OF FOOTINGS
FO	A3 - A9 - D1- D2 E9 - F3 - F9	3'-6" x 3'-6"	12"	-	10@ 6" c/c	10@ 6" c/c	07
						TOTAL	07

NOTE:
G.F: GROUND FLOOR LEVEL

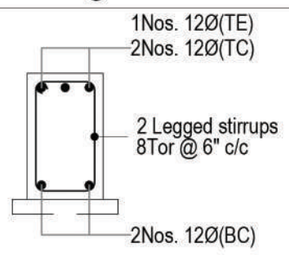
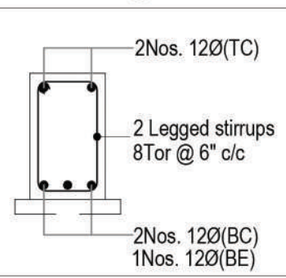
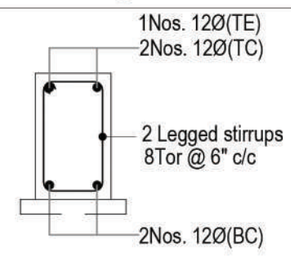


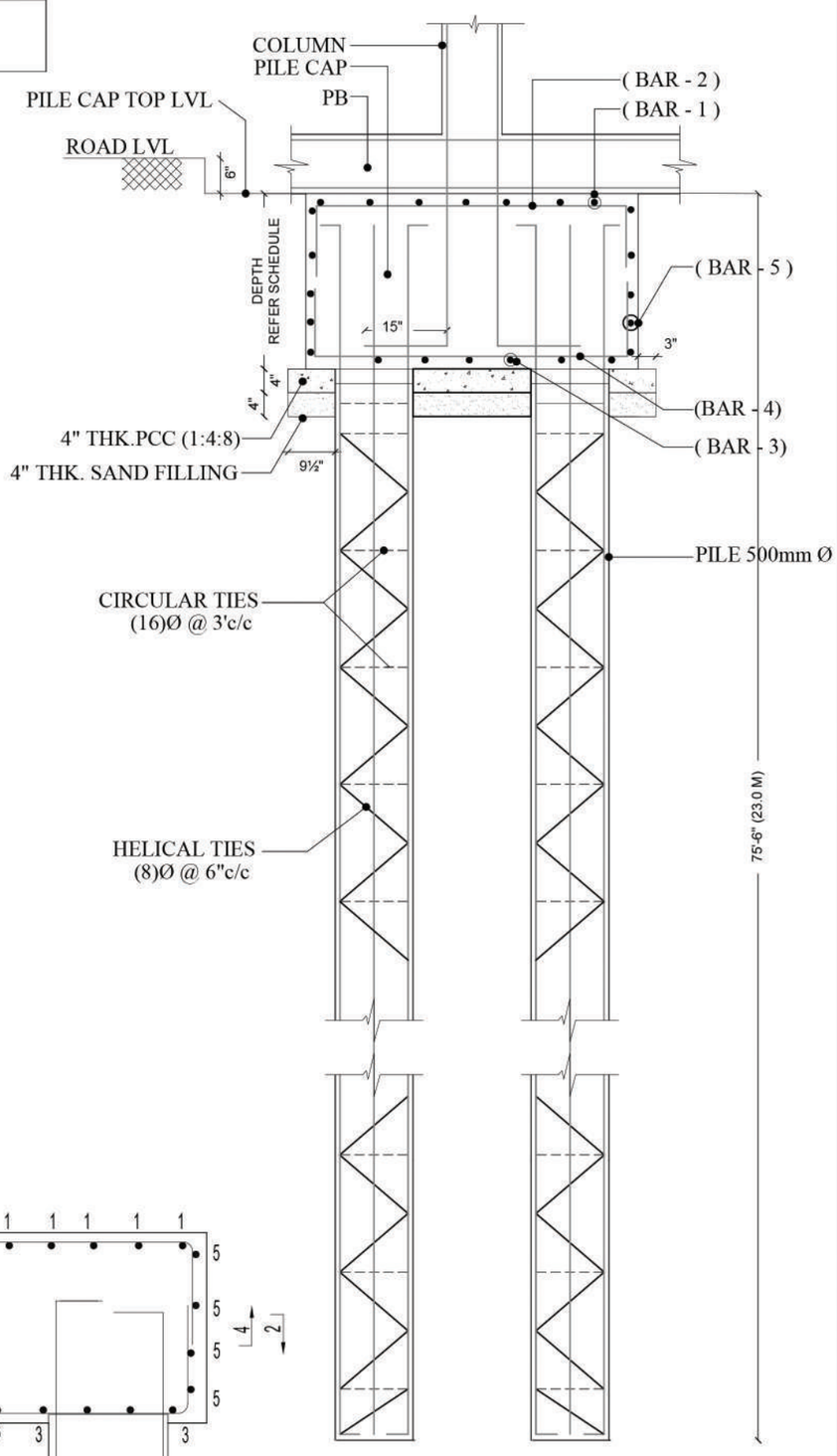
TYPICAL PLINTH BEAM DETAIL

PILE CAP DETAILS (M30)

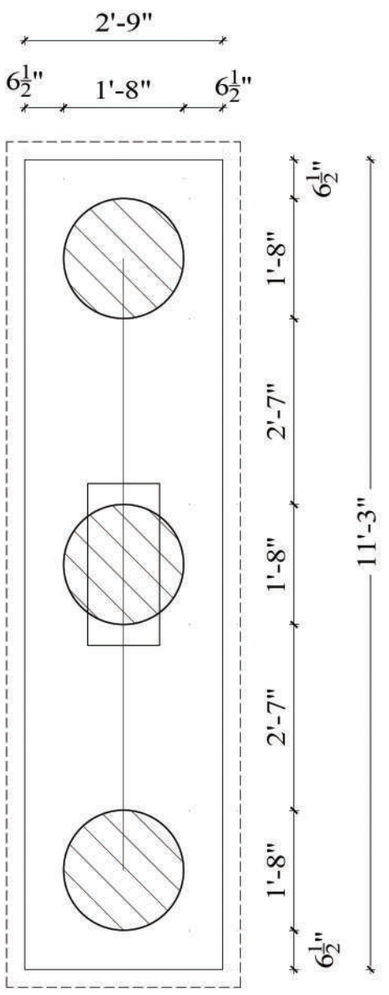
NAME	SIZE "L x B"	PILE CAP DEPTH (D)	NO's CAPS	REINFORCEMENT DETAILS: TOP REINFORCEMENT BOTH WAYS (1& 2)	REINFORCEMENT DETAILS: BOT. REINFORCEMENT BOTH WAYS(3 & 4)	STIRRUPS: HORIZONTAL.TIES BAR - 5
PC1	6'-3" x 2'-6"	3'-3"	04	12Ø @ 4" C/c	12Ø @ 4" C/c	12Ø @ 5" C/c
PC2	7'-0" x 2'-9"	3'-3"	04	12Ø @ 4" C/c	12Ø @ 4" C/c	12Ø @ 5" C/c
PC3	10'-0" x 2'-6"	3'-3"	04	16Ø @ 4" C/c	20Ø @ 4" C/c	12Ø @ 5" C/c
PC4	11'-3" x 2'-9"	3'-3"	01	16Ø @ 4" C/c	20Ø @ 4" C/c	12Ø @ 5" C/c
PC5	8'-9" x 8'-0"	3'-3"	01	16Ø @ 4" C/c	20Ø @ 4" C/c	12Ø @ 5" C/c
		TOTAL	14			

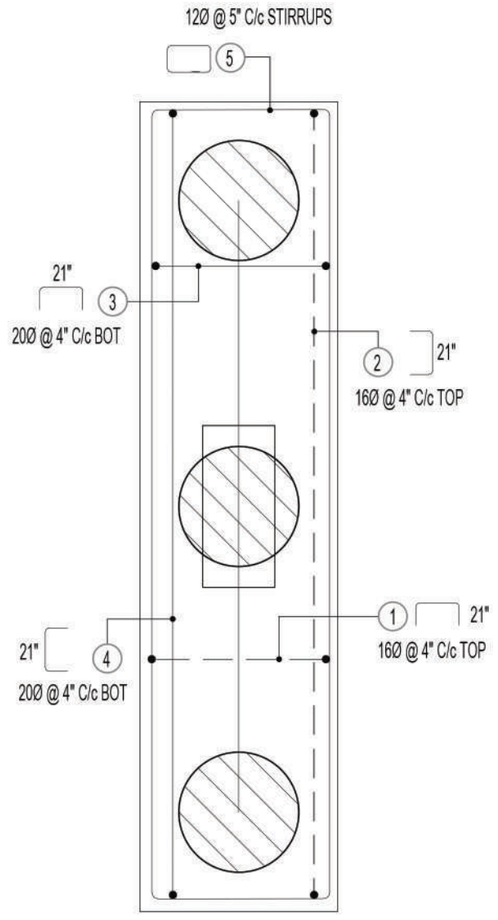
PLINTH BEAM REINFORCEMENT DETAIL (M30)

NAME	CS @ LEFT END	CS @ MIDDLE	CS @ RIGHT END
PB1 (9" x 15")			

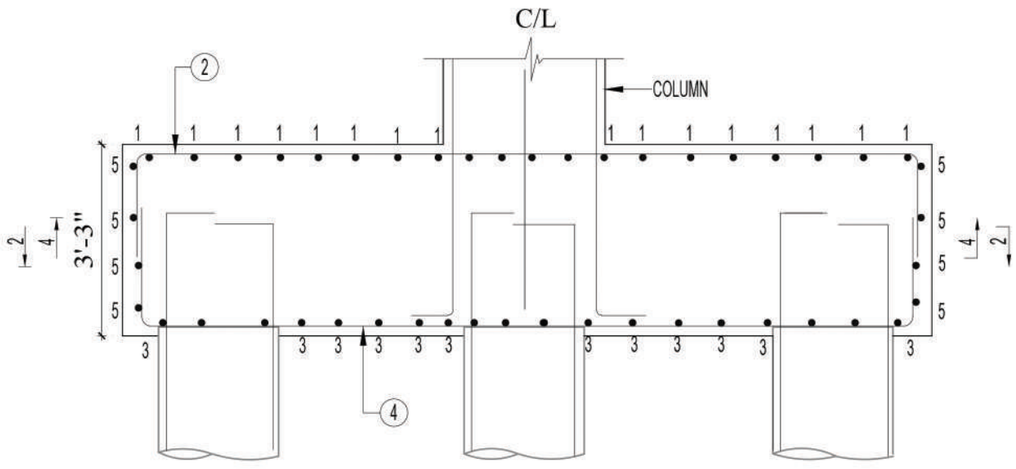


PILE & PILE CAP TYPICAL SECTION





PC4 - PILE CAP REINFORCEMENT DETAILS



PC4 RC. DETAILS OF SECTION S4-S4

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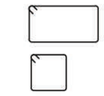
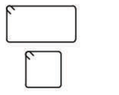
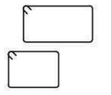
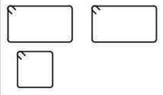
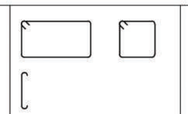
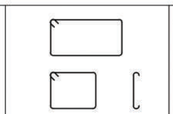
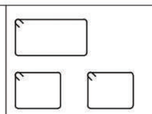
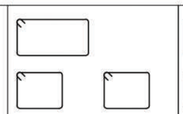
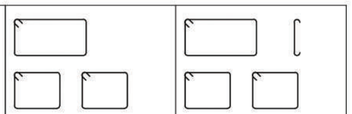
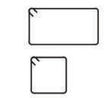
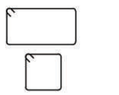
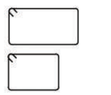
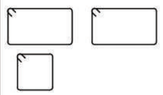
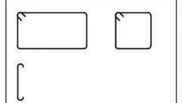
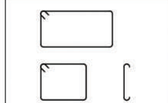
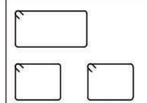
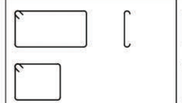
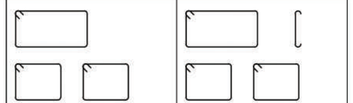
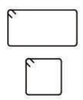
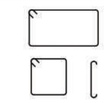
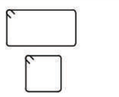
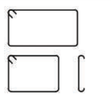
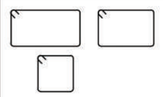
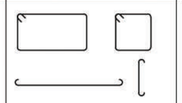
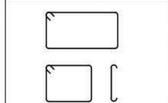
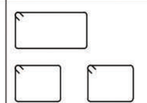
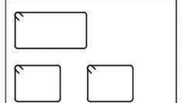
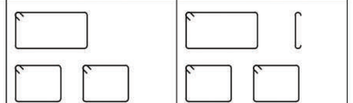
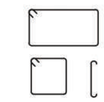
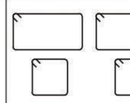
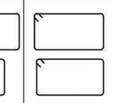
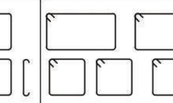
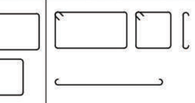
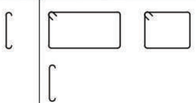
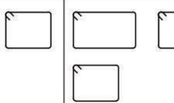
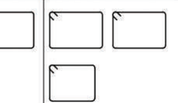
S E W N

DRAWING NO:ST–06

REVISION NO:R0

DRAWING SOLE PROPERTY OF AUDISESHAIAH & SONS IT'S USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL

Y:\2026 PROJECTS\2026 016 - SAGAS - T-NAGAR\4.Stability dwg\STABILITY DWG - 20-8-26.dwg

FOURT FLOOR LVL TO FINAL FLOOR ROOF LVL	-										
		zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c
		M25,FE:550 9" 1'-3" ●T16 ●T12	M25,FE:550 9" 1'-9" ●T20	M25,FE:550 9" 1'-9" ●T25	M25,FE:550 9" 1'-9" ●T20	M25,FE:550 9" 2'-3"	M25,FE:550 1'-0" 2'-3" ●T20	M25,FE:550 1'-0" 2'-3" ●T20	M25,FE:550 1'-0" ●T25 ●T20	M25,FE:550 1'-0" 2'-6" ●T25 ●T16	M25,FE:550 1'-0" 2'-3" ●T25 ●T16	M25,FE:550 1'-0" 2'-9" ●T32 ●T20
		06 - T16 Ø+02 - T12 Ø	08 - T20 Ø	08 - T25 Ø	08 - T20 Ø	08 - T20 Ø+04 - T16 Ø	10 - T20 Ø	10 - T20 Ø	10 - T25 Ø+02 - T20 Ø	10 - T25 Ø+02 - T16 Ø	12 - T25 Ø+02 - T16 Ø	12 - T32 Ø+02 - T20 Ø
		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
THIRD FLOOR LVL TO THIRD FLOOR ROOF LVL	-										
		zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c
		M25,FE:550 9" 1'-3" ●T16 ●T12	M25,FE:550 9" 1'-9" ●T20	M25,FE:550 9" 1'-9" ●T25	M25,FE:550 9" 1'-9" ●T20	M25,FE:550 9" 2'-3" ●T25 ●T16	M25,FE:550 1'-0" 2'-3" ●T25	M25,FE:550 1'-0" 2'-3" ●T20	M25,FE:550 1'-0" ●T25 ●T20	M25,FE:550 1'-0" 2'-6" ●T25 ●T16	M25,FE:550 1'-0" 2'-3" ●T25 ●T16	M25,FE:550 1'-0" 2'-9" ●T32 ●T20
		06 - T16 Ø+02 - T12 Ø	08 - T20 Ø	08 - T25 Ø	08 - T20 Ø	08 - T25 Ø+04 - T16 Ø	10 - T25 Ø	10 - T20 Ø	10 - T25 Ø+02 - T20 Ø	10 - T25 Ø+02 - T16 Ø	12 - T25 Ø+02 - T16 Ø	12 - T32 Ø+02 - T20 Ø
		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
FIRST FLOOR LVL TO SECON FLOOR ROOF LVL	-										
		zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c
		M25,FE:550 9" 1'-3" ●T16 ●T12	M25,FE:550 9" 1'-9" ●T20	M25,FE:550 9" 1'-9" ●T25	M25,FE:550 9" 1'-9" ●T25 ●T16	M25,FE:550 9" 2'-3" ●T25 ●T20	M25,FE:550 1'-0" 2'-3" ●T25 ●T20	M25,FE:550 1'-0" 2'-3" ●T25 ●T20	M25,FE:550 1'-0" ●T32 ●T25	M25,FE:550 1'-0" 2'-6" ●T32 ●T25	M25,FE:550 1'-0" 2'-3" ●T25 ●T16	M25,FE:550 1'-0" 2'-9" ●T32 ●T20
		06 - T16 Ø+02 - T12 Ø	10 - T20 Ø	08 - T25 Ø	08 - T25 Ø+02 - T16 Ø	10 - T25 Ø+02 - T20 Ø	10 - T25 Ø+02 - T20 Ø	08 - T25 Ø+02 - T20 Ø	10 - T32 Ø+02 - T25 Ø	10 - T32 Ø+02 - T25 Ø	12 - T25 Ø+02 - T16 Ø	12 - T32 Ø+02 - T20 Ø
		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
FOUNDATION TO STILTS FLOOR ROOF LVL											
	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c	zone-2 LINKS : T8@6"c/c zone-1 LINKS : T8@4"c/c
	M25,FE:550 ● T12	M25,FE:550 9" 1'-3" ●T16 ●T12	M25,FE:550 9" 1'-9" ●T20	M25,FE:550 3" 9" 1'-9" ●T25 ●T12	M25,FE:550 3" 9" 1'-9" ●T25 ●T16 ●T12	M25,FE:550 9" 2'-3" ●T25 ●T20	M25,FE:550 1'-0" 2'-3" ●T25 ●T20	M25,FE:550 1'-0" 2'-3" ●T25 ●T20	M25,FE:550 1'-0" ●T32 ●T25	M25,FE:550 1'-0" 2'-6" ●T32 ●T25	M25,FE:550 1'-0" 2'-3" ●T25 ●T16	M25,FE:550 1'-0" 2'-9" ●T32 ●T20
	04 - T12 Ø	06 - T16 Ø+02 - T12 Ø	10 - T20 Ø	08 - T25 Ø+04 - T12 Ø	08 - T25 Ø+02 - T16 Ø+04 - T12 Ø	10 - T25 Ø+02 - T20 Ø	10 - T25 Ø+02 - T20 Ø	08 - T25 Ø+02 - T20 Ø	10 - T32 Ø+02 - T25 Ø	10 - T32 Ø+02 - T25 Ø	12 - T25 Ø+02 - T16 Ø	12 - T32 Ø+02 - T20 Ø
COLUMN MARKED	C0-UPTO PLINTH TOP LVL	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
GRID	A3 - A9 - D1 - D2 - F3 - E9 - F9	B5 - B6 - C5 - C6	A4	A1 - F1	F4	D4	A10 - D8	A8 - F7	E10	A2	F10	F2
NO OF COLUMN	07	04	01	02	01	01	02	02	01	01	01	01
											TOTAL	17 + 07 = 24

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The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	COLUMN REINFORCEMENT DETAILS	

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ARCHITECTS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
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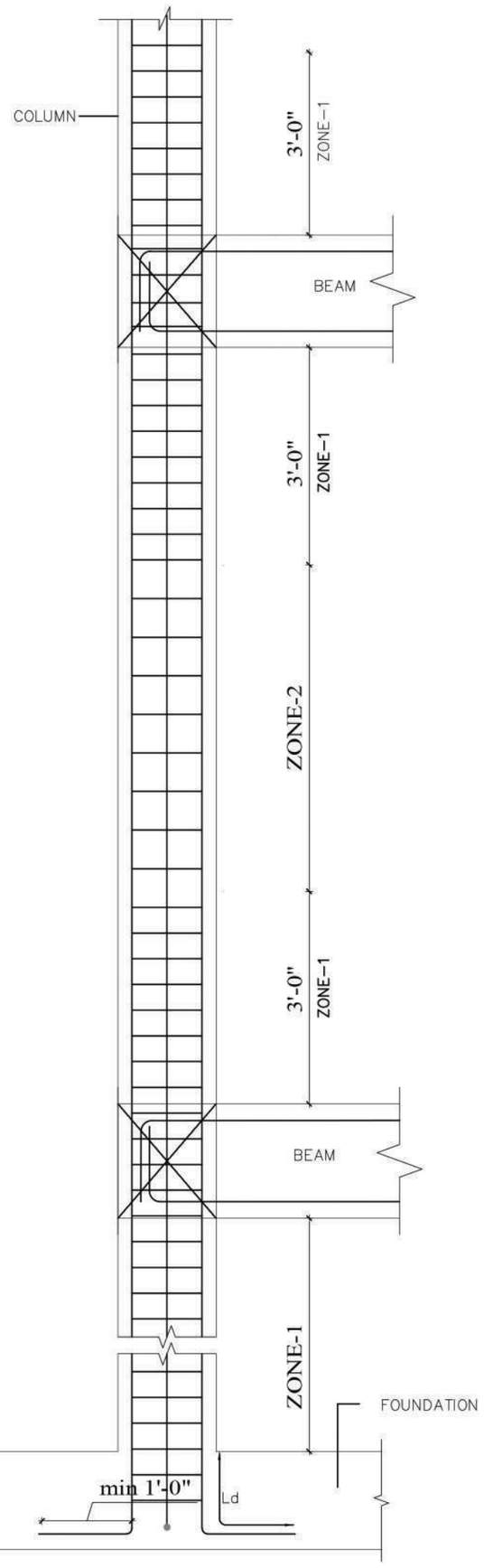
DRAWING SOLE PROPERTY OF AUDISESHAIAH & SONS IT'S USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL

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S E W N

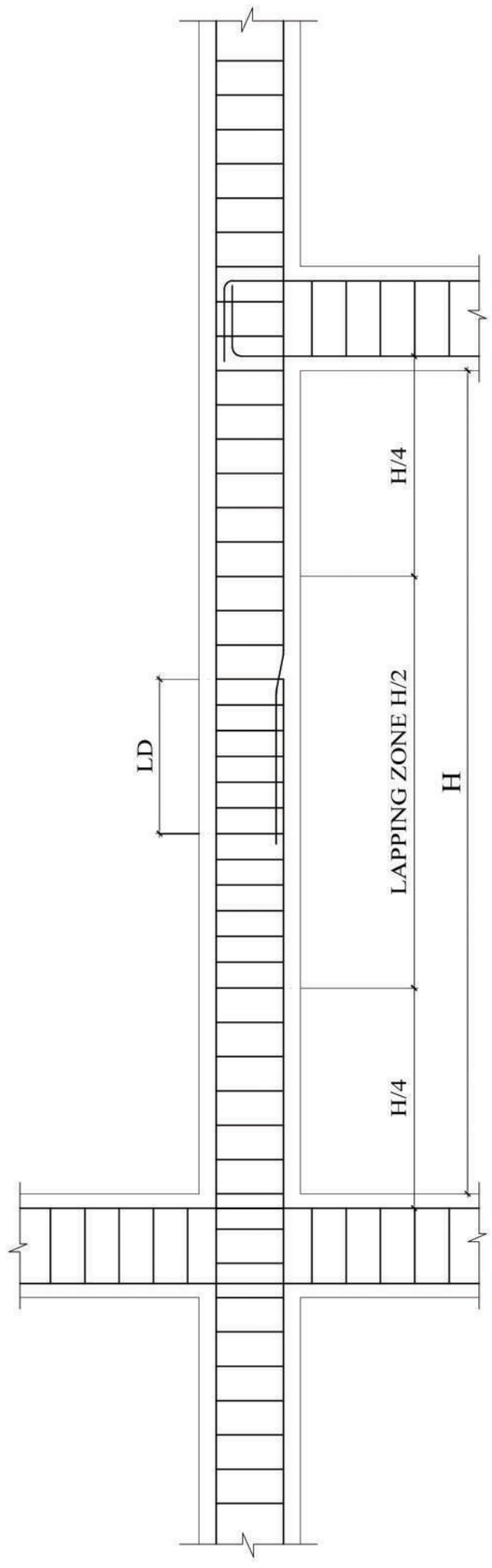
DRAWING NO:ST–07

REVISION NO:R0



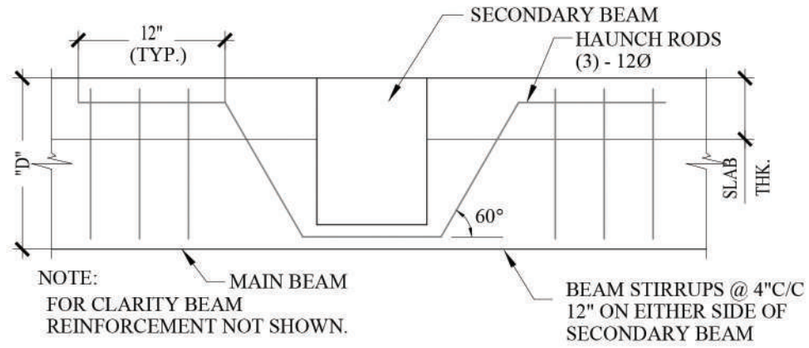
TIE SPACING DETAILS AT JUNCTION OF COLUMN-BEAM

*total length should not be less than Ld



TYP.DET.OF COLUMN LAPPING ZONE

LD : LAP LENGTH
H : HEIGHT OF COLUMN



HAUNCH DETAIL AT BEAM INTERSECTIONS

NOTES :

1. ALL STRUCTURAL DRAWINGS MUST BE READ ALONG WITH ARCHITECTURAL DRAWINGS ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF ENGR-IN-CHARGE BEFORE EXECUTION.
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE THE EXECUTION OF WORK.
3. ALL DIMENSIONS ARE IN METERS AND MILLIMETERS UNLESS OTHERWISE SPECIFIED & FIGURED DIMENSIONS SHALL BE FOLLOWED.
4. ANY DESCRIPANCIES OR OMISSION OR CHANGES SHALL BE BROUGHT TO NOTICE PRIOR TO EXECUTION
5. USE CONCRETE

PILE CONCRETE GRADE	- M30(DESIGN MIX)
COLUMN CONCRETE GRADE	- M30 (DESIGN MIX)
BEAM CONCRETE GRADE	- M30 (DESIGN MIX)
SLAB CONCRETE GRADE	- M30 (DESIGN MIX)
LIFT WALL CONCRETE GRADE	- M30 (DESIGN MIX)
STAIRCASE CONCRETE GRADE	- M30(DESIGN MIX)
DOMESTIC & FIRE FIGHTING OHT CONCRETE GRADE	- M30 (DESIGN MIX)
LINTELS,CHEJJAS , LOFT, RCC BRACKETS ,FINS , LEDGES ,RCC TRENCHES,DG,CHILLERS,PUMP & TRANSFO FOUNDATIONS CONCRETE GRADE	- M25 (DESIGN MIX)

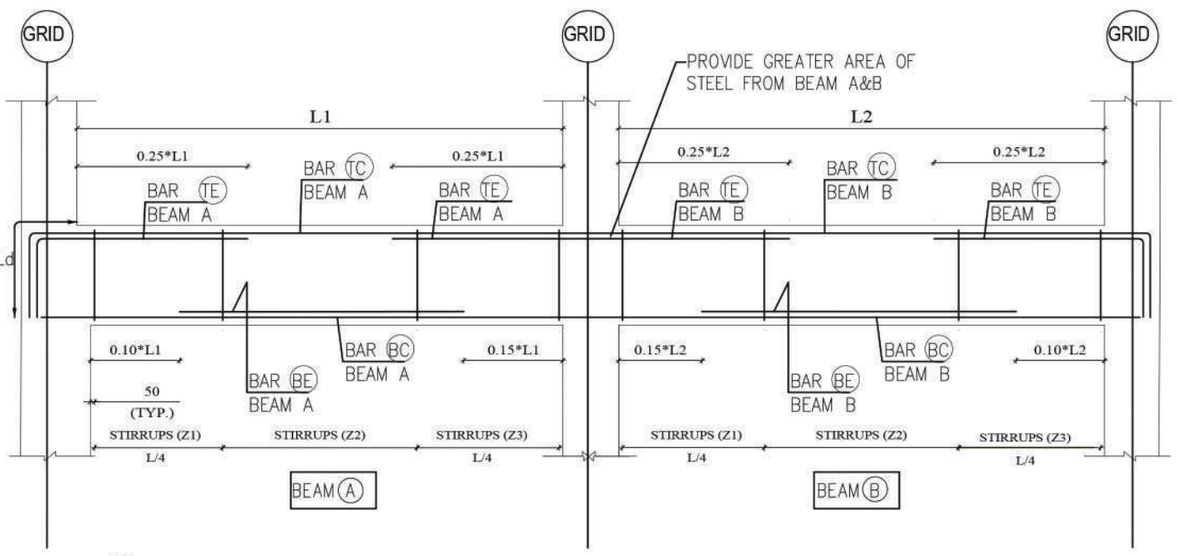
6. MINIMUM CEMENT CONTENT SHALL NOT BE LESS THAN 300 KG/CU.M FOR M25 GRADE OF CONCRETE.
7. HIGH YIELD STRENGTH DEFORMED BARS Fe 550D CONFIRMING IS 1786-1985 TO BE USED.
8. NO ADMIXTURES SHALL BE ADDED WITHOUT PERMISSION OF CONSULTANT.
9. CLEAR COVER TO REINFORCEMENT FOR FOOTING : 50MM, COLUMN 40MM, R.C.C WALL AND BEAM 30MM, SLAB 25MM TO LINKS. FREE FACE = 25 mm FOR ALL STRUCTURES BELOW GROUND LEVEL CLEAR COVER TO BE INCREASED BY 25mm ON ALL SIDES OF CONCRETE SECTION.
10. DEVELOPMENT LENGTH OF BAR Ldt AS 50 Ø IN TENSION, Ldc AS 40 Ø IN COMPRESSION,WHERE Ø = DIA OF BAR.
11. PROVIDE SPACER BAR AT EVERY 0.90 M INTERVALS.
12. FOLLOW DUCTILE DETAILING AS PER IS 13920 AND FOR ALL OTHER RCC GENERAL NOTES REFER SHEET
13. REFER ARCH./CIVIL DWG. FOR BOX TYPE WATER PROOFING.
14. DO NOT CAST ANY R.C.C WORK UNLESS IT IS CHECKED AND CONFIRMED BY ENGINEER.
15. DESIGN OF CENTERING, SHUTTERING, AND CONCRETE MIX IS CONTRACTOR RESPONSIBILITY.
16. ALL REINFORCEMENT SHALL BE FREE FROM LOOSE SCALES, RUST, COAT OF PAINT, OIL OR ANY OTHER SUBSTANCES.
17. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED, NEITHER THE DRAWING SHALL BE SCALED OUT NOR THE BARS SHALL BE COUNTED.
18. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND THE ARCHITECTURAL DRAWING SHALL BE BROUGHT TO THE NOTICE OF THIS OFFICE BEFORE EXECUTION.
19. STRUCTURE IS DESIGNED AS PER ARCHITECTURAL DRAWING.
20. NO CHANGES SHALL BE MADE WITHOUT THE CONCERN OF THE STRUCTURAL CONSULTANT.
21. FOLLOW DUCTILE DETAILING AS PER IS 13920 (REFER SHEET NO. A)
22. THE STRUCTURE HAS BEEN DESIGNED FOR MODERATE EXPOSURE & 2 HRS FIRE-RATING AS PER IS 456 - 2000.
23. ALL TOP BARS OF BEAMS TERMINATING AT INTERMEDIATE SPAN SHALL BE CARRIED INTO THE ADJACENT SPAN FOR A LENGTH OF 0.3L OF THE ADJACENT SPAN OR Ld WHICH EVER IS MORE.
24. 200 MM THK BLOCK WALLS SHALL REST DIRECTLY ON PLINTH BEAMS BELOW.
25. THE SAFE BEARING CAPACITY OF SOIL IS TAKEN AS 450mm DIA PILE AT 23M DEPTH IS 840 kN 500mm DIA PILE AT 23M DEPTH IS 1030 kN AS PER REVISED SOIL REPORT.
26. THE STRUCTURE IS DESIGNED FOR EARTHQUAKE LOAD OF SEISMIC ZONE III.
28. STRUCTURE IS DESIGNED FOR STILT + FIVE FLOORS.

LEGEND:-

REINFORCEMENT IS DENOTED AS :

10 # @ 200 C/C

- SPACING OF BAR IN mm
- HYSD BARS CONFORMING TO IS:1786
- DIA OF BAR IN mm



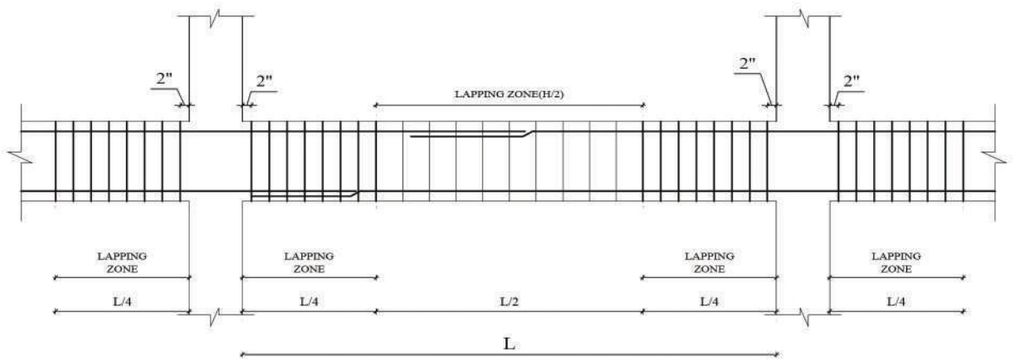
BAR (?) -SEE BEAM LONGITUDINAL SECTION FOR BAR SIZES

REFER TO PLANS FOR REQUIRED REINFORCEMENT.

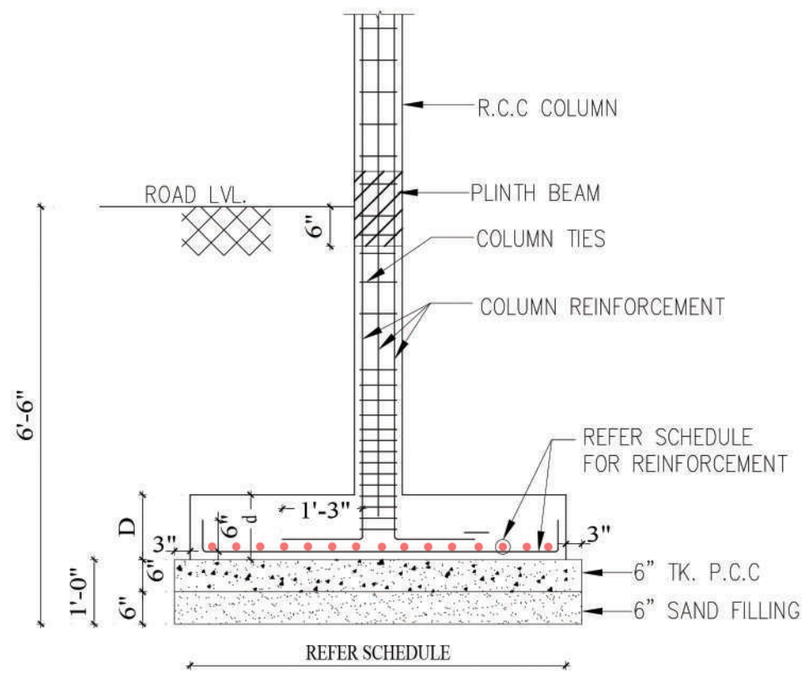
REINF. COVER TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.

ELEVATION: END AND INNER SPANS.

TYPICAL BEAM REINFT. LAYOUT DETAIL



BEAM LAPPING ZONE DETAILS



TYPICAL FOOTING SECTION

M. VENKATASUBBA RAO
BE, MS (Structural)
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The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

STAGE:	STRUCTURAL DRAWING	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	FOUNDATION TYPICAL DETAILS	

AUDISESHAIAH & SONS
ARCHITECTS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
38/74, BAZULLAH ROAD, MASS TOWER, FIRST FLOOR, T. NAGAR, CHENNAI – 600 017.
TEL: + 91 44 28344962/857
Email ID: audisons@gmail.com

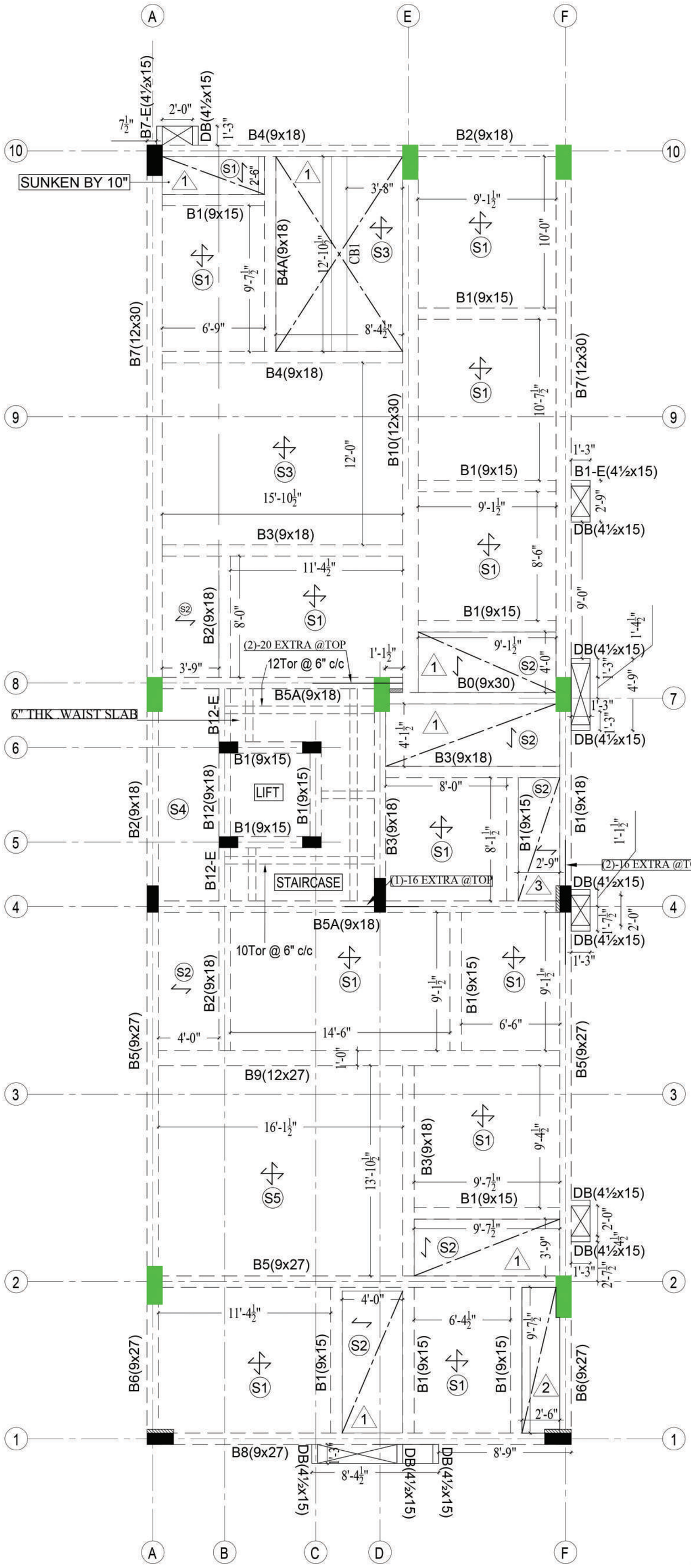
M.VENKATA SUBBA RAO
B.E, M.S(STRUCTURAL)
REGISTERED ENGINEER I (RE),
CMDA NO.RE/GR-1/19/03/070,
LICENSED SURVEYOR,CLASS I,
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DRAWING NO:ST-08

REVISION NO:R0



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DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	STILTS FLOOR ROOF DRAWING	

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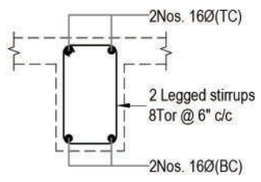
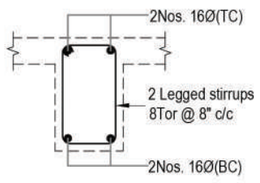
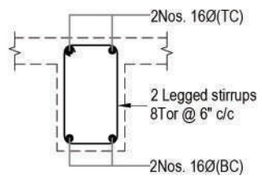
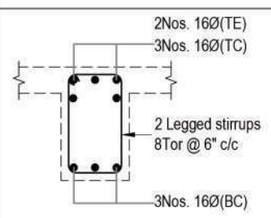
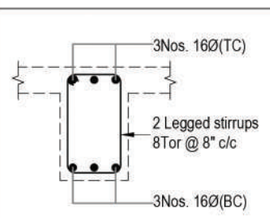
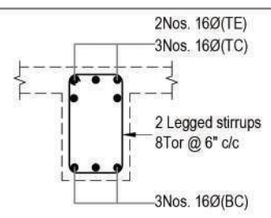
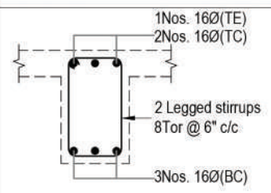
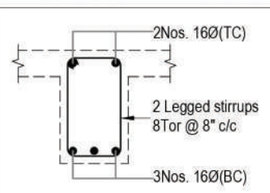
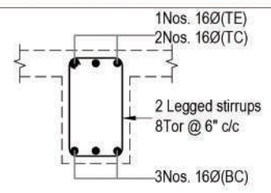
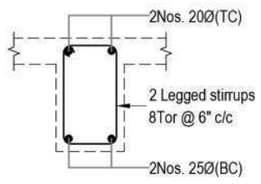
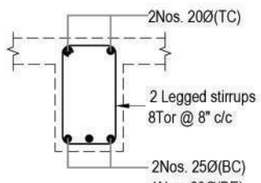
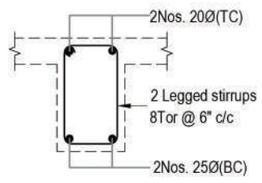
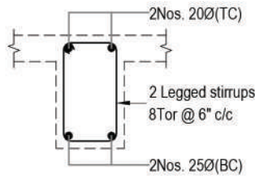
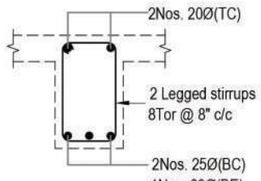
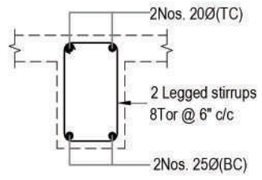
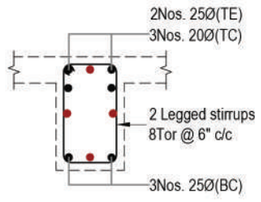
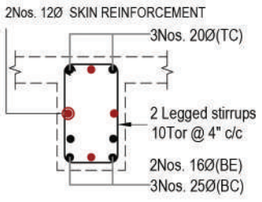
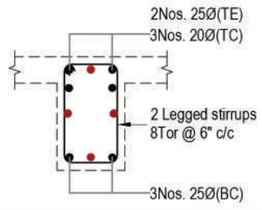
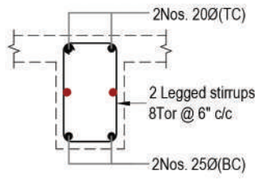
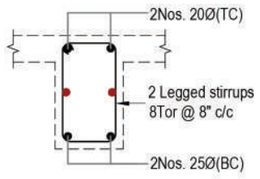
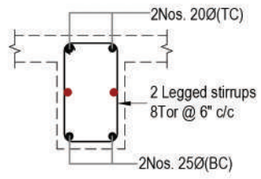
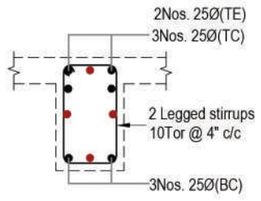
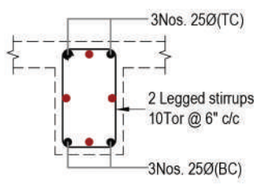
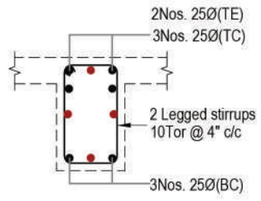
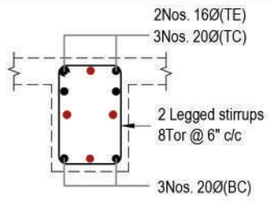
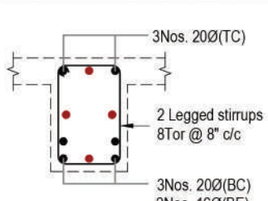
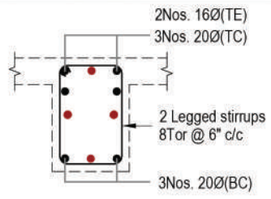
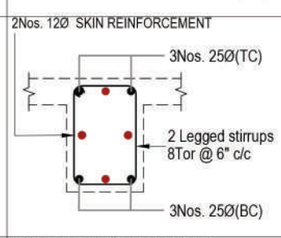
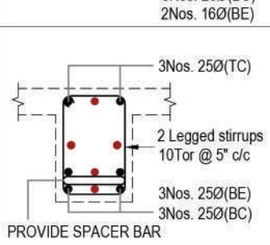
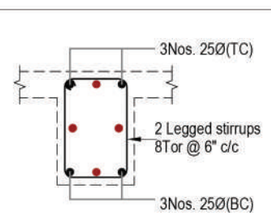
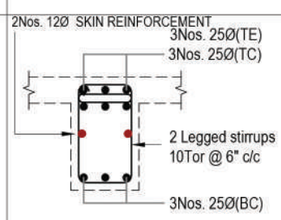
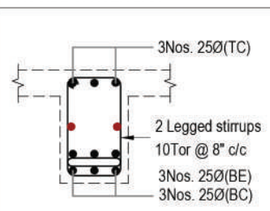
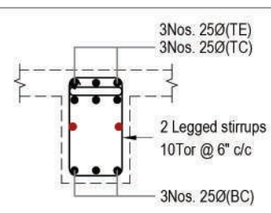
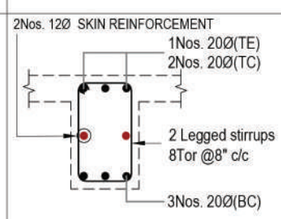
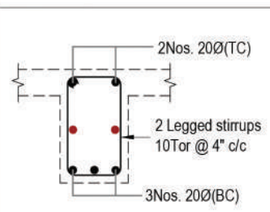
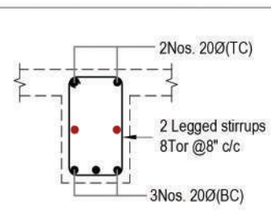
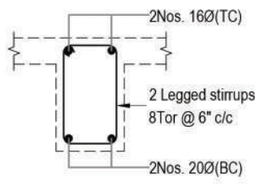
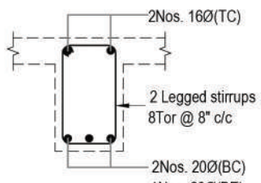
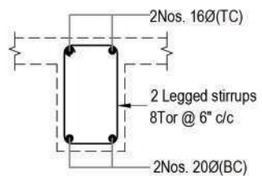
DRAWING SOLE PROPERTY OF AUDISESHAIAH & SONS IT'S USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL

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DRAWING NO:ST–09

REVISION NO:R0

STILTS & FIRST FLOOR ROOF REINFORCEMENT DETAIL (M25)

NAME	CS @ LEFT END	CS @ MIDDLE	CS @ RIGHT END
B1 (9" x 15") (9" x 18")			
B2 (9" x 18")			
B3 (9" x 18")			
B4 (9" x 18")			
B4A (9" x 18")			
B5 (9" x 27")			
B6 (9" x 27")			
B7 (9" x 30") (12" x 30")			
B8 (9" x 27")			
B9 (12" x 27")			
B10 (12" x 30")			
B0 (9" x 30")			
B11 (9" x 18")			

STILTS & FIRST FLOOR ROOF REINFORCEMENT DETAIL (M25)

NAME	CS @ LEFT END	CS @ MIDDLE	CS @ RIGHT END
CB1 12" x 5"			
B12 (9" x 18")			
CB2 15" x 6"			
DB (4½" x 15")			

SCHEDULE OF RCC SLABS (M25) - STILTS & FIRST FLOOR ROOF

SL NO	NAME OF SLAB	THICKNESS IN INCH	MAIN BARS				TYPE
			SHORT SPAN		LONG SPAN		
			DIA	SPACING	DIA	SPACING	
01	S1	5"	T8	6" C/C @	T8	6" C/C @	TWO WAY
02	S2	5"	T8	6" C/C @	T8	6" C/C @	ONE WAY
03	S3	5"	T10	6" C/C @	T10	8" C/C @	TWO WAY
04	S4	6"	T10	6" C/C @	T10	8" C/C @	ONE WAY
05	S5	6"	T10	6" C/C @	T10	8" C/C @	TWO WAY

1 - SUNKEN BY 10"

2 - SUNKEN BY 6"

3 - SUNKEN BY 3"

NOTE:
PROVIDE SPACER BAR @25MM 900mmC/C
EVERY DOUBLE LAYER BEAM TOP & BTM.

CROSS SECTION @ MIDDLE

CROSS SECTION @ END

LEGEND:-

B? - E - BEAM TOP & BOTTOM BARS SHOULD BE EXTENDED

B? - E(T) - BEAM TOP BARS SHOULD BE EXTENDED

(CS) SLAB TOP & BOTTOM BAR EXTENDED

NOTE:-

1. USE CONCRETE MIX M25 FOR BEAM & M25 (1 : 1 :2) FOR SLAB.
2. USE STEEL GRADE Fe 500.
3. USE VIBRATOR FOR ALL CONCRETING WORKS.
4. USE MIN. LAP LENGTH OF 55Ø FOR ALL RODS.
5. THE WATER USED FOR CONCRETE SHOULD BE POTABLE (PH-7).
6. REMOVE BENDS IN ALL RODS (EVEN IN 6MM RODS).
7. AVOID LAPPING AT TENSION PORTIONS.
8. THE GAP BETWEEN THE TWO LAYERS OF REINFORCEMENT SHOULD BE MAINTAINED BY PROVIDING SPACER RODS (DISTANCE SHOULD NOT BE MORE THAN DIA. OF BAR OR 1").
9. IN ALL CANTILEVER PORTION THE BEAM TOP RODS SHOULD BE EXTENDED.
10. Ø - INDICATES ROD DIAMETER IN MM.
11. CONCRETE MIX M25 (1:1:2) FOR COLUMN
12. COVER FOR COLUMN 1½"
13. COVER FOR BEAM 1"
14. COVER FOR SLAB ¾"
15. ALL SLABS ARE 5"TK UNLESS OTHERWISE SPECIFIED.
16. ALL SERVICE AREA SLABS SHOULD BE SUNKEN BY 3" UNLESS OTHERWISE NOTED.
17. CONCRETING NOT PERMITTED WITHOUT THE PERMISSION / APPROVAL/SITE INSPECTION FROM / BY STRUCTURAL ENGINEER.

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The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

STAGE:	STRUCTURAL DRAWING	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	STILTS & FIRST FLOOR ROOF REIN.FT DETAILS	

AUDISESHAIAH & SONS
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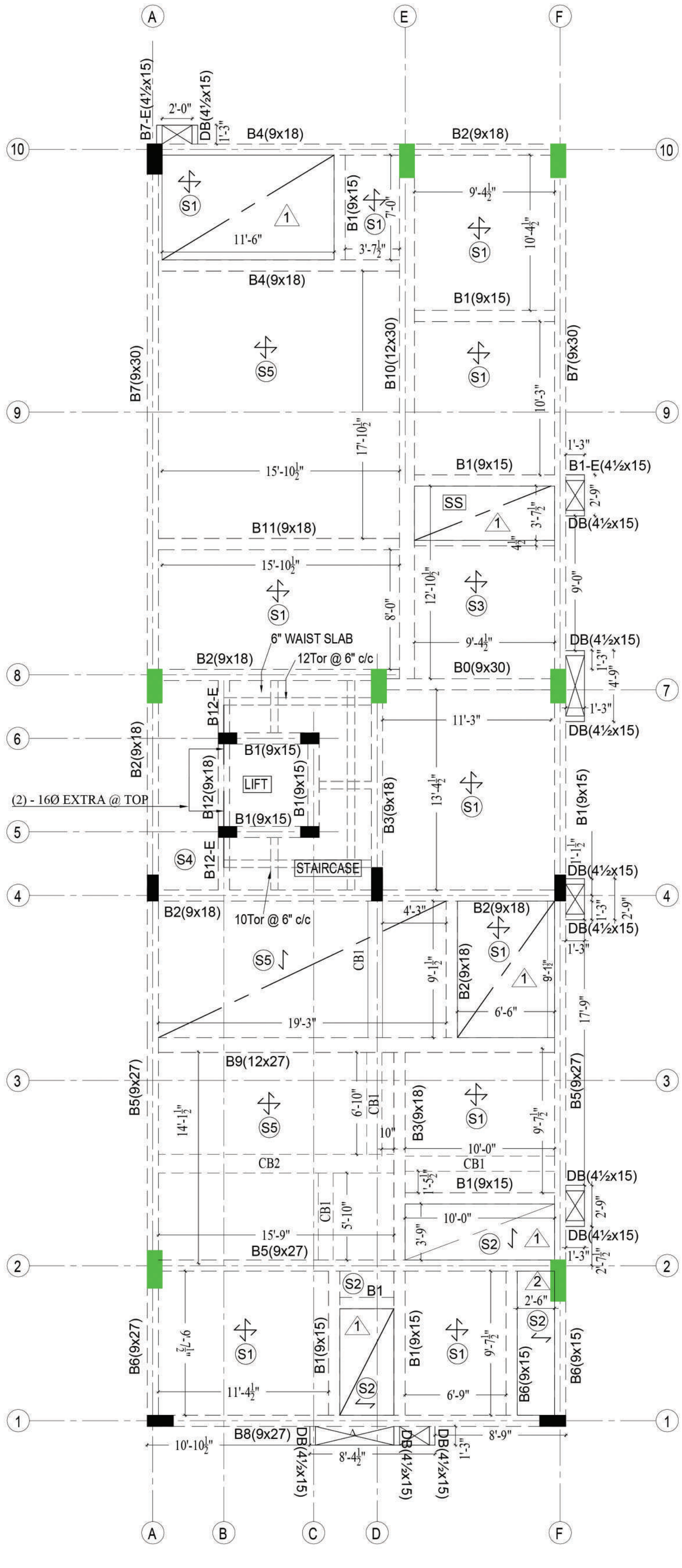
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S E W N

DRAWING NO:ST–10

REVISION NO:R0



The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	**FIRST FLOOR ROOF DRAWING**	

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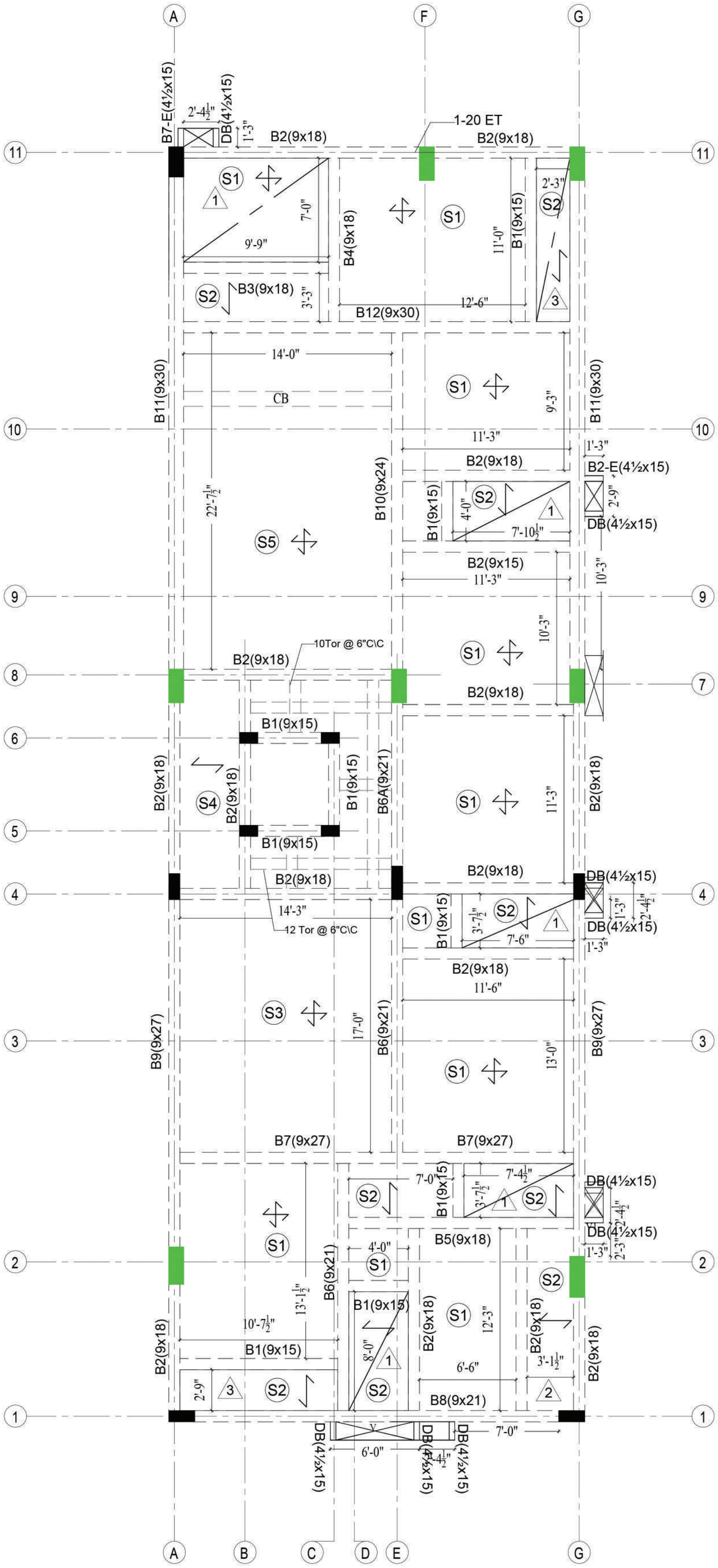
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DRAWING NO:ST–11

REVISION NO:R0



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STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	SECOND,THIRD AND FOURTH FLOOR ROOF DRAWING	

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DRAWING NO:ST–12

REVISION NO:R0

SECOND,THIRD,FOURTH & FIFTH FLOOR ROOF REINFORCEMENT DETAIL (M25)

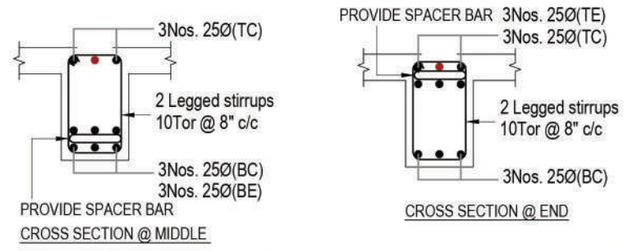
NAME	CS @ LEFT END	CS @ MIDDLE	CS @ RIGHT END
B1 (9" x 15")	2Nos. 12Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2Nos. 12Ø(BC)	2Nos. 12Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2Nos. 12Ø(BC) 1Nos. 16Ø(BE)	2Nos. 12Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2Nos. 12Ø(BC)
B2 (9" x 15") (9" x 18")	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 2Nos. 16Ø(BC)	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 2Nos. 16Ø(BC) 1Nos. 16Ø(BE)	1Nos. 16Ø(TE) 2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 2Nos. 16Ø(BC)
B3 (9" x 18")	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 3Nos. 20Ø(BC)	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 3Nos. 20Ø(BC)	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 3Nos. 20Ø(BC)
B4 (9" x 18")	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2No.25Ø(BC)	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 2Nos. 25Ø(BC) 1Nos. 25Ø(BE)	2Nos. 16Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2Nos. 25Ø(BC)
B5 (9" x 18")	2Nos. 20Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 3Nos. 25Ø(BC)	2Nos. 20Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 3Nos. 25Ø(BC) 2Nos. 16Ø(BE)	2Nos. 20Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 3Nos. 25Ø(BC)
B6 (9" x 21")	2Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 3Nos. 25Ø(BC)	2Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 3Nos. 25Ø(BC)	3Nos. 25Ø(TC) 2Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 3Nos. 25Ø(BC)
B6A (9" x 21")	2Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2Nos. 25Ø(BC)	2Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 2Nos. 25Ø(BC)	3Nos. 25Ø(TC) 2Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 2Nos. 25Ø(BC)
B7 (9" x 27")	3Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 3Nos. 25Ø(BC)	3Nos. 25Ø(TC); 2 Legged stirrups 8Tor @ 8" c/c; 3Nos. 25Ø(BC) 2Nos. 20Ø(BE)	3Nos.25Ø(TC); 2 Legged stirrups 8Tor @ 6" c/c; 3Nos. 25Ø(BC) 2Nos. 20Ø(BE)
B8 (9" x 21")	2Nos. 16Ø(TC) 3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 8" c/c; 3Nos. 25Ø(BC) 2Nos. 16Ø(BE)	2Nos. 16Ø(TC) 3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)
B9 (9" x 27")	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 8" c/c; 3Nos. 25Ø(BC) 2Nos. 16Ø(BE)	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)
B10 (9" x 24")	2Nos. 12Ø SKIN REINFORCEMENT 3Nos. 25Ø(BC) 3Nos. 20Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)	3Nos. 20Ø(TC); 2 Legged stirrups 10Tor @ 8" c/c; 3Nos. 25Ø(BC)	3Nos. 20Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)
B11 (9" x 30")	2Nos. 12Ø SKIN REINFORCEMENT 3Nos. 25Ø(TE) 3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 8" c/c; 3Nos. 25Ø(BC) 2Nos. 16Ø(BE)	3Nos. 25Ø(TE) 3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)
B12 (9" x 30")	2Nos. 12Ø SKIN REINFORCEMENT 3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 8" c/c; 2Nos. 20Ø(BE) 3Nos. 25Ø(BC)	3Nos. 25Ø(TC); 2 Legged stirrups 10Tor @ 6" c/c; 3Nos. 25Ø(BC)

SCHEDULE OF RCC SLABS (M25)-SECOND ,THIRD,FOURTH & FIFTH FLOOR ROOF

SL NO	NAME OF SLAB	THICKNESS IN INCH	MAIN BARS				TYPE
			SHORT SPAN		LONG SPAN		
			DIA	SPACING	DIA	SPACING	
01	S1	5"	T8	6" C/C @	T8	6" C/C @	TWO WAY
02	S2	5"	T8	6" C/C @	T8	6" C/C @	ONE WAY
03	S3	5"	T10	6" C/C @	T10	8" C/C @	TWO WAY
04	S4	6"	T10	6" C/C @	T10	8" C/C @	ONE WAY
05	S5	6"	T10	6" C/C @	T10	8" C/C @	TWO WAY

1 - SUNKEN BY 10"
2 - SUNKEN BY 6"
3 - SUNKEN BY 3"

NOTE:
PROVIDE SPACER BAR @25MM 900mmC/C
EVERY DOUBLE LAYER BEAM TOP & BTM.



LEGEND:-
B? - E - BEAM TOP & BOTTOM BARS SHOULD BE EXTENDED
B? - E(T) - BEAM TOP BARS SHOULD BE EXTENDED

(CS) SLAB TOP & BOTTOM BAR EXTENDED

NOTE:-
1. USE CONCRETE MIX M25 FOR BEAM & M25 (1 : 1 :2) FOR SLAB.
2. USE STEEL GRADE Fe 500.
3. USE VIBRATOR FOR ALL CONCRETING WORKS.
4. USE MIN. LAP LENGTH OF 55Ø FOR ALL RODS.
5. THE WATER USED FOR CONCRETE SHOULD BE POTABLE (PH-7).
6. REMOVE BENDS IN ALL RODS (EVEN IN 6MM RODS).
7. AVOID LAPPING AT TENSION PORTIONS.
8. THE GAP BETWEEN THE TWO LAYERS OF REINFORCEMENT SHOULD BE MAINTAINED BY PROVIDING SPACER RODS (DISTANCE SHOULD NOT BE MORE THAN DIA. OF BAR OR 1").
9. IN ALL CANTILEVER PORTION THE BEAM TOP RODS SHOULD BE EXTENDED.
10. Ø - INDICATES ROD DIAMETER IN MM.
11. CONCRETE MIX M25 (1:1:2) FOR COLUMN
12. COVER FOR COLUMN 1½"
13. COVER FOR BEAM 1"
14. COVER FOR SLAB ¾"
15. ALL SLABS ARE 5"TK UNLESS OTHERWISE SPECIFIED.
16. ALL SERVICE AREA SLABS SHOULD BE SUNKEN BY 3" UNLESS OTHERWISE NOTED.
17. CONCRETING NOT PERMITTED WITHOUT THE PERMISSION / APPROVAL/SITE INSPECTION FROM / BY STRUCTURAL ENGINEER.

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STAGE:	STRUCTURAL DRAWING	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	SECOND ,THIRD, FOURTH & FIFTH FLOOR ROOF REIN.FT DETAILS	

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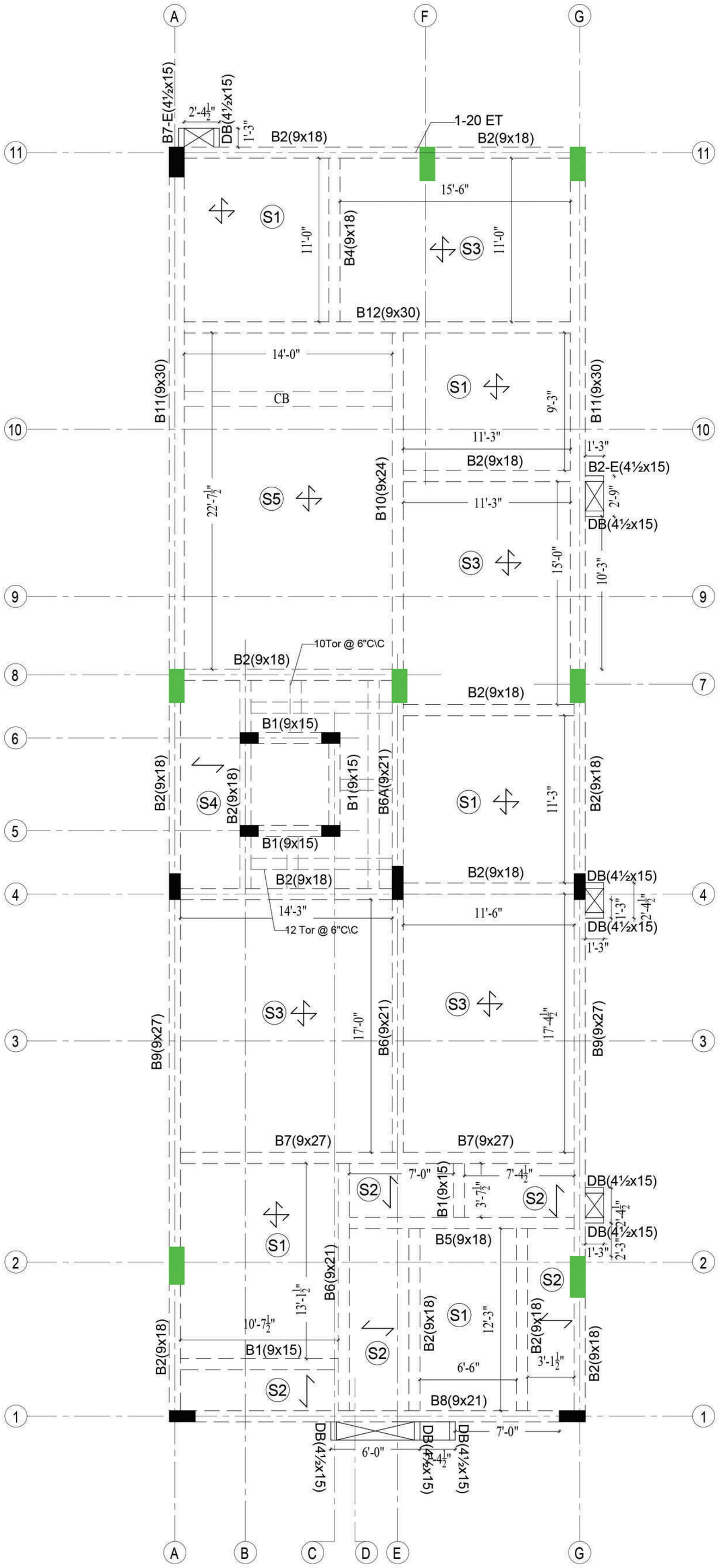
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DRAWING NO:ST–13

REVISION NO:R0



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STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	FIFTH FLOOR ROOF DRAWING	

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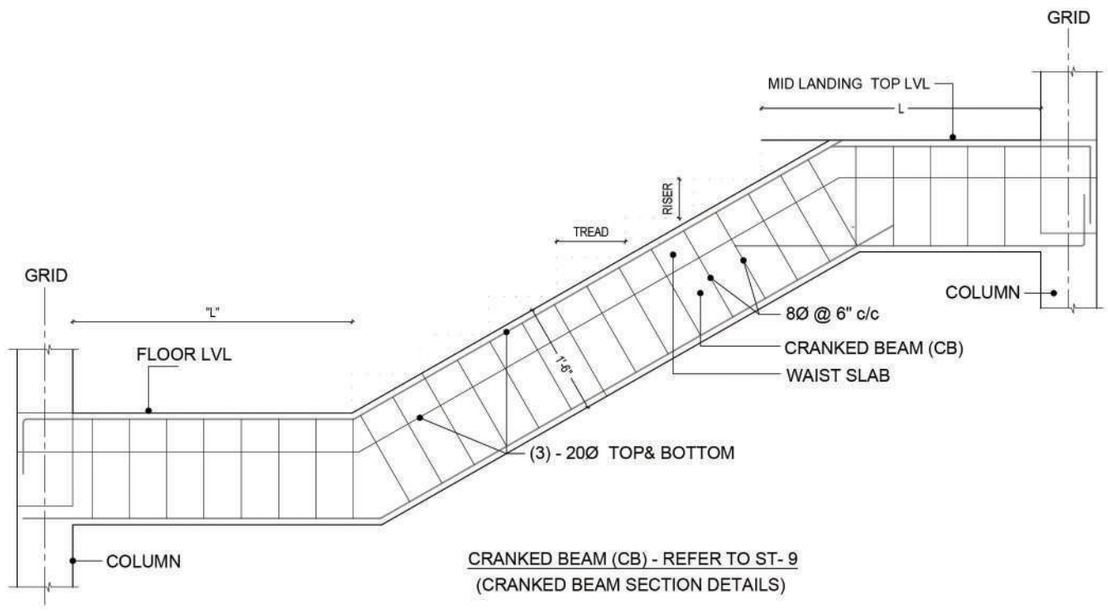
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CMDA NO.RE/GR–1/19/03/070,
LICENSED SURVEYOR,CLASS I,
L.S.NO. RSE100862019
GREATER CHENNAI CORPORATION
38/74,BAZULLAH ROAD,T.NAGAR,
CH–17.
PH:28344962/28344857
EMAIL:vmadala@yahoo.com

DRAWING NO:ST–14

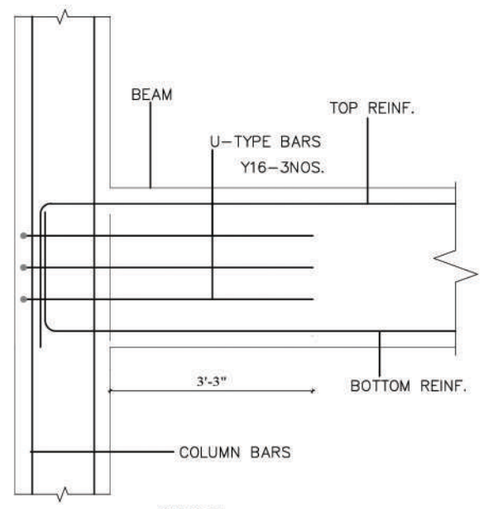
REVISION NO:R0

DRAWING SOLE PROPERTY OF AUDISESHAIAH & SONS IT'S USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL

Y:\2026 PROJECTS\2026 016 - SAGAS - T-NAGAR\4.Stability dwg\STABILITY DWG - 20-8-26.dwg

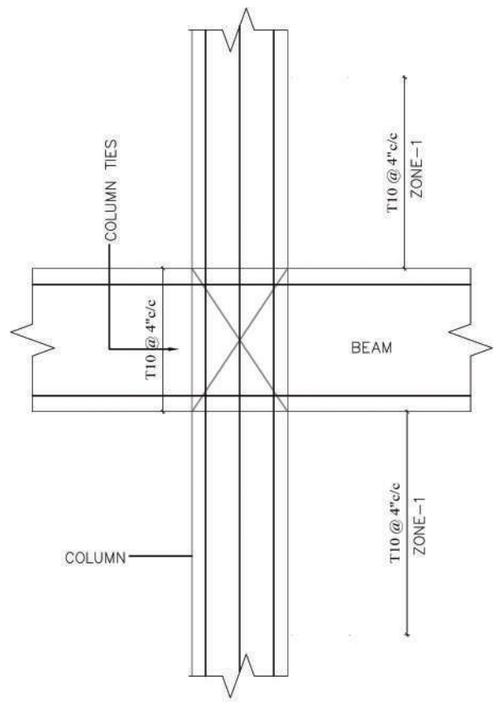


CRANKED BEAM (CB) - REFER TO ST- 9
(CRANKED BEAM SECTION DETAILS)

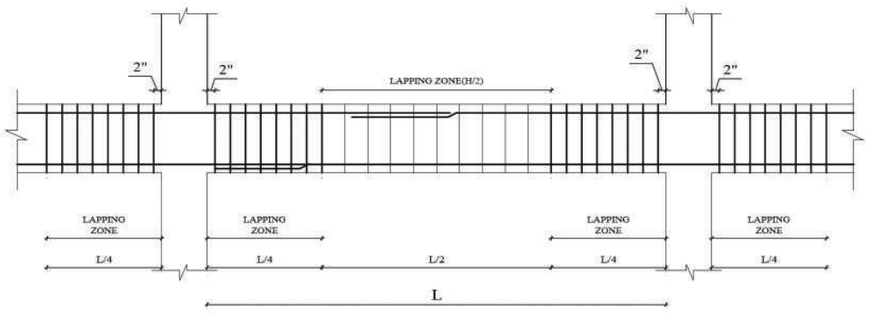


SECTION

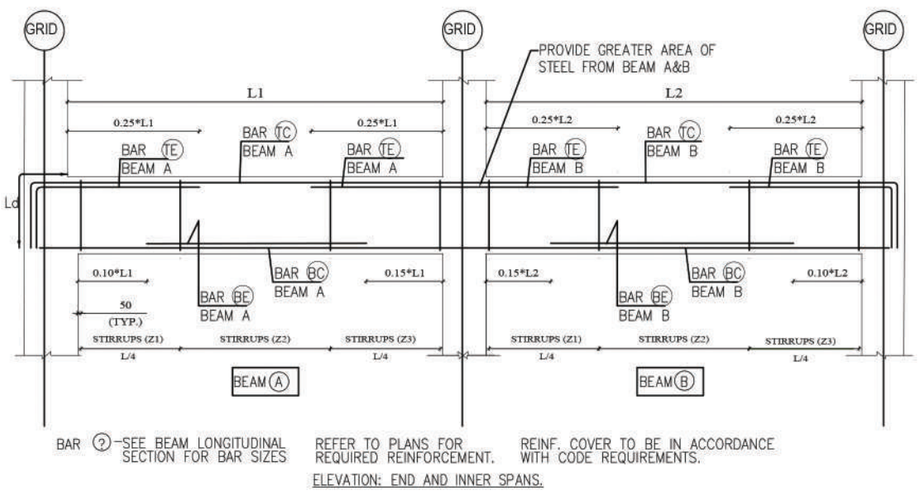
TYP.DET.OF COLUMN & BEAM JUNCTION
(BEAM ON ONE SIDE OF COLUMN)



TYP.DET.OF COLUMN & BEAM JUNCTION
(BEAMS ON TWO SIDES OF COLUMN)

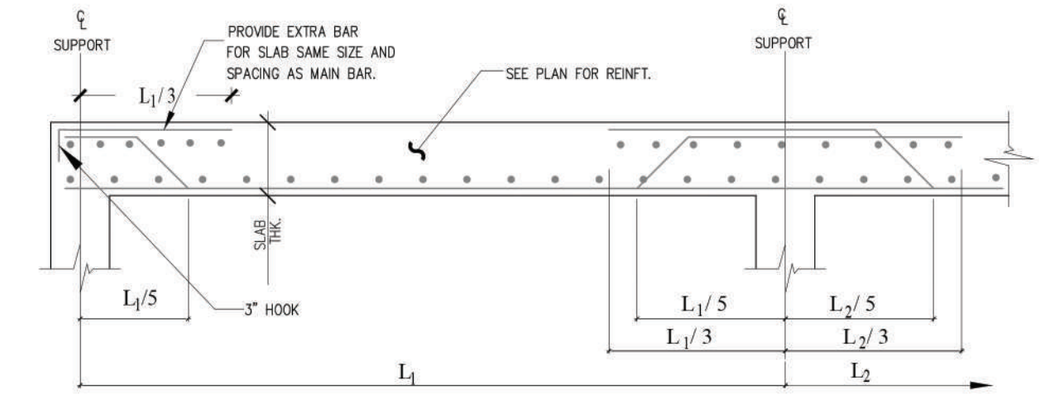


BEAM LAPPING ZONE DETAILS

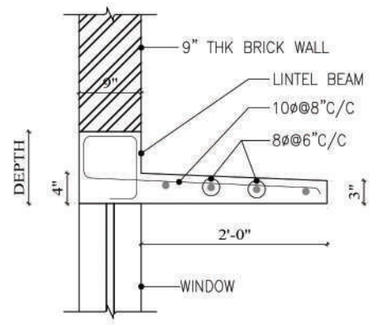


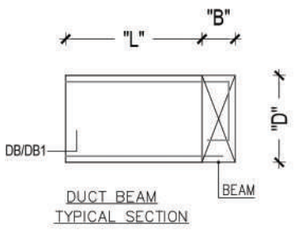
BAR (2) -SEE BEAM LONGITUDINAL SECTION FOR BAR SIZES
REFER TO PLANS FOR REQUIRED REINFORCEMENT.
REINF. COVER TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
ELEVATION: END AND INNER SPANS.

TYPICAL BEAM REINFT. LAYOUT DETAIL



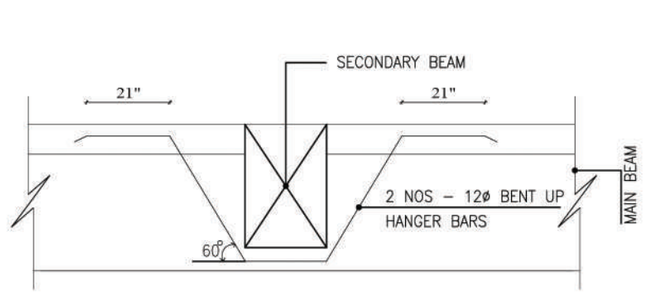
TYPICAL SLAB DETAIL



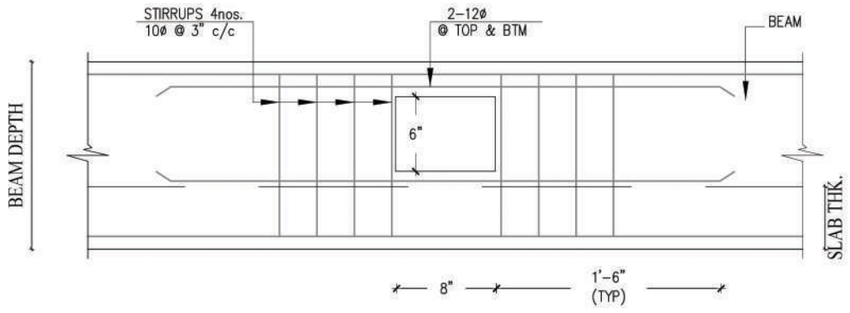


DUCT BEAM
TYPICAL SECTION

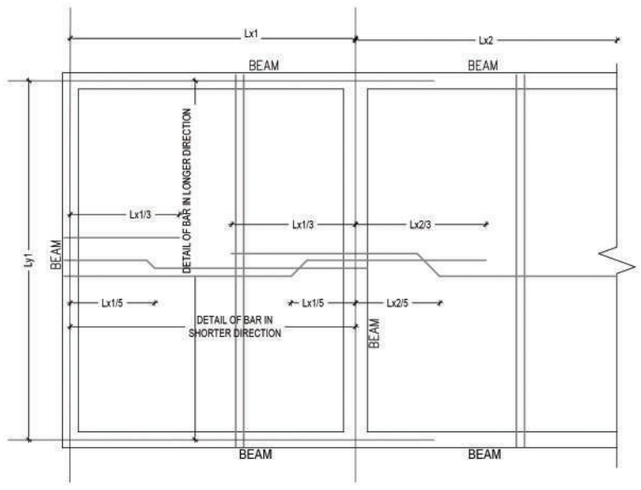
TYP.DETAILS OF SUNSHADE



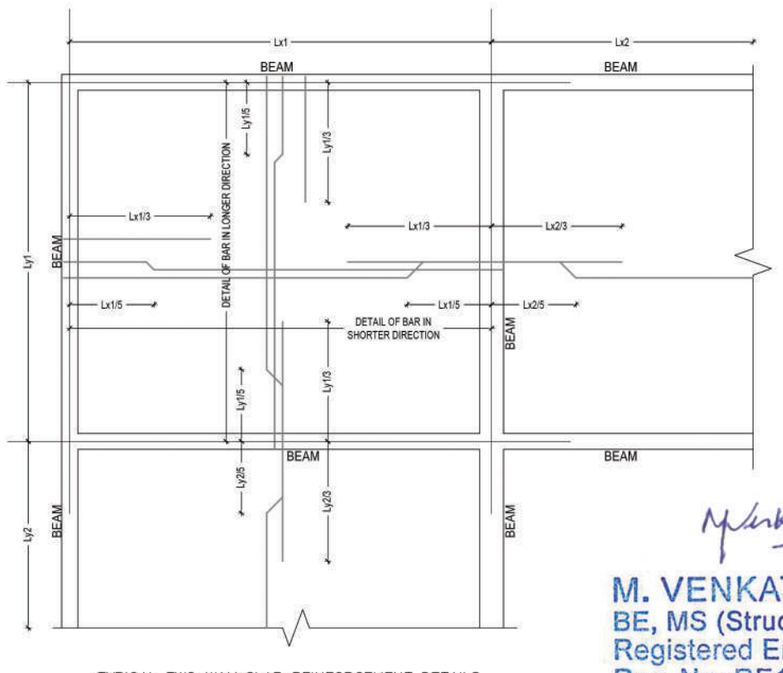
JUNCTION DETAIL OF MAIN BEAM & SECONDARY BEAM



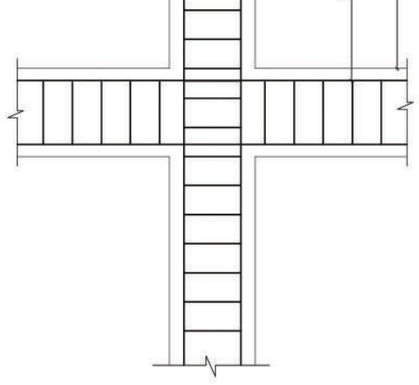
TYP. DETAILS FOR SLEEVES
IN FLOOR BEAMS FOR SANITARY PIPES.
(LOCATION SHALL BE AS PER SANITARY DWG.)



TYPICAL ONE WAY SLAB REINFORCEMENT DETAILS



TYPICAL TWO WAY SLAB REINFORCEMENT DETAILS



TYP.DET.OF COLUMN LAPPING ZONE

LD : LAP LENGTH
H : HEIGHT OF COLUMN

M. VENKATASUBBA RAO
BE, MS (Structural)
Registered Engineer Grade I (RE),
Reg.No:RE100702024
Greater Chennai Corporation
38/74, Bazullah Road,
T. Nagar, Chennai - 600 017.
Phone:044-2834492
E-mail:vmadala@Yahoo.com

The proposed construction of Stilt Floor + 5 Floors Residential Building with 11Dwelling Units (Height 18.30 m) at New Door No. 23 / 1 to 23 / 10 and Old Door No. 11 and 12, Gopalakrishna Road, T. Nagar, Chennai – 600 017 Comprised in T. S. No. 7116/1, 7116/3 & 7116/4 Block No.115 of T. Nagar Village within the limit of Greater Chennai Corporation

STAGE:	**STRUCTURAL DRAWING**	
DESIGN BY:	SANKARI	CHECKED BY:
DRAWN BY:	SANKARI	VENKAT
PROJECT NO:	2026 016	DATE: 20.08.2026
BLDG/BLOCK:	APARTMENT BUILDING	
FLOOR:	ROOF TYPICAL SECTION DRAWING	

AUDISESHAIAH & SONS
ARCHITECTS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
38/74, BAZULLAH ROAD, MASS TOWER, FIRST FLOOR, T. NAGAR, CHENNAI – 600 017.
TEL: + 91 44 28344962/857
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M.VENKATA SUBBA RAO
B.E, M.S(STRUCTURAL)
REGISTERED ENGINEER I (RE),
CMDA NO.RE/GR-1/19/03/070,
LICENSED SURVEYOR,CLASS I,
L.S.NO. RSE100862019
GREATER CHENNAI CORPORATION
38/74,BAZULLAH ROAD,T.NAGAR,
CH-17.
PH:28344962/28344857
EMAIL:vmadala@yahoo.com

DRAWING NO:ST-15

REVISION NO:R0

DRAWING SOLE PROPERTY OF AUDISESHAIAH & SONS IT'S USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL

Y:\2026 PROJECTS\2026 016 - SAGAS - T-NAGAR\4.Stability dwg\STABILITY DWG - 20-8-26.dwg

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
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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.