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DIGITALLY VERIFIED RECORD

KRITI
Structural Engineering Consultants

24 (Old 26) Vaidyarama St.,
T.Nagar, Chennai – 600 017.
Tel : 24838896.

Date: 20th June 2026

STABILITY CERTIFICATE

The detailed engineering and structural design of the proposed Stilt + 8 floors residential building (Height-30.0 m) with 37 dwelling units at DOOR NO. 64/41D, BEACH ROAD, BESANT NAGAR, CHENNAI - 600090, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION has been done by me/us based on the report of geotechnical investigation (soil test) done by Nagadi soil Consultants Report No.- G(C) 10001 Dated 10.01.2025 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 M30 Grade.

(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. IS 875 Part 1 & 2 and design of earthquake resistant structure as per IS Code No. IS 1893-2016.

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

20/6/26

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DESIGN BASIS REPORT

TEMPLE GLADE RESIDENTIAL BUILDING

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1.1 FOREWORD

1.1.1 DESCRIPTION OF PROJECT

Proposed Construction of STILT+ 08 Story Residential Building (Height – 30m) with 37 Dwelling Units at Beach Road, Besant Nagar, Thiruvanmiyur Village, Chennai, Structural Engineering done by **KRITI Structural Consultants** Chennai.

Project consists of STILT + 8 Upper Floors.

1.1.2 OBJECTIVE OF THE REPORT

The objective of the report is to identify and record all the pertinent input requirements, analysis & design criteria for structural design of the various buildings. It is aimed at consolidating the basis of the work that the structural designer is going to carry out in delivering the structural framework of the buildings which will be compatible with the architectural theme, satisfy the functional needs, adhering to the building norms and Indian Standards provisions and which will be safe, stable, strong and yet optimally economical. Since the parameters adopted in this report are going to be the basis of the structural design calculations, it is expected that the planning and design team members – architects, services consultants and project management team – give their feedback and approval to the parameters, suggestions, recommendations and queries mentioned in the report.

This report covers the minimum design requirement to establish the unified design basis that will form the overall design philosophy to be adopted in the structural design.

The design basis will aim to achieve:

- Structural &functional integrity.
- Desirable Structural performance under characteristic service design loadings.
- Ability to sustain design basis loads due to natural phenomena such as wind, earthquakes, seasonal variation in ground water table and thermal effects.
- Structural durability & maintainability.

1.1.3 – SCOPE OF THE REPORT

The Structural Report covers the complete Structural Elements design methodology with model analysis.

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DESIGN STANDARDS

The relevant Indian Standard Codes/expert literatures, as given below, shall be followed or structural design:

Sl. No.	Code	Description
1.	IS: 15916 - 2010	Code of practice for building design and erection using prefabricated concrete
2.	IS: 11447 - 1985	Code of Practice for construction with Large Panel prefabricates
3.	IS: 875 (Part 1) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Unit weights of buildings materials and stored material.
4.	IS: 875 (Part 2) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Imposed loads.
5.	IS: 875 (Part 3) – 2015	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Wind loads.
6.	IS: 875 (Part 5) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Special loads and load combinations.
7.	IS: 456 – 2000	Code of Practice for Plain and Reinforced Concrete.
8.	IS: 1786 – 2008	High Strength Deformed Steel Bars and Wires for Concrete Reinforcement - Specification.
9.	IS: 1893 – 2016	Criteria for Earthquake resistant design of structures.
10.	IS: 3370 (PART 1) - 2009	Code of Practice for Concrete structures for the storage of liquids – General requirements
11.	IS: 3370 (PART 2) - 2009	Code of Practice for Concrete structures for the storage of liquids – Reinforced concrete structures
12.	PCI – Prestressed Precast concrete institute hand book	
13.	FIB governing literature & relevant International standards (Shear Stress Of Concrete)	
14.	American Concrete Institute codes & standards	

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1.2 – DESCRIPTION OF STRUCTURE

1.2.1 – Location

Residential Building (Height – 30m) at Beach Road, Besant Nagar, Thiruvanmiyur Village, Chennai.

1.2.2 – Building Description.

Project consists of:

Stilt + 8 Upper Floors

Floors	Details
Stilt floor	Bike Parking, Car parking & Services
8 UPPER Floors	Residential Space
Terrace	Space for Lift machine room, Overhead tank , Stair case head room ,

Plan Dimensions:

Width of the building	-	**26.13**	**m**
Length of the building (excluding non-tower area)	-	**24.95**	**m**
Height of building from Stilt to Roof level	-	**30**	**m**

Storey data:

Stilt floor	=	**3.0**	**m**
1st to 8th Upper floors	=	**3.0**	**m**

1.2.3 – Structural Arrangement:

The Structural System for the Above Building comprises of RCC slabs supported by RC columns , RC beams & RC Structural Walls.

Floor slabs are considered to act as a rigid diaphragm to transfer the lateral forces to the lateral load resisting elements.

The cutouts in slab are based on the provisions given in Clause 31.8 of IS 456-2000. Core

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cutting/sleeves shall be considered to accommodate utility services if any. Staircases are provided with mid-landing between the floors as per architectural layout.

	Description	Mid Rise Residential Building
a)	Column	Varies as per Architectural drawing
b)	Structural system	Reinforced columns, beams, slabs & Core RC Structural Walls
c)	Slab thickness	Varies as per design requirement
e)	Beams	Varies as per design requirement
f)	Column size	Varies as per design requirement

1.2.4 – **Water Proofing:**

The below mentioned water proofing is adopted.

a) **Lift Pit wall:** Acrylic polymer based water proofing or equivalent

b) **Terrace/Roof:** Cement based water proofing using brick bat or equivalent type

c) **Toilets, balcony, utility:** Acrylic polymer based water proofing or equivalent type

d) **Overhead tank:** Cement based water proofing or equivalent type

1.3 DESIGN APPROACH:

1.3.1 Site Survey Plan:

1.3.2 Design Brief:

This structure has physical interface with almost all the disciplines like Geotechnical, MEP Services and Landscape etc. The Structure proposed is of cast in-situ concrete construction with walls/columns suitably placed. The Structural design of the proposed project is based on Indian Standard Codes and is analyzed for Dead, Live, Wind and Seismic Load conditions taking into relevant load combinations recommended by the codes. The Vertical Loads including the dead and super imposed loads are transferred to the soil through columns, RC walls and footings. Footings are sized with consideration to the safe bearing capacity of soil at the level of transfer of load recommended by specialist soil investigation consultants. The Lateral loads due to wind and seismic forces are dissipated to soil through the proposed Reinforced Concrete columns.

1.3.3 Design Life:

The design life of the building is assumed as 50 years. This requirement is applicable only for concrete works and not applicable to replaceable finishing materials, water proofing membrane and thermal insulations (if any). Hence periodic maintenance / refurbishment is required for all replaceable material for longer life.

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1.3.4 Material Properties.

Materials specified will confirm to the latest edition of the relevant Indian Standard or other accepted standard. Specifications for materials will include sampling and testing as stipulated in the design standards. Detailed material specifications will be included in the Technical Specification.

Concrete:

- All structural concrete shall have cube crushing strength of M50 to M25 N/sq.mm at 28 days.
- Plain cement concrete shall have cube crushing strength of 15 N/sq.mm (M15) at 28 days.

Concrete Mix

Concrete item	Grade	Max. Size of Aggregate (mm)	Type of cement	Other Ingredient
RAFT	M30	20	OPC/PPC	
Columns	M30	20	OPC/PPC	
RC Slab & beams	M30	20	OPC/PPC	
Water Tank	M30	20	OPC/PPC	
Grade Slab	M20	20	OPC/PPC	

Note: Grade of concrete for beam/column junction shall be same as column concrete grade.

Reinforcement steel:

- All reinforcement shall confirm to IS: 1786 – 1985 having minimum yield strength of 500 N/sq.mm.

Structural Steel:

- All structural steel shall confirm to IS: 2062 with minimum yield strength of 250 N/sq.mm

Mechanical Splicing Material:

Moment Coupler of threaded type as per IS-16172 Shall be used for diameter of reinforcement 16mm and higher size for extending the bars. If lapping of the bars is required in exceptional case, relevant clauses of IS-13920 shall be followed.

1.3.5 Foundation:

Foundations are designed depending upon Geo technical investigation report and will dissipate all the vertical and horizontal loads safely to the soil. As per the soil investigation report received from geotechnical consultants **RAFT FOUNDATION** are designed for foundation using SAFE software.

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1.3.6 Design loads:

Dead loads:

Dead load shall include weight of all structural and Architectural components.
Self-weight of the materials shall be calculated on the basis of unit weights given in IS: 875.

- Self-weight of RCC : 2500 kg/cu.m (25 kN/cu.m)
- Light weight block masonry : 800 kg/cu.m (8 kN/cu.m)
- Water : 1000 kg/cu.m (10 kN/cu.m)

Live loads:

The superimposed loads shall be calculated in accordance with IS: 875(Part-2) based on Occupancy Classification. For multiple occupancies of use in the building shall be referred with the other appropriate comparable occupancy classification as per Table.1 of IS 875(Part-2)-1987.

Following live loads are considered while designing the structural elements apart from the dead loads as per codes.

Residential space

Load Component	Thickness (mm)	LOAD (kN/m²)
Finishes	50	1.4
*Live load		2.0

**Reducible live load.*

Lobby / Passage

Load Component	Thickness (mm)	LOAD (kN/m²)
Finishes	100	2.4
*Live Load		3.0

*Reducible live load

Toilets

Load Component	Thickness (mm)	UDL (kN/m²)
Finishes	50	1.4
Sunk & Filled	100	2.8
*Live Load		2.0

*Reducible live load

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Parking

Load Component	Thickness (mm)	LOAD (kN/m²)
Finishes	75	2.75
*Live Load		2.5

*Non-reducible live load

Staircases

Load Component	Thickness (mm)	LOAD (kN/m²)
Steps	150 (Riser) / 300 (Tread)	1.875
Finishes	50	1.4
*Live Load		3.0

*Reducible live load

Actual loading due to lifts loads shall be ascertained and design live loads are suitably modified (if required) and considered.

The following reductions in total live load on floors are made in designing of columns, walls and foundation as per IS-875(part-2)-1987.

No. of floors (including the roof) to be carried by member under consideration	Reduction in total distributed live load on all floors to be carried by member under consideration (percent)
1	0
2	10
3	20
4	30
5 to 10	40
Over 10	50

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Wind Loads:

Wind loads and pressures are calculated based on the static design wind pressure. This pressure has been considered for the load analysis and applied to the model. Joint loads for all other floors have been calculated based on the contributory areas and applied in the respective diaphragms.

The wind pressure shall be calculated based on the data furnished below and other provisions laid in IS: 875 (Part 3) – 2015.

Basic wind speed	=	50 m/sec (As per Appendix 1 of IS: 875 Part 3)
Risk coefficient, k1	=	1.0 (Mean Probable Design Life of Structure 50 years) (As per clause 5.3.1 of IS: 875 part 3)
Terrain category	=	3 (As per Clause: 5.3.2.1 of IS: 875 Part 3)
Height factor, K2	=	Varies with height
Structure class	=	Class B structures and/or their components such as cladding, glazing, roofing, etc, having maximum dimension (greatest horizontal or vertical dimension) between 20m and 50m. (As per clause 5.3.2.2 of IS: 875 part 3)
Topography factor	=	1.0

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Seismic Forces:

Dynamic analysis for earthquake forces in both the directions is carried out by Response Spectrum Method. Response Spectrum values are calculated based on the T Vs Sa/g equations as per clause no 6.4.5 of IS1893-2016. Base shears of the analysis are scaled to a factor as per clause no 7.8.2 of IS1893-2002. The effect of torsion has been taken into effect by giving the eccentricity in ETABS itself.

The loading due to earthquake is assessed based on the provisions of IS: 1893 – 2016.

Seismic zone = III

Zone factor = 0.16

Response reduction factor = 4

Importance factor = 1.2

Soil type = based on geotechnical report

Load Combinations

The various loads shall be combined in accordance with the stipulations in IS: 875 (Part 5) – 1987. Whichever combination produces the most unfavourable effect in the building, foundation or structural member concerned shall be adopted.

Values of Partial Safety Factor $\square_f$ for Loads

Load Combination	Limit State of Collapse			Limit State of Serviceability		
	DL	LL	WL/EL	DL	LL	WL/EL
DL + LL	1.5	1.5	--	1.0	1.0	--
DL +/- WL	1.5 or 0.9[$]	--	1.5	1.0	--	1.0
DL + LL +/- WL	1.2	1.2	1.2	1.0	0.8	0.8
DL +/- EL	1.5 or 0.9[$]	--	1.5	1.0	--	1.0
DL + LL +/- EL	1.2	1.2	1.2	1.0	0.8	0.8

[$] This value is to be considered when stability against overturning or stress reversal is critical

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DL	-	Dead load
LL	-	Live load
WL	-	Wind load
EL	-	Earthquake load

Wind load and earthquake load shall be considered for both X & Y directions.

The above load combinations will be considered and effect of worst combinations will be taken for design of various building elements.

Whenever imposed load is combined with earthquake load the appropriate part of imposed load as specified in IS: 1893 – 2016 will be used both for evaluating earthquake effect and for combined load effects used in such combination.

Table No: 03				
Zone Factor, Z				
Seismic Zone	II	III	IV	V
Z	0.10	0.16	0.24	0.36

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1.3.7 Durability Considerations:

Environmental conditions, Corrosion and Fire protection for concrete and structural steel

- Environment : Moderate
- Exposure conditions : Concrete surfaces sheltered from severe rain or freezing whilst wet environment.
- Minimum grade of concrete for RCC : Moderate exposure – M25
- Minimum grade of concrete for PCC : Moderate exposure – M15
- Nominal cover to reinforcement : For moderate Exposure Nominal cover should not be less Than 40 mm for columns & 50mm for footings.

1.3.8 Fire Rating: Nominal covers for 2 hr. fire resistance:

Nominal Cover						
Beams		Slabs		Ribs		Columns
Simply supported	Continuous	Simply supported	Continuous	Simply supported	Continuous	
mm	mm	mm	mm	mm	mm	mm
40	30	35	25	45	35	40

Minimum dimensions of all structural RCC members will be followed as per IS-456: 2000 for 2 hours fire resistance.

1.4 ANALYSIS METHODOLOGY:

This structure has physical interface with almost all the disciplines like Geotechnical, MEP Services and Landscape etc. The Structure proposed is of cast in-situ concrete construction with Columns suitably placed. The Structural design of the proposed project is based on Indian Standard Codes and is analyzed for Dead, Live, Wind and Seismic Load conditions taking into relevant load combinations recommended by the codes.

The Vertical Loads including the dead and super imposed loads are transferred to the soil through slabs, beams, columns, and footings. Footings are sized with consideration to the safe bearing capacity of soil at the level of transfer of load recommended by specialist soil investigation consultants. The Lateral loads due to wind and seismic forces are dissipated to soil through the proposed Reinforced Concrete columns.

1.4.1 Assumptions:

- The structure is idealized as 3D space frame and analyzed using ETABS software package (Version 20.0.0) for both vertical and lateral loads.
- The structure is analyzed for specific loads like dead load, live load, wind and seismic loads and for the load combinations as given in the relevant codes.

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1.4.2 Mathematica

I model: Mass Modelling:

Mass Source as per IS: 1893_2016 is considered as follows.

(i) Mass source considered for LL <= 3 kN/m2 is

Mass source = DL+SDL+ 0.25LL

(ii) Mass source considered for LL > 3 kN/m2 is

Mass source = DL+SDL+ 0.5LL

Where DL - Dead Load;
SDL – Super Imposed Dead Load; LL - Live Load

Table 6 Cracked RC Section Properties
(*Clause* 7.2)

Sl No.	Structural Element	Un-factored Loads		Factored Loads	
		Area	Moment of Inertia	Area	Moment of Inertia
(1)	(2)	(3)	(4)	(5)	(6)
i)	Slabs	1.0 A_g	0.35 I_g	1.00 A_g	0.25 I_g
ii)	Beams	1.0 A_g	0.7 I_g	1.00 A_g	0.35 I_g
iii)	Columns	1.0 A_g	0.9 I_g	1.00 A_g	0.70 I_g
iv)	Walls	1.0 A_g	0.9 I_g	1.00 A_g	0.70 I_g

1.4.3 Static Analysis:

Following Static loads cases are considered in the analysis

DL - Dead Load: Includes self-weight of the Structure .

SDL – Super Imposed Dead Load: Includes Finishes, wall Loads, Soil filling loads.

LL - Live Load: Includes Live loads based on functionality as per IS: 875 (Part-2)

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1.4.4 Dynamic Analysis:

1.4.4.1 Earthquake:

Response spectrum method of Dynamic Analysis is considered. Following are the details pertaining to dynamic analysis.

Base Shear Enhancement : Initial Scale factor of Ig/2R is used to enhance the base shear. Number of modes Considered : Number of modes considered should be enough to obtain 90%
mass participation in each principle plan direction.
Modal Combination Method Used: Complete Quadratic combination (CQC).
Spatial Combination Method used: Square root of the sum of Square (SRSS).
Modal case type : Ritz vector Method
Orthogonal directional seismic effect : Not applicable
Accidental torsion considered : 5% of the building plan dimension
Missing mass correction : Missing mass correction is taken care with Ritz vector method.

1.4.4.2 Wind:

Dynamic wind response – Along wind response (Gust Factor Analysis) and Across wind response as per Clause 10 of IS 875 (part 3)-2015 shall be followed. if

Case (i) – Ratio of height of the building to minimum lateral dimension is

exceeding 5 Case

(ii) – Fundamental natural frequency in first mode is less than 1.0Hz

For the given building heights & size, Dynamic Effects of wind need not be considered in the analysis. Also, Time period is marginally exceeding the above frequency limit, hence it is ok.

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1.5 LOAD COMBINATIONS:

Load combinations Used for Strength, Serviceability are tabulated below:

Load Combination	Limit State of Collapse				Limit State of Serviceability		
	DL+SDL	*LL*	*WL/EL*	*TL*	*DL+SDL*	*LL*	*WL/EL/TL*
DL + LL (X/Y)	1.5	1.5	—	—	1	1	—
DL ± WL (X/Y)	1.5 or 0.9*	—	1.5	—	1	—	1
DL ± EL (X/Y)	1.5 or 0.9*	—	1.5	—	1	—	1
DL ± TL (X/Y)	1.4	—	—	1.4	1	—	1
DL+LL±WL (X/Y)	1.2	1.2	1.2	—	1	0.8	0.8
DL+LL±EL (X/Y)	1.2	1.2	1.2	—	1	0.8	0.8
DL+LL±TL (X/Y)	1.05	1.28	—	1.05	1	1	1
DL+WL±TL (X/Y)	1.05	—	1.28	1.05	1	—	1
DL±EL±TL (X/Y)	1.05	—	1.28	1.05	1	—	1
DL+LL±WL(X/Y)±TL (X/Y)	1.05	1.28	1.28	1.05	1	1	1
DL+LL± EL(x/y)±TL (X/Y)	1.05	1.28	1.28	1.05	1	1	1

The various loads are combined in accordance with the stipulations in IS: 875 (Part 5)-1987; whichever combination produces the most unfavorable effect in the building foundation or structural member concerned may be adopted.

*This value is to be considered when stability against overturning and stress reversal is critical where DL/LL/WL/EL denotes,

DL - Dead Load; LL - Live Load; TL - Temperature Load; WL -

Wind Load; EL - Earthquake Load

Wind load and earthquake loads are considered for both x & y directions. Whenever imposed load is combined with earthquake load, the appropriate part of imposed load as specified in IS: 1893-2016 / Clause 7.3.1 of seismic code will be used both for evaluating earthquake effect and for combined load effects used in such combination. Load combinations with suitable live load reduction factors as per IS: 875(Part-2) will be used for design of columns &foundations.

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1.6 DESIGN METHODOLOGY:

- All R.C.C structures shall be designed according to the Limit State Method as specified in IS: 456 – 2000.
- Forces and moments from the 3D analysis output for the worst combinations are used for the design of the structure.
- The foundations are designed for critical load combination.
- The structure is analyzed for specific loads like dead load, live load, wind and seismic loads and for the load combinations as given in the relevant codes.
- The slab is analyzed as two-way and one-way slabs.
- Design of special members like retaining wall, water tanks will be done in accordance with the relevant IS Codes.

1.7 ACCEPTANCE CRITERIA:

1.7.1 Deflection Limits:

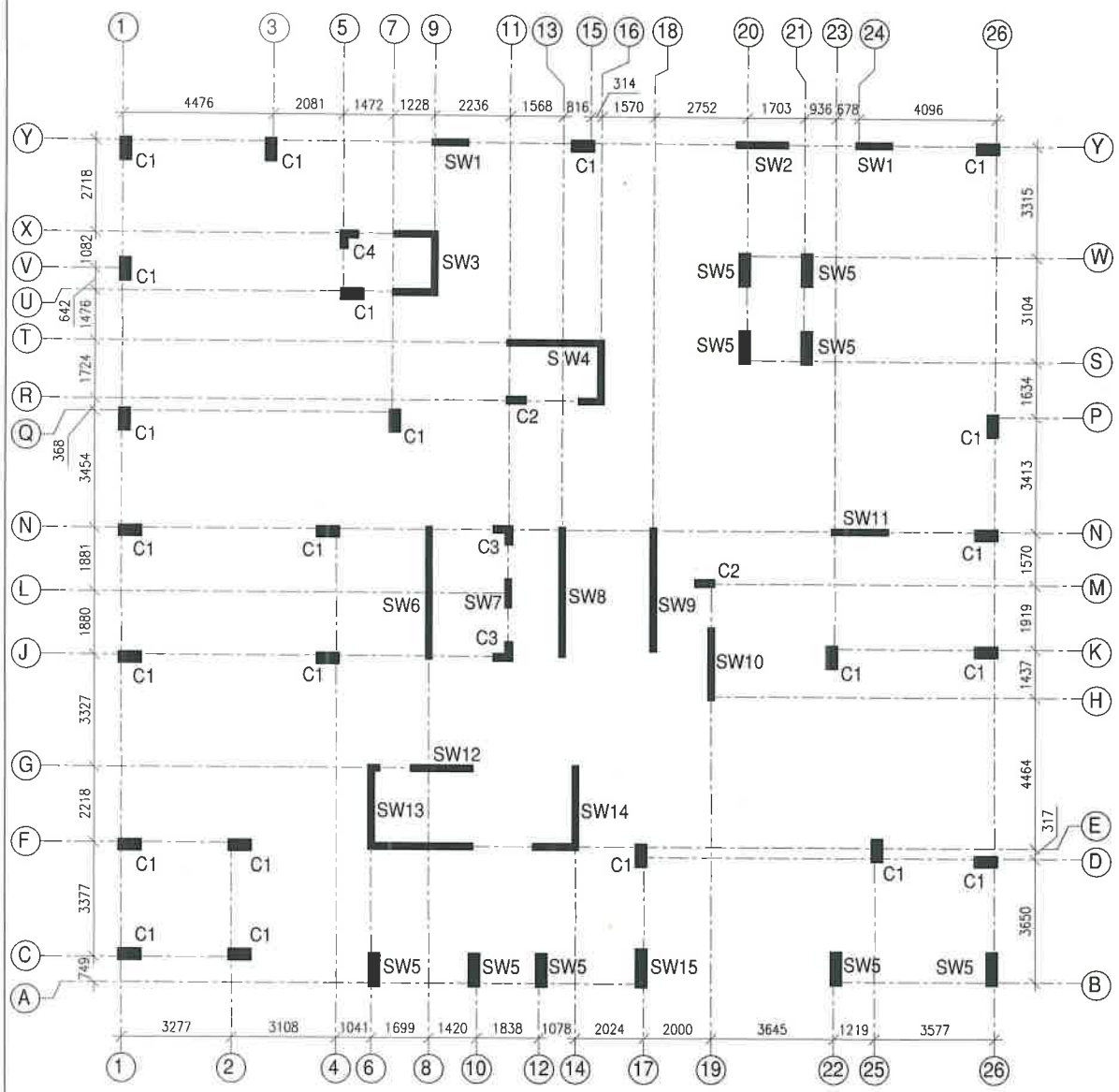
For Reinforced concrete works:

- Limiting values of deflection (Short and Long term) as per clause 35.3 of IS: 456-2000 is followed in the design.
- Limiting value for total long-term deflection is considered as span/250 and for the long-term deflection after erection of partitions & finishes is considered as span/350 or 20mm whichever less as per IS 456 – 2000.

1.7.2 Cracking Limits:

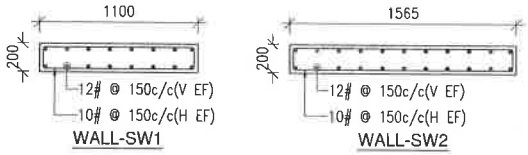
- Limiting values of crack width as per clause 35.3 of IS: 456-2000 is followed in the design.
- In general, for slabs and beams, the crack width is limited to 0.3mm.
- For basement retaining wall and water retaining structures, crack width is limited to 0.2mm.

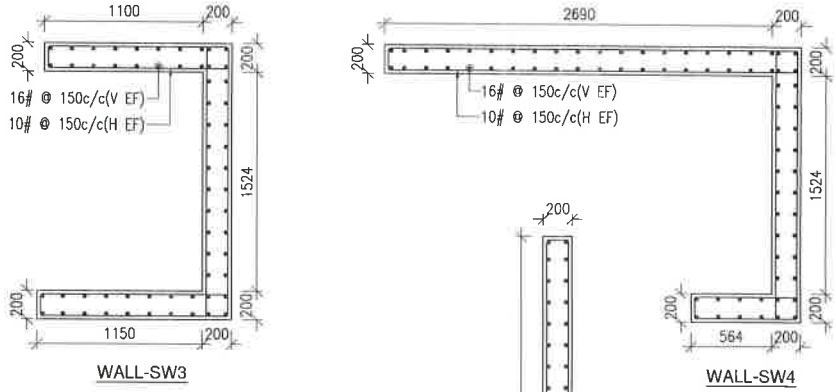
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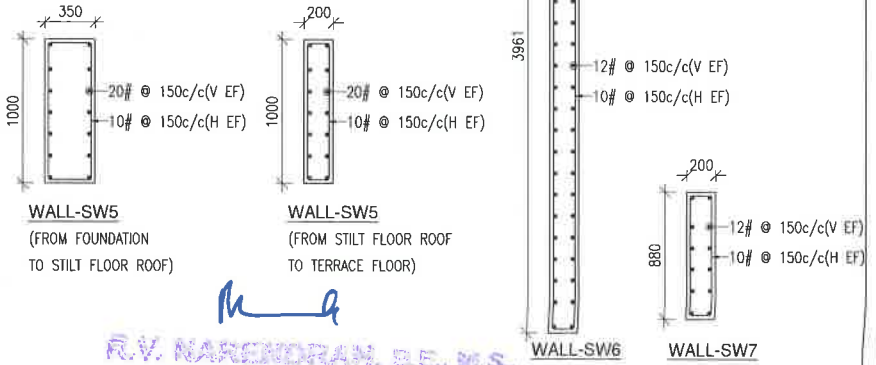


COLUMN DETAILS

C1	C2	C3	C4
350 × 700	240 × 600	240 × 580, 240 × 590	550 × 550, 240 × 240
• 16–25# 10# @ 100c/c	• 10–20# 8# @ 100c/c	• 12–16# 8# @ 100c/c	• 12–20# 8# @ 100c/c







THIS DRAWING IS THE PROPERTY OF KRITI & SHOULD NOT BE DUPLICATED OR MISUSED.

NOTES:–

1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
   a) Columns–40mm
   b) Walls–25mm
   c) Beams–25mm.
4. Not more than 50 percent of bars shall be spliced at any one section.
5. Use M30 concrete & Fe550D steel.
6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.

CONSULTANTS
KRITI
STRUCTURAL ENGINEERS
31/9, PARANKUSAPURAM STREET,
RANGARAJAPURAM,KODAMBAKKAM,CHENNAI-24.
PH:24838896 email:narendranrvn@gmail.com

PROJECT
PROPOSED RESIDENTIAL BUILDING
AT BESANT NAGAR, CHENNAI.

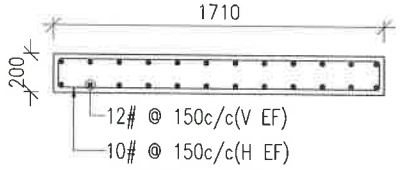
TITLE
COLUMN AND WALL CENTRE LINE
AND REINFORCEMENT DETAILS

REV NO.	DESCRIPTION	DATE

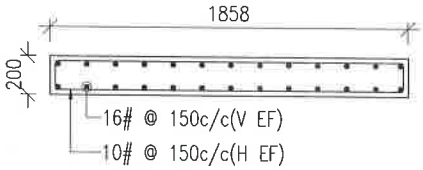
JOB NO	SR-1735-2025		DRG NO
DATE	28-01-2026		001
SCALE	1:100,25		010F02
DESIGNED	KARTHICK	S	
CHECKED	R.V.NARENDRAN		R0
DRAWN	KARTHICK		

R.V. NARENDRAN, B.E., M.S.
Structural Engineer Grade I
CMDA Reg. No: SE/GR-I/19105/118
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

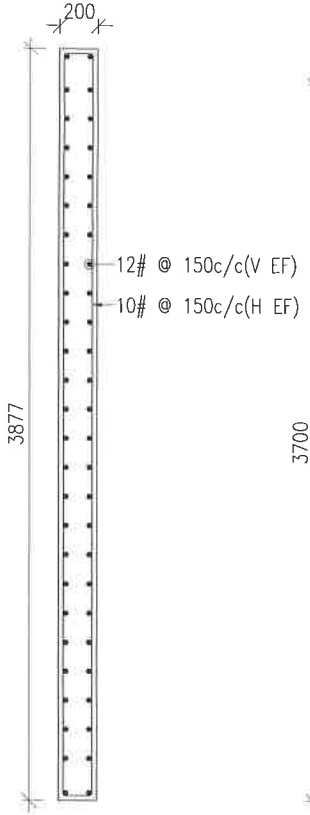
A2 SIZE



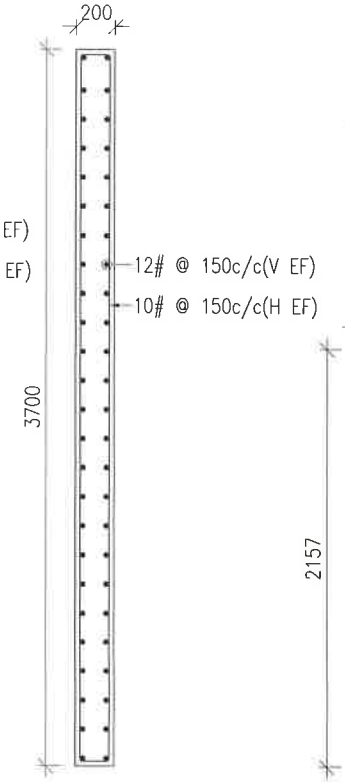
WALL-SW11



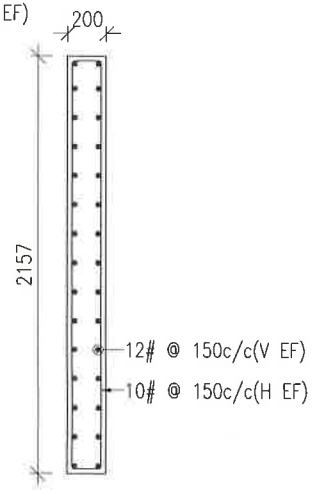
WALL-SW12



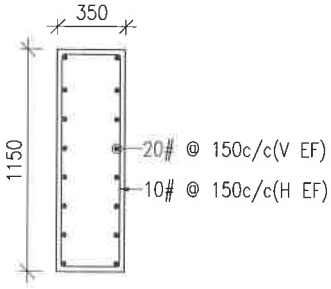
WALL-SW8



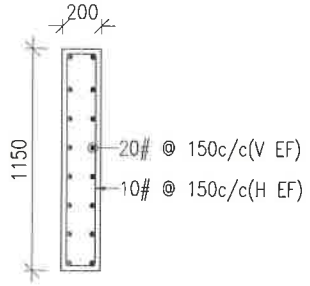
WALL-SW9



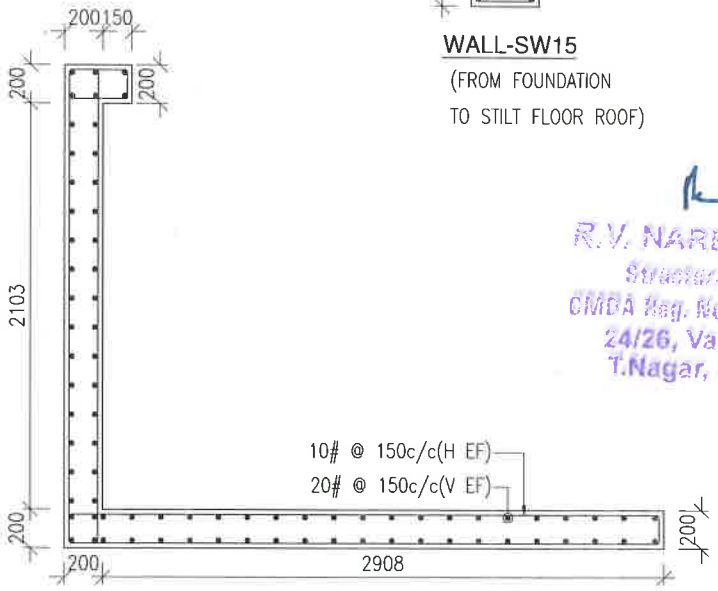
WALL-SW10



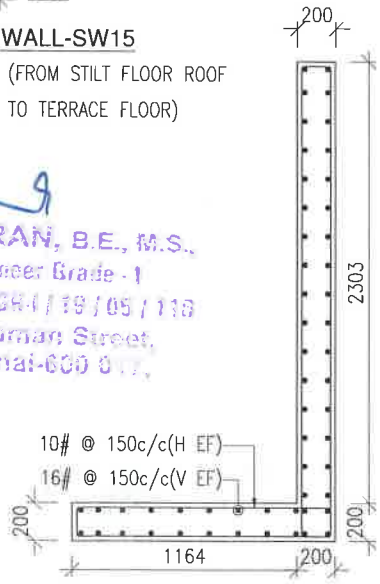
WALL-SW15
(FROM FOUNDATION
TO STILT FLOOR ROOF)



WALL-SW15
(FROM STILT FLOOR ROOF
TO TERRACE FLOOR)



WALL-SW13

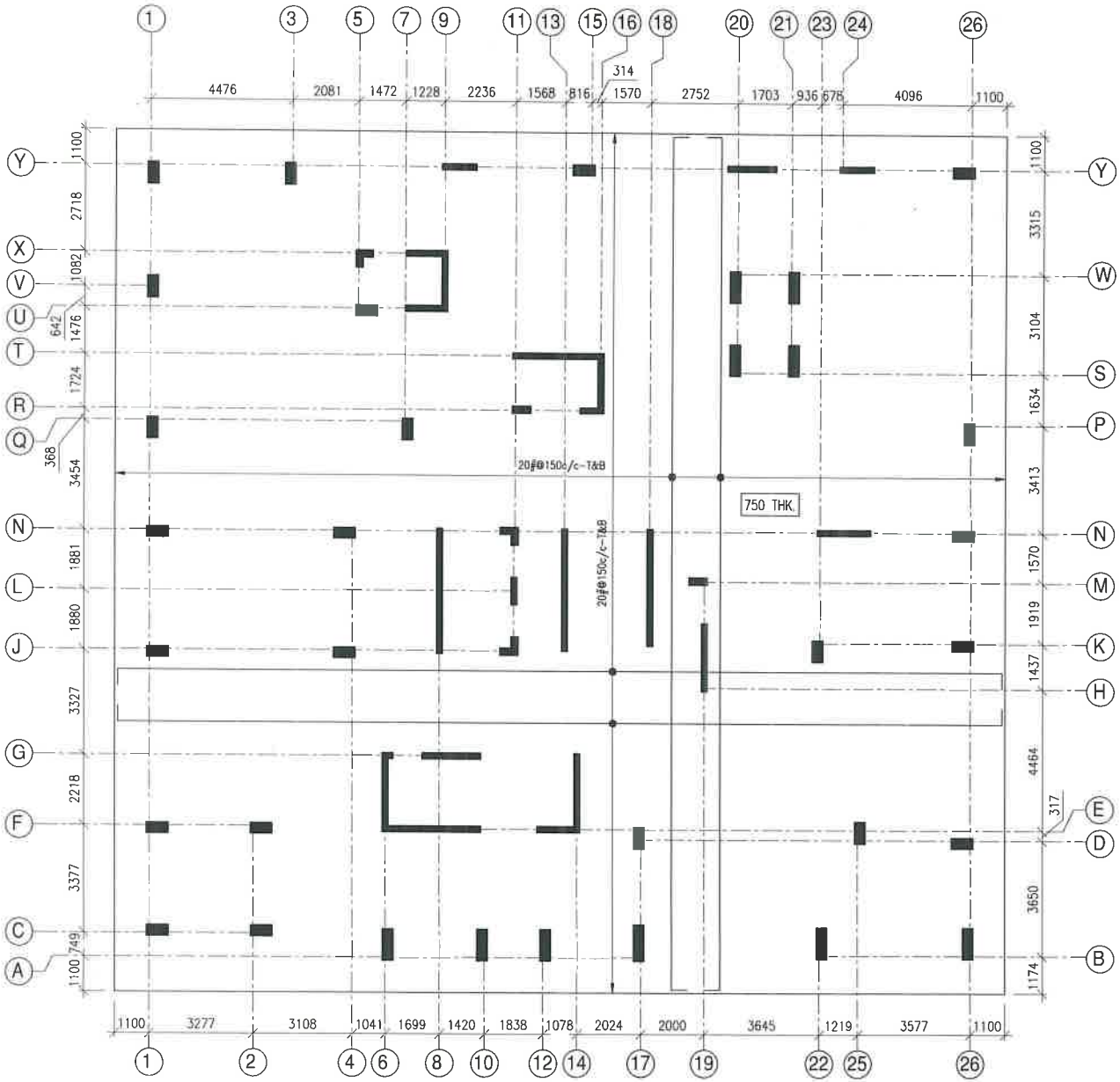


WALL-SW14

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - 1
CMDA Reg. No: SE / CR-I / 19 / 05 / 118
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 0[illegible].

CONSULTANTS	PROJECT	TITLE				
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI-24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	COLUMN AND WALL CENTRE LINE AND REINFORCEMENT DETAILS	JOB NO	SR-1735-2025	S	DRG NO 001 01OF02 R0
			DATE	28-01-2026		
			SCALE	1:100,25		
			DESIGNED	KARTHICK		
			CHECKED	R.V.NARENDRAN		
			DRAWN	KARTHICK		

A3 SIZE



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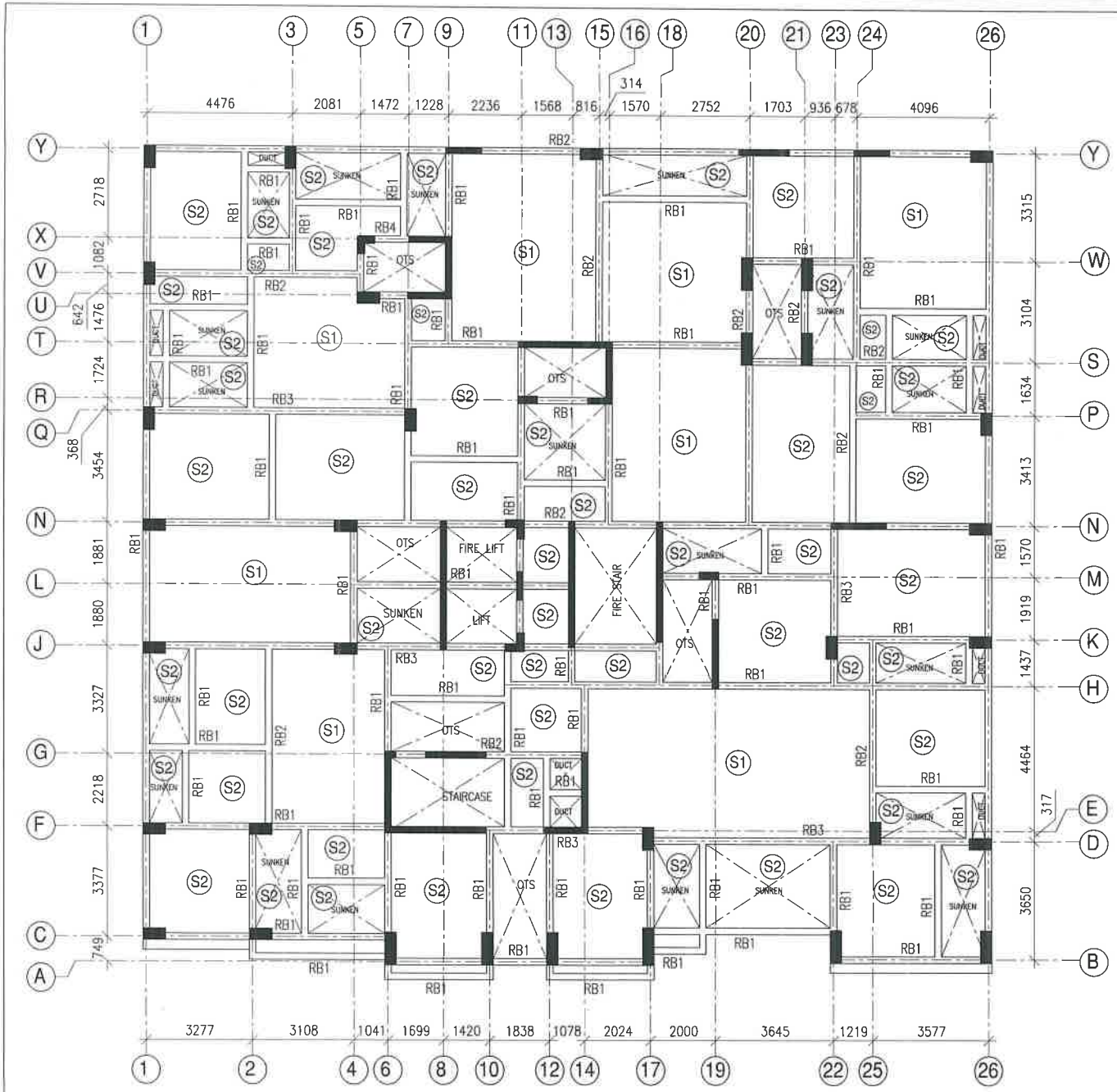
NOTES:–

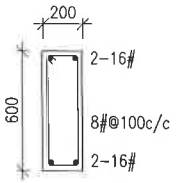
1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
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   b) Walls–25mm
   c) Beams–25mm.
4. Not more than 50 percent of bars shall be spliced at any one section.
5. Use M30 concrete & Fe550D steel.
6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.

R.V. NARE
Structural
CMDA Reg. No. ...
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

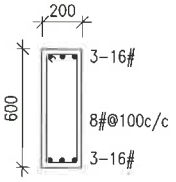
CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE				
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI–24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	RAFT SLAB REINFORCEMENT DETAILS				JOB NO	SR–1735–2025		DRG NO
						DATE	28–01–2026		002
						SCALE	1:100,25		010F01
						DESIGNED	KARTHICK	S	
						CHECKED	R.V.NARENDRAN		R0
						DRAWN	KARTHICK		

A2 SIZE

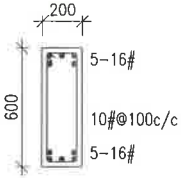




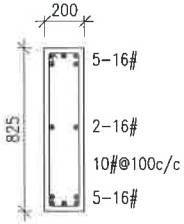
C/S OF RB1
200x600



C/S OF RB2
200x600



C/S OF RB3
200x600



C/S OF RB4
200x825

THIS DRAWING IS THE PROPERTY OF KRITI & SHOULD NOT BE DUPLICATED OR MISUSED.

NOTES:-

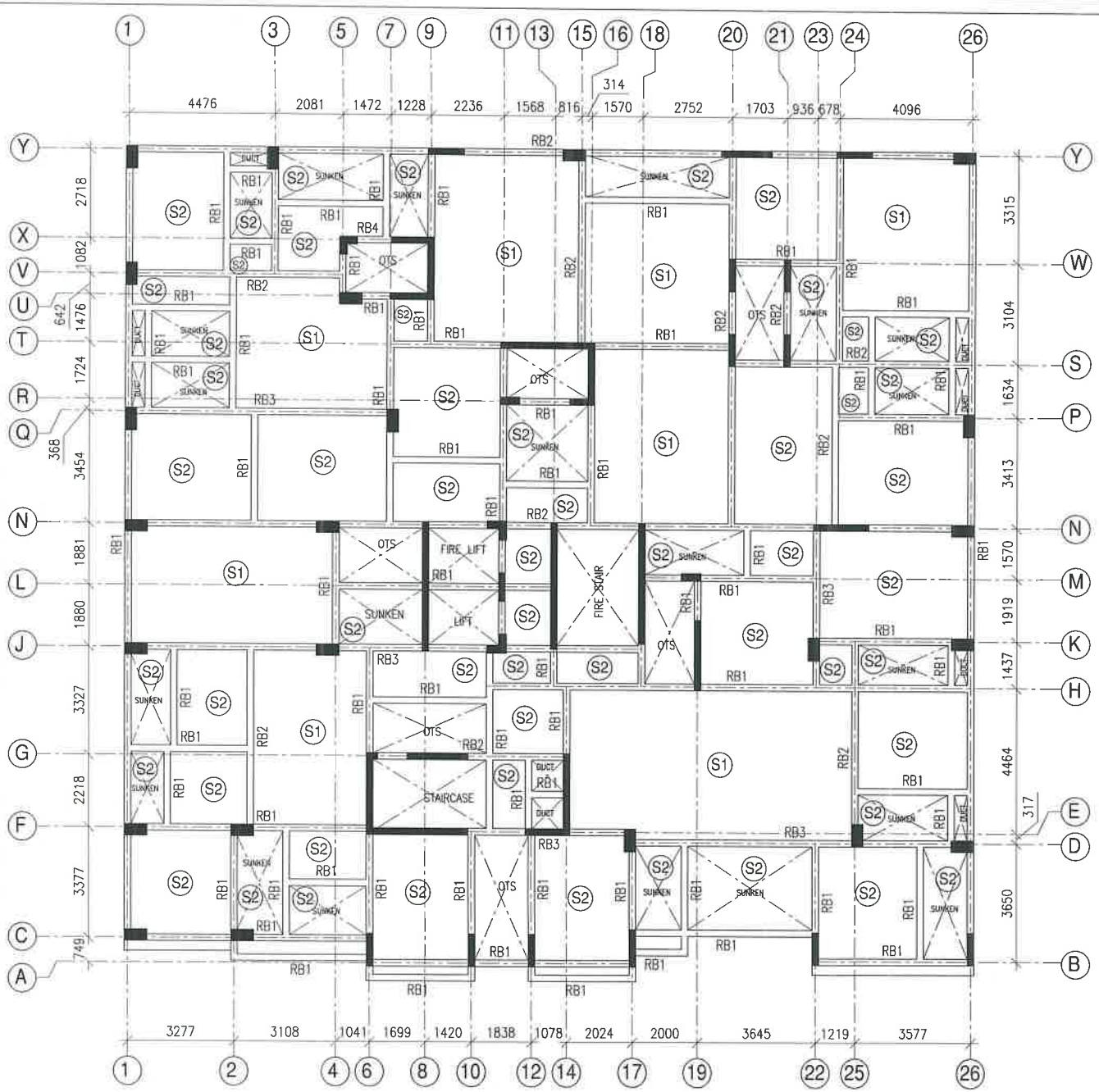
1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
   a) Columns-40mm
   b) Slabs-20mm
   c) Beams-25mm.
4. Not more than 50 percent of bars shall be spliced at any one section.
5. Use M30 Conc & Fe500 for all main rod & Fe500 for stirrups unless specified otherwise.
6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.
8. Refer to Architect drawings for sunken slab details and floor levels.
9. Beams should be detailed as per standard reinforcement details given.

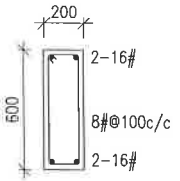
SLAB DETAILS - 150 THICK	
S1	SHORT BARS-12#@125 c/c LONG BARS-10#@150 c/c
S2	SHORT BARS-8#@150 c/c LONG BARS-8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - I
CMDA Reg. No: SE / GR-I / 19 / 05 / 116
24/26, Vadyaraman Street,
T.Nagar, Chennai-600 017.

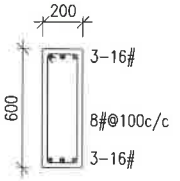
CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE				
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI-24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	STILT FLOOR ROOF DETAILS				JOB NO	SR-1735-2025	S	DRG NO 003 / 01OF01
						DATE	28-01-2026		
						SCALE	1:100,25		
						DESIGNED	KARTHICK		
						CHECKED	R.V.NARENDRAN		
						DRAWN	KARTHICK		R0

A2 SIZE

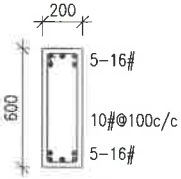




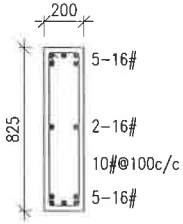
C/S OF RB1
200x600



C/S OF RB2
200x600



C/S OF RB3
200x600



C/S OF RB4
200x825

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NOTES:-

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6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.
8. Refer to Architect drawings for sunken slab details and floor levels.
9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS-12#@125 c/c LONG BARS-10#@150 c/c
S2	SHORT BARS-8#@150 c/c LONG BARS-8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - I
CMDA Reg. No. SE / GR-I / 19 / 05 / 116
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS
KRITI
STRUCTURAL ENGINEERS
31/9, PARANKUSAPURAM STREET,
RANGARAJAPURAM,KODAMBAKKAM,CHENNAI-24.
PH:24838896 email:narendranrvn@gmail.com

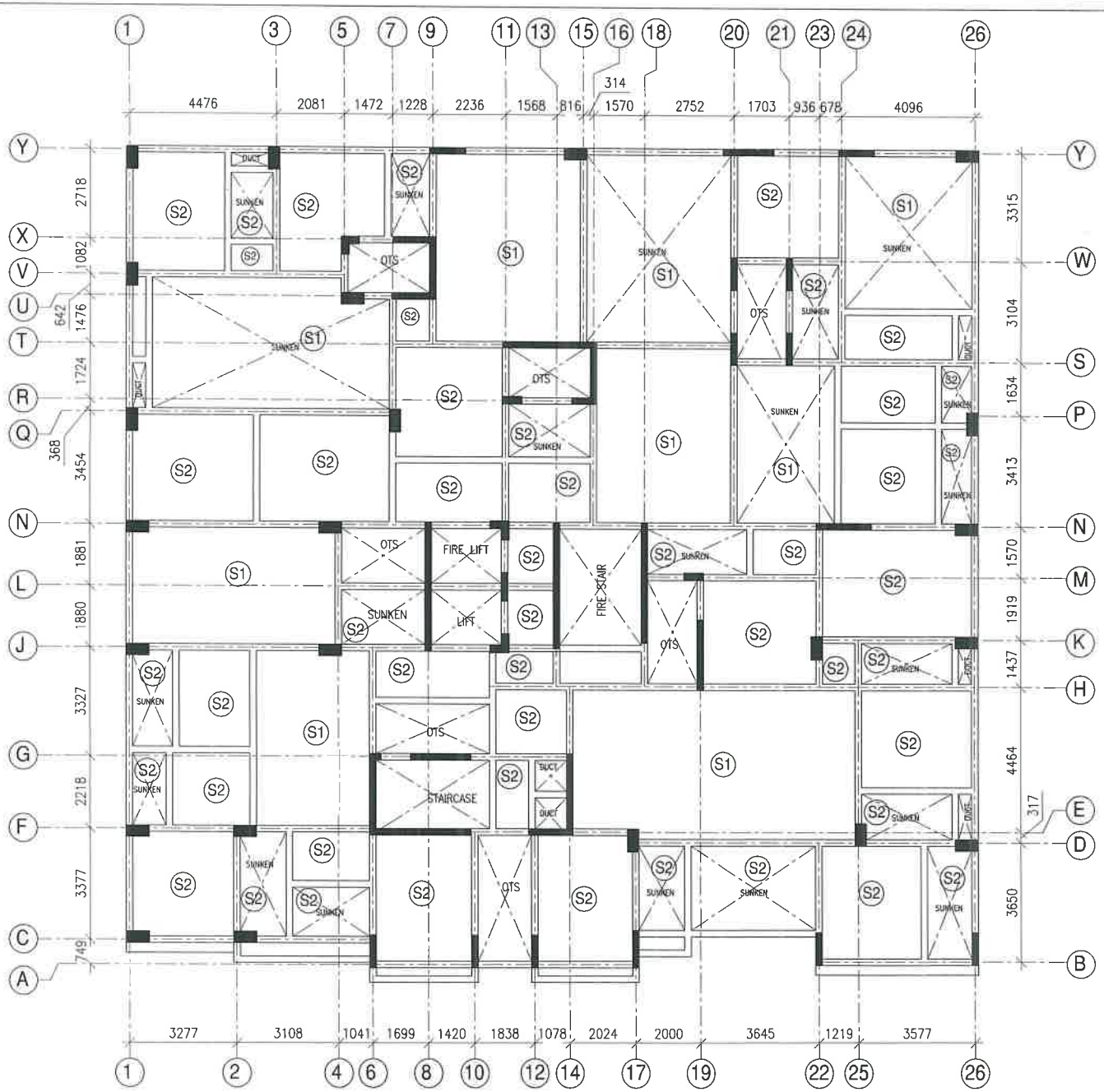
PROJECT
PROPOSED RESIDENTIAL BUILDING
AT BESANT NAGAR, CHENNAI.

TITLE
FIRST FLOOR ROOF DETAILS

REV NO.	DESCRIPTION	DATE

JOB NO	SR-1735-2025		DRG NO
DATE	28-01-2026		004
SCALE	1:100,25		010F01
DESIGNED	KARTHICK	S	
CHECKED	R.V.NARENDRAN		R0
DRAWN	KARTHICK		

A2 SIZE



THIS DRAWING IS THE PROPERTY OF KRITI & SHOULD NOT BE DUPLICATED OR MISUSED.

NOTES:–

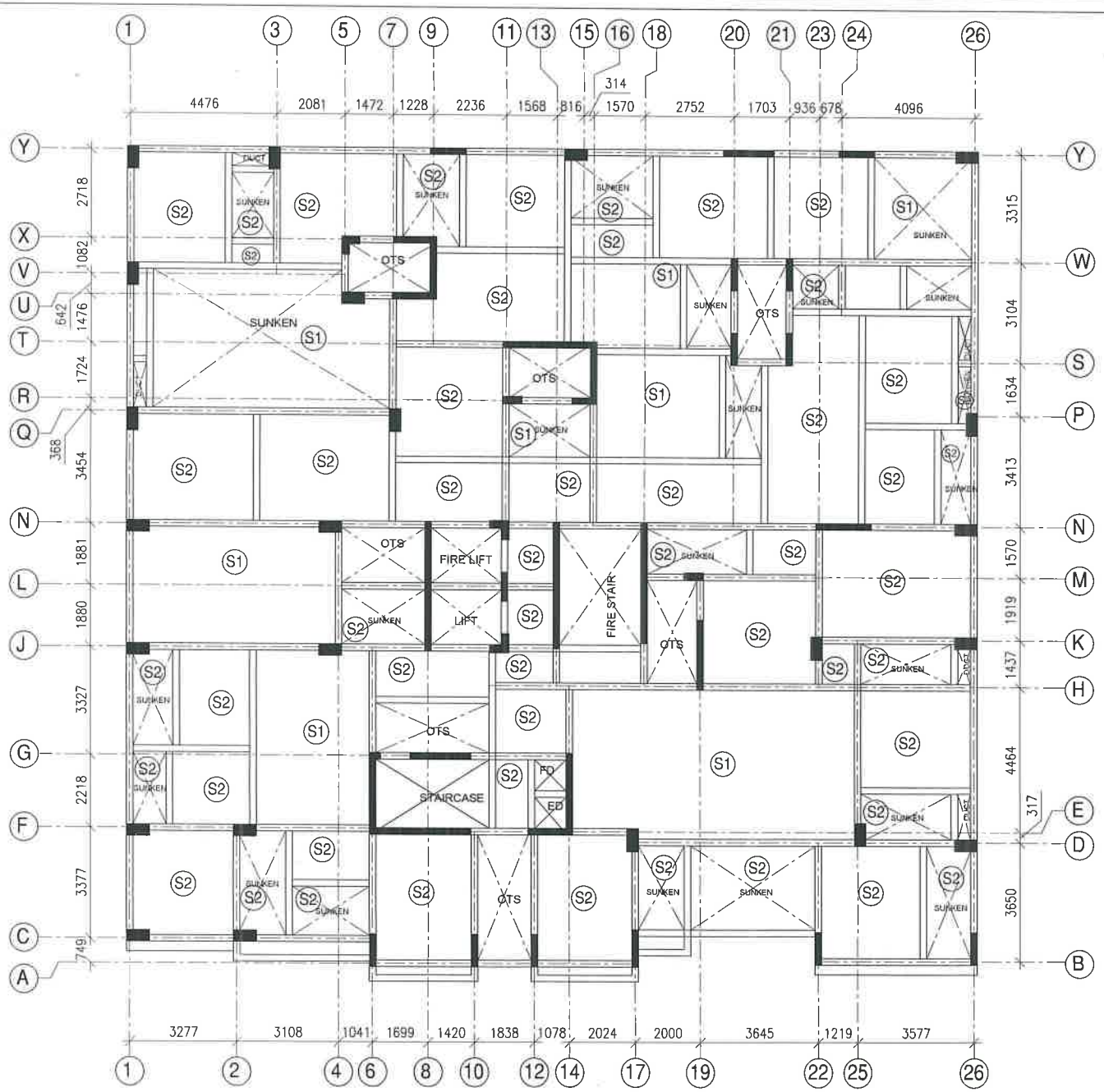
1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
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   b) Slabs–20mm
   c) Beams–25mm.
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8. Refer to Architect drawings for sunken slab details and floor levels.
9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS–12#@125 c/c LONG BARS–10#@150 c/c
S2	SHORT BARS–8#@150 c/c LONG BARS–8#@150 c/c

R.V. NARENDRAN, B.E.,
Structural Engineer Grade - I
CMDA Reg. No: SE / 601 / 18 / 85 / 116
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE				DRG NO
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI–24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	SECOND FLOOR ROOF BEAM AND SLAB LAYOUT				JOB NO	SR–1735–2025		005
						DATE	28–01–2026		
						SCALE	1:100,25		010F01
						DESIGNED	KARTHICK	S	
						CHECKED	R.V.NARENDRAN		R0
						DRAWN	KARTHICK		

A2 SIZE



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NOTES:–

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9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS–12#@125 c/c LONG BARS–10#@150 c/c
S2	SHORT BARS–8#@150 c/c LONG BARS–8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - I
CMDA Reg. No: SE / GR-I / 19 / 05 / 116
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS
KRITI
STRUCTURAL ENGINEERS
31/9, PARANKUSAPURAM STREET,
RANGARAJAPURAM,KODAMBAKKAM,CHENNAI–24.
PH:24838896 email:narendranrvn@gmail.com

PROJECT
PROPOSED RESIDENTIAL BUILDING
AT BESANT NAGAR, CHENNAI.

TITLE
THIRD FLOOR ROOF
BEAM AND SLAB LAYOUT

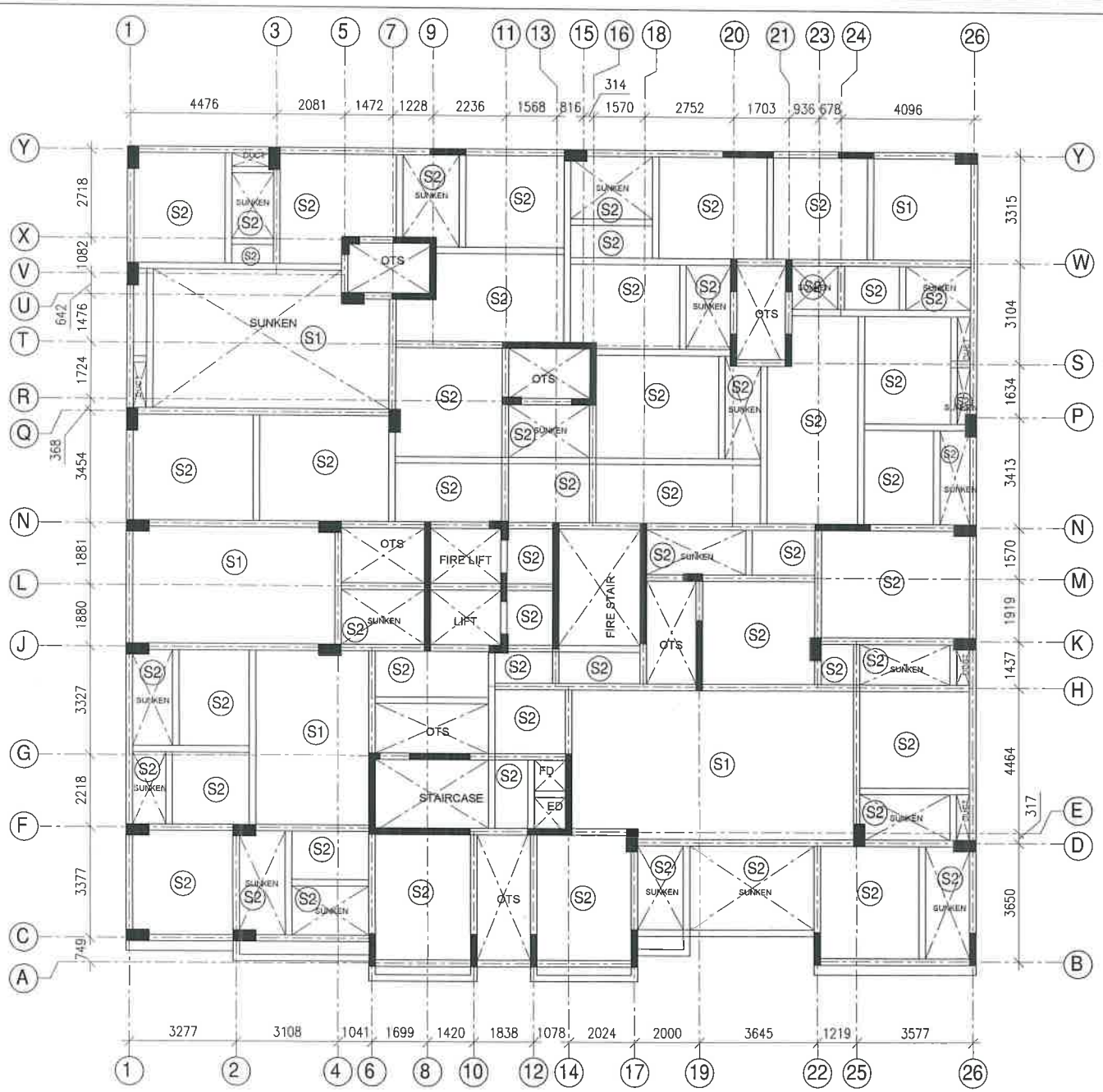
REV NO.	DESCRIPTION	DATE

JOB NO	SR–1735–2025
DATE	28–01–2026
SCALE	1:100,25
DESIGNED	KARTHICK
CHECKED	R.V.NARENDRAN
DRAWN	KARTHICK

S

DRG NO 006 / 010F01
R0

A2 SIZE



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NOTES:–

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2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
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   c) Beams–25mm.
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6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.
8. Refer to Architect drawings for sunken slab details and floor levels.
9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS–12#@125 c/c LONG BARS–10#@150 c/c
S2	SHORT BARS–8#@150 c/c LONG BARS–8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - I
CMDA Reg. No: SE / GR-I / 19 / 05 / 116
24/25, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS	PROJECT	TITLE
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI–24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	FOURTH FLOOR ROOF BEAM AND SLAB LAYOUT

REV NO.	DESCRIPTION	DATE

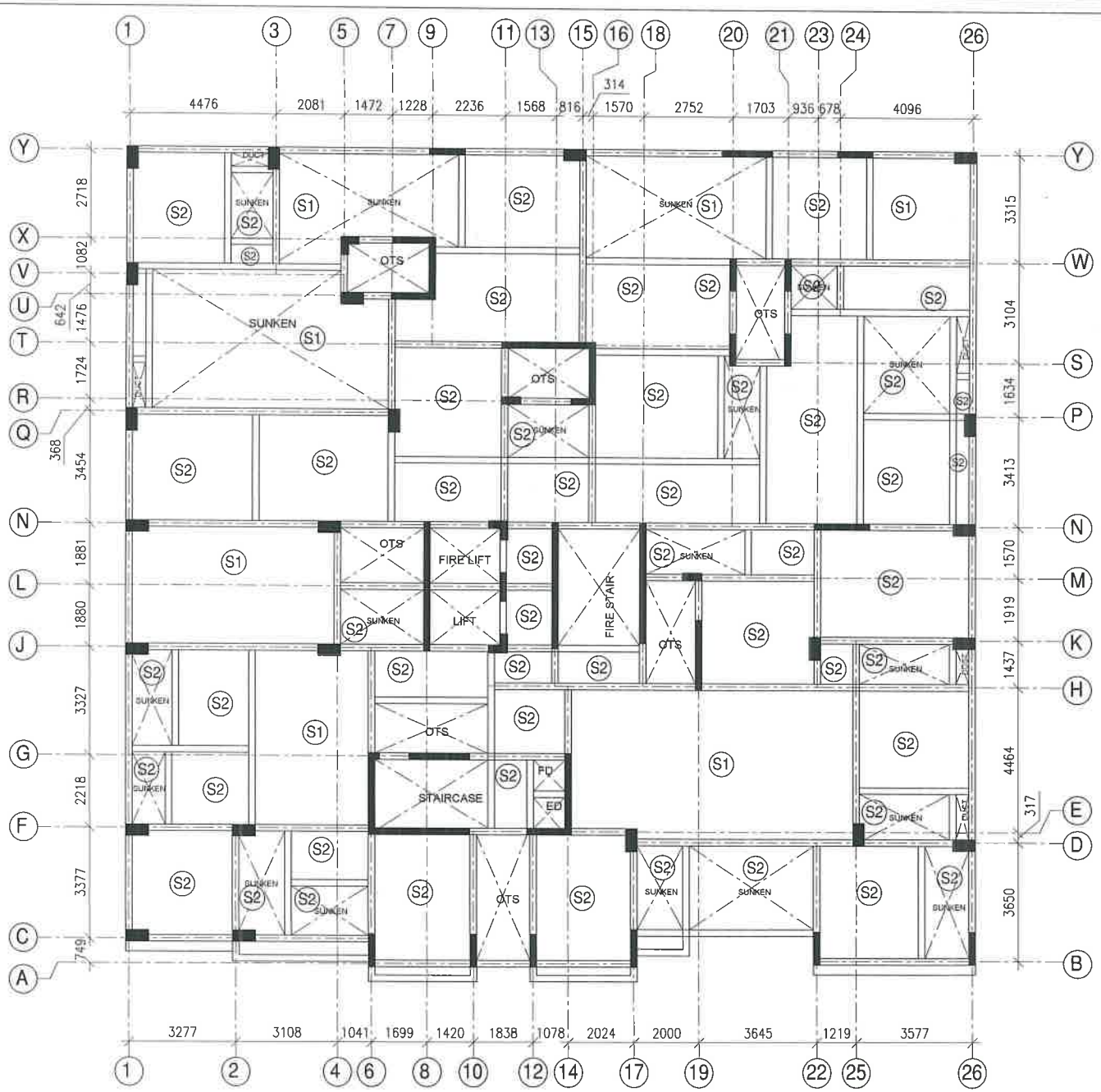
JOB NO	SR–1735–2025
DATE	28–01–2026
SCALE	1:100,25
DESIGNED	KARTHICK
CHECKED	R.V.NARENDRAN
DRAWN	KARTHICK

S

DRG NO 007 / 010F01

R0

A2 SIZE



THIS DRAWING IS THE PROPERTY OF KRITI & SHOULD NOT BE DUPLICATED OR MISUSED.

NOTES:–

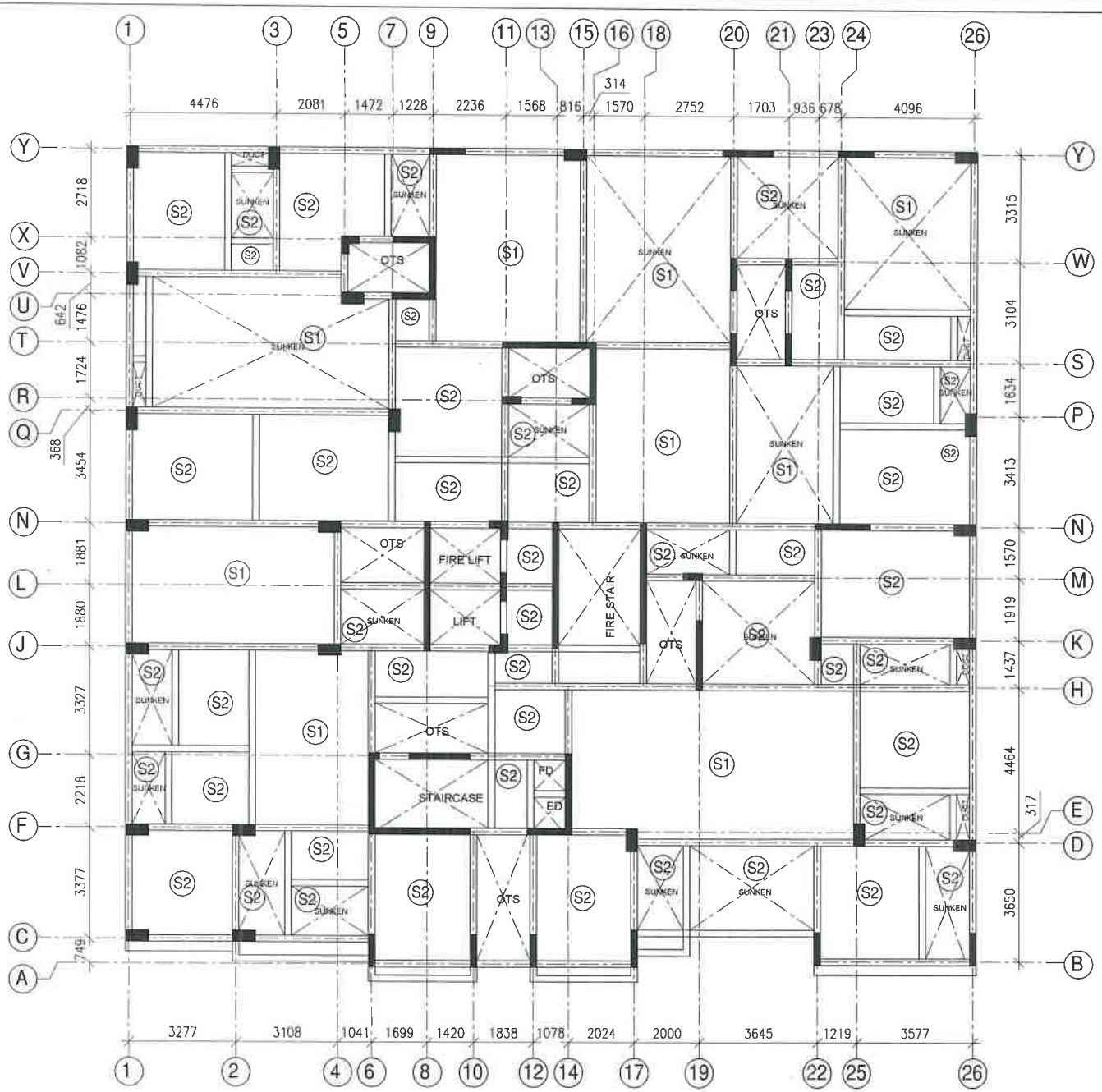
1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
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9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS–12#@125 c/c LONG BARS–10#@150 c/c
S2	SHORT BARS–8#@150 c/c LONG BARS–8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - I
CMDA Reg. No: SE / GR-I / 19 / 05 / 116
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE				
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI-24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	FIFTH FLOOR ROOF BEAM AND SLAB LAYOUT				JOB NO	SR-1735-2025		DRG NO 008
						DATE	28-01-2026		
						SCALE	1:100,25		010F01
						DESIGNED	KARTHICK	S	
						CHECKED	R.V.NARENDRAN		R0
						DRAWN	KARTHICK		

A2 SIZE



THIS DRAWING IS THE PROPERTY OF KRITI & SHOULD NOT BE DUPLICATED OR MISUSED.

NOTES:–

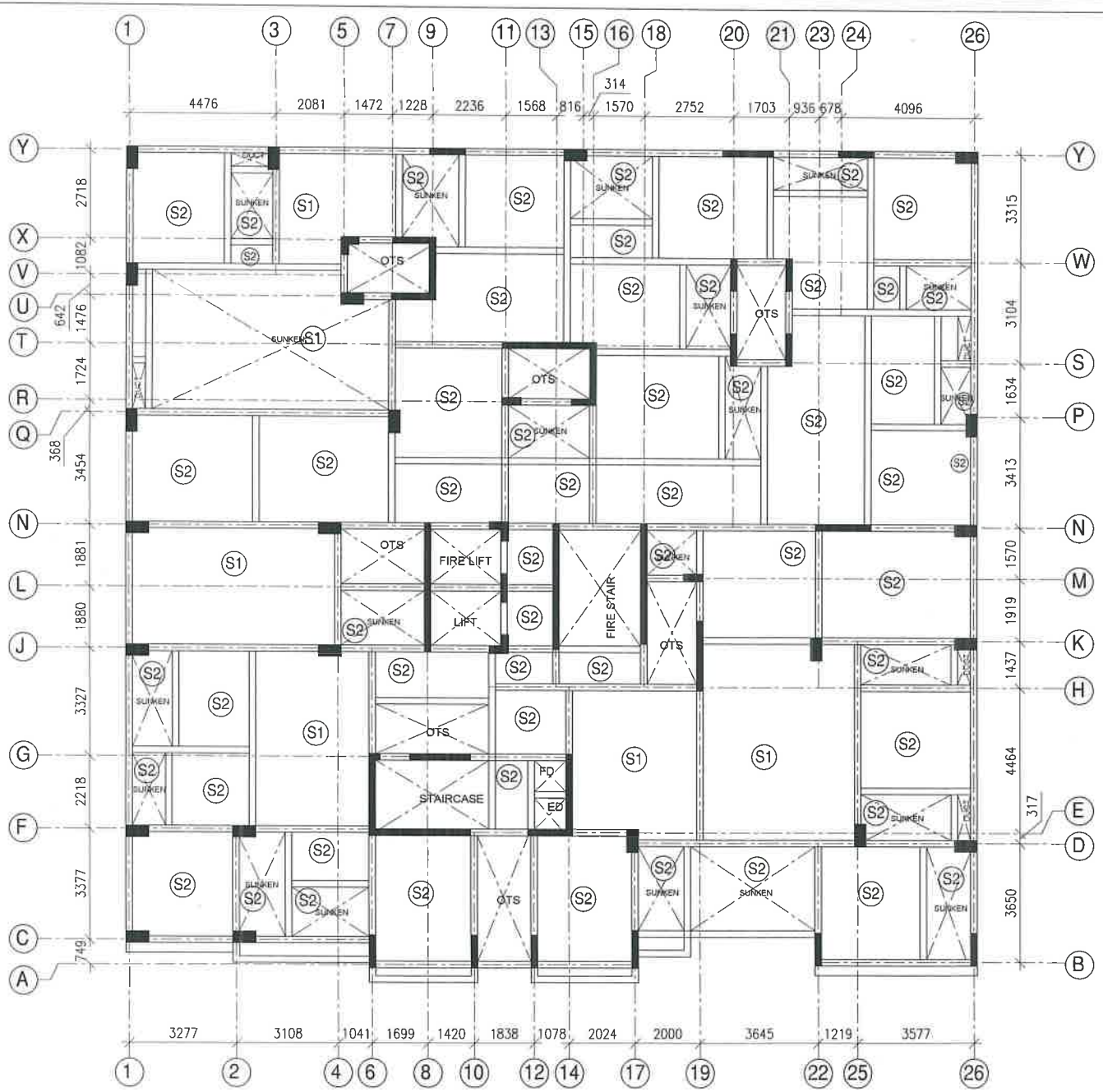
1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
   a) Columns–40mm
   b) Slabs–20mm
   c) Beams–25mm.
4. Not more than 50 percent of bars shall be spliced at any one section.
5. Use M30 Conc & Fe500 for all main rod & Fe500 for stirrups unless specified otherwise.
6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.
8. Refer to Architect drawings for sunken slab details and floor levels.
9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS–12#@125 c/c LONG BARS–10#@150 c/c
S2	SHORT BARS–8#@150 c/c LONG BARS–8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
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CMDA Reg. No: SE / GR-I / 19 / 05 / 118
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE				
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI–24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	SIXTH FLOOR ROOF BEAM AND SLAB LAYOUT				JOB NO	SR-1735-2025		DRG NO 009 / 010F01
						DATE	28-01-2026		
						SCALE	1:100,25		
						DESIGNED	KARTHICK	S	
						CHECKED	R.V.NARENDRAN		R0
						DRAWN	KARTHICK		

A2 SIZE



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NOTES:-

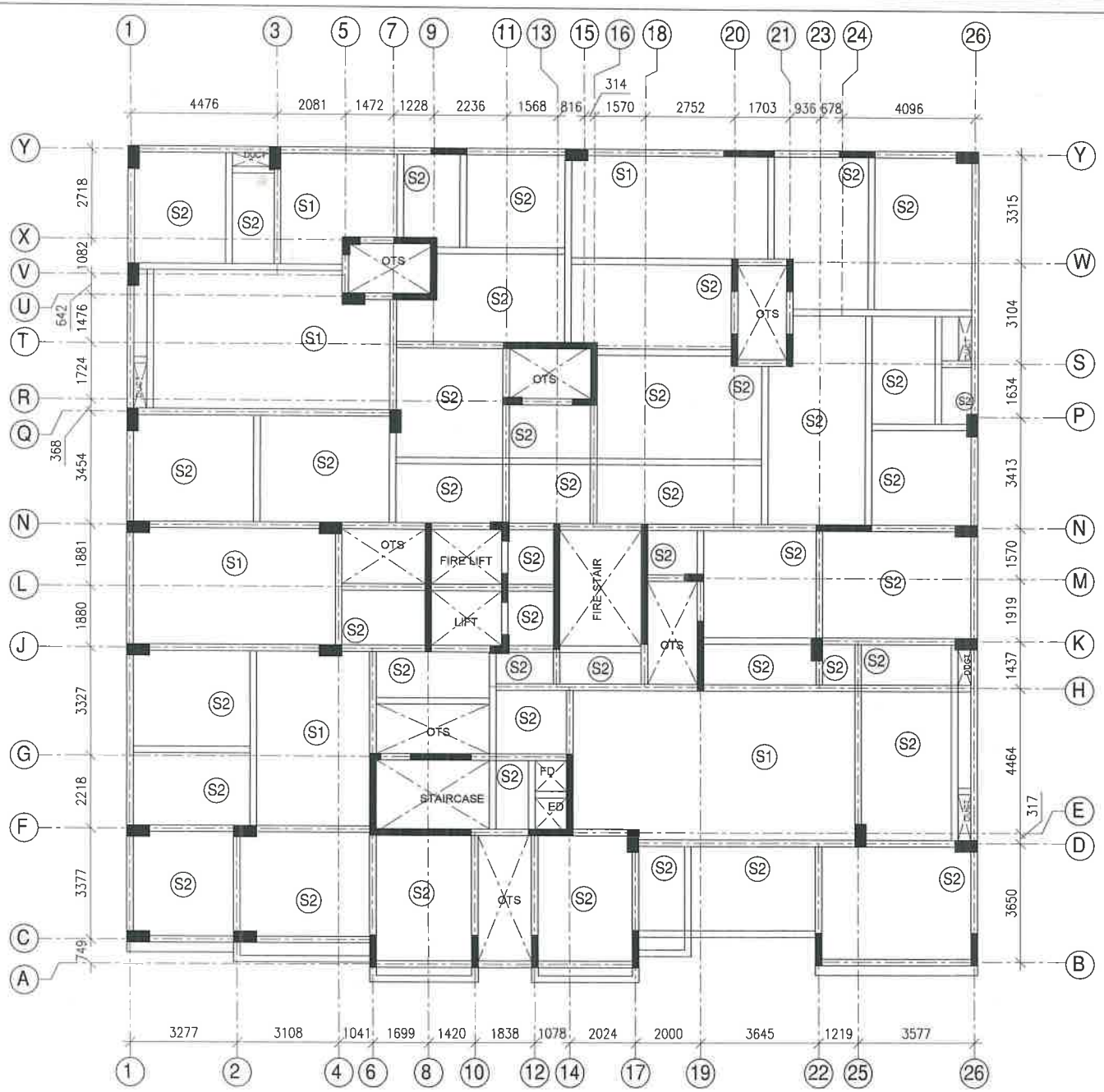
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   c) Beams-25mm.
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6. Slope for crank in reinforcement should be 1:6.
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8. Refer to Architect drawings for sunken slab details and floor levels.
9. Beams should be detailed as per standard reinforcement details given.

SLAB DETAILS - 150 THICK	
S1	SHORT BARS-12#@125 c/c LONG BARS-10#@150 c/c
S2	SHORT BARS-8#@150 c/c LONG BARS-8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
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CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE				
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI-24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	SEVENTH FLOOR ROOF BEAM AND SLAB LAYOUT				JOB NO	SR-1735-2025		DRG NO 010
						DATE	28-01-2026		
						SCALE	1:100,25		010F01
						DESIGNED	KARTHICK	S	
						CHECKED	R.V NARENDRAN		R0
						DRAWN	KARTHICK		

A2 SIZE



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NOTES:–

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SLAB DETAILS - 150 THICK	
S1	SHORT BARS–12#@125 c/c LONG BARS–10#@150 c/c
S2	SHORT BARS–8#@150 c/c LONG BARS–8#@150 c/c

R.V. NARENDRAN, B.E., M.S.,
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CMDA Reg. No: SE / GR-I / 19 / 05 / 116
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

CONSULTANTS	PROJECT	TITLE	REV NO.	DESCRIPTION	DATE			DRG NO
KRITI STRUCTURAL ENGINEERS 31/9, PARANKUSAPURAM STREET, RANGARAJAPURAM,KODAMBAKKAM,CHENNAI–24. PH:24838896 email:narendranrvn@gmail.com	PROPOSED RESIDENTIAL BUILDING AT BESANT NAGAR, CHENNAI.	EIGHTH FLOOR ROOF BEAM AND SLAB LAYOUT				JOB NO	SR–1735–2025		011
						DATE	28–01–2026		
						SCALE	1:100,25		010F01
						DESIGNED	KARTHICK	S	
						CHECKED	R.V.NARENDRAN		R0
						DRAWN	KARTHICK		

A2 SIZE

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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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.