Verified RealEstate™

RE REGULATORY RECORD

RERA Document

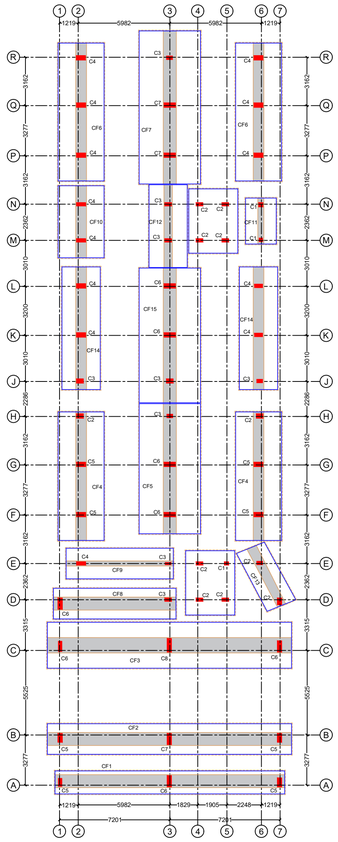
The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



LAYOUT OF COMBINED STRIP FOOTINGS

COMBINED STRIP FOOTINGS

NAME OF THE WORK : PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN S.NOS: 61/2D, 61/3A2,61/3B1, AT 'D' - PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

NO.OF FLOORS : STILT + 5 FLOORS

S.B.C OF SOIL (IMPROVED) - 150 KN/Sq.m
DEPTH OF FOUNDATION - 3.00m
GRADE OF CONCRETE - M25
CEMENT QUARRY DUST MIX 1:10 - 300mm
2 Layers of Geogrid Non Woven 40x40x20N/sq.mm Sandwiched

STEEL : Fe 500D TMT Bars
CLEAR COVER(BOTTOM) : 75mm
CLEAR COVER(SIDES) : 50mm

SL.NO	LOAD ON COLUMN IN KN	COLUMNS ADOPTED	COLUMN SIZE "mm" (b1 x d1)	TOTAL NO OF COLUMN	BEAM SIZE "mm" a	b	c	COMBINED STRIP FOOTING SIZE "mm" L	B	D	Do	REINFORCEMENT Ast.in Sq.cm	ON BOTH DIRECTION
CF1.	900+1520 +900 KN	A1-A3-A7	300 x 600 300 x 750	3	850	900	250	15000	1500	250	250		PLEASE REFER DETAILS ATTACHED IN SEPARATE DRAWING
CF2.	1240+2225 1240 KN	B1-B3-B7	300 x 600 300 x 750	3	850	900	300	16000	2000	300	300		
CF3.	1615+2930 1615 KN	C1-C3-C7	300 x 750 300 x 900	3	1000	900	300	16000	3000	300	300		
CF4.	1330+1330 815 KN	F2-G2-H2 / F6-G6-H6	300 x 600 300 x 450	6	700	600	300	8500	3000	300	300		
CF5.	1775+1773 1110 KN	F3-G3-H3	300 x 750 300 x 450	3	850	600	450	9000	4000	450	450		
CF6.	1170+1176 795 KN	P2-Q2-R2 / P6-Q6-R6	300 x 600	6	700	600	300	8500	3000	300	300		
CF7	1780+1780 960 KN	P3-Q3-R3	300 x 750 300 x 600	3	850	600	450	10000	4000	450	450		
CF8	1165+ 1155 KN	D1-D3	300 x 750 300 x 450	2	850	900	300	8000	2000	300	300		
CF9.	1075+890 1965 KN	E2 - E3	230 x 600 230 x 450	2	850	900	300	7000	2000	300	300		
CF10	1030+1075 2165 KN	M2 - N2	230 x 600	2	700	450	400	4700	3000	400	400		
CF11	360+375 735 KN	M6 - N6	230 x 300	2	400	450	200	3000	2000	200	200		
CF12	1005+935 1940 KN	M3 - N3	230 x 450	2	550	750	300	5400	2500	300	300		
CF13	345+840 1185 KN	D7 - E6	300 x 450	2	550	450	300	4000	2000	300	300		
CF14	775+1125 +1125 3025 KN	J2-K2-L2 / J6-K6-L6	300 x 450 300 x 600	6	700	600	300	8000	2500	300	300		
CF15	1070+1710 +1710 4490 KN	J3 - K3 - L3	300 x 450 300 x 750	3	850	600	450	8800	4000	450	450		
LIFT	520+605 +510+285 1990 KN	D4-D5-E4-E5	230 x 300 230 x 450	4	-	-	-	3200	4200	200	200		
LIFT	495+470 +510+480 1950 KN	M4-M5-N4-N5	230 x 450	4	-	-	-	3200	4200	200	200		
		TOTAL		56									

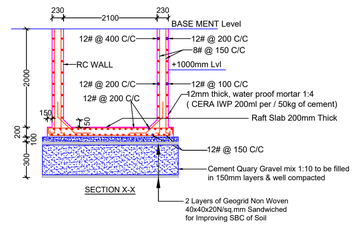
COLUMN SCHEDULE

NAME OF THE WORK : PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN S.NOS: 61/2D, 61/3A2,61/3B1, AT 'D' - PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

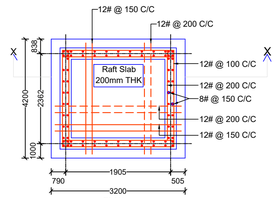
NO.OF FLOORS : STILT + 5 FLOORS

GRADE OF CONCRETE : M25
GRADE OF STEEL : Fe 500D - TMT BARS
CLEAR COVER : 40mm

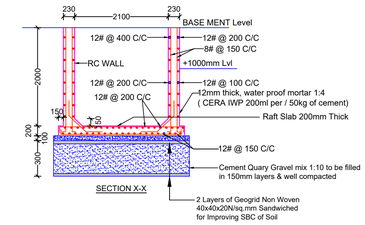
SL.NO	LOAD ON COLUMN KN	COLUMNS ADOPTED	TOTAL NO OF COLUMNS	COLUMN SIZE (mm x mm) STILT FLOOR	COLUMN SIZE (mm x mm) - FIRST FLOOR	Pt %	Ast Sq.mm	MAIN REBARS	LATERAL TIES	SKETECH
C1.	500 KN	E5	1	230 x 300	230 x 300	0.80	552	6 NOS - 12 #	8 # @ 200 c/c	230 300
		N6, M6	2	300 x 300	230 x 300	0.80	720	4 NOS - 16 #	8 # @ 200 c/c	230 300
C2.	800 KN	D4, D5, E4, M4, M5, N4, N5	7	230 x 450	230 x 450	0.80	828	4 NOS - 16 # + 4 NOS - 12 #	8 # @ 200 c/c	230/230 450
		D7, E6, H2, H6	4	300 x 450	230 x 450	0.80	1080			
C3.	1200 KN	D3, E3, M3, N3	4	230 x 450	230 x 450	2.50	2588	8 NOS - 20 # + 4 NOS - 12 #	8 # @ 200 c/c	230/230 450
		J2, J3, J6, H3, R3	5	300 x 450	230 x 450	1.50	2025			
C4.	1500 KN	E2, M2, N2	3	230 x 600	230 x 600	2.00	2760	8 NOS - 20 # + 4 NOS - 12 #	8 # @ 200 c/c	230/230 600
		P2, P6, Q2, Q6, R2, R6, K2, K6, L2, L6	10	300 x 600	230 x 600	1.50	2700			
C5.	1800 KN	A1, A7, B1, B7, F2, F6, G2, G6,	8	300 x 600	230 x 600	2.00	3600	10 NOS - 20 # + 4 NOS - 16 #	8 # @ 200 c/c	230/230 600
C6.	2100 KN	A3, D1, C1, C7, F3, G3, K3, L3	8	300 x 750	230 x 750	2.00	4500	8 NOS - 25 # + 4 NOS - 16 #	8 # @ 200 c/c	230/230 750
C7.	2500 KN	B3, P3, Q3	3	300 x 750	230 x 750	2.25	5063	8 NOS -25 # + 4 NOS - 20 #	8 # @ 200 c/c	230/230 750
C8.	3200 KN	C3	1	300 x 900	230 x 900	2.50	6750	12 NOS -25 # + 4 NOS - 20 #	8 # @ 200 c/c	230/230 900
		TOTAL	56							



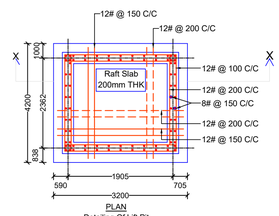
SECTION X-X



PLAN
Detailing Of Lift Pit
D4-D5-E4-E5



SECTION X-X



PLAN
Detailing Of Lift Pit
M4-M5-N4-N5

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quary Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350ml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore. Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall

(i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
(ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2

12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement		Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m^3 (300ml/ bag)	>25N/mm²
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m^3 (350ml/ bag)	>30N/mm²
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m^3 (400ml/ bag)	>35N/mm²
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m^3 (500ml/ bag)	>40N/mm²

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Cerificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

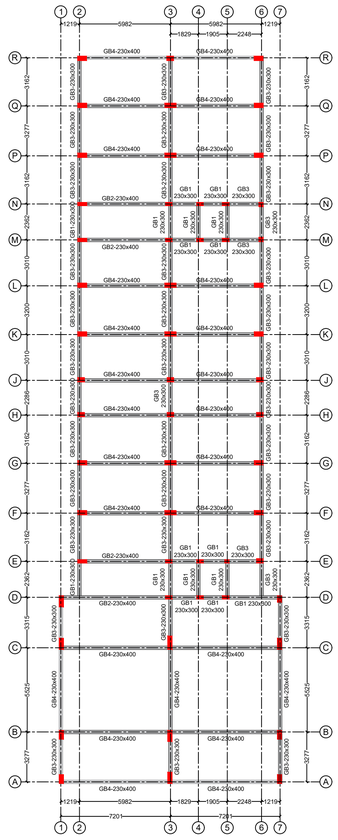
Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

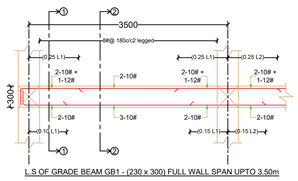
LAYOUT OF COMBINED STRIP FOOTINGS

DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 1 / 5

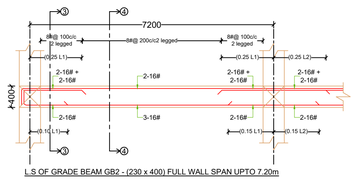
DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289



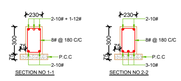
LAYOUT OF GRADE BEAMS



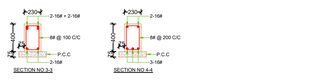
L.S OF GRADE BEAM GB1 - (230 x 300) FULL WALL SPAN UPTO 3.50m



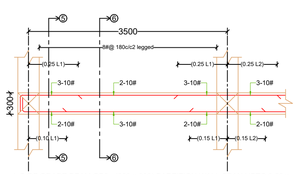
L.S OF GRADE BEAM GB2 - (230 x 400) FULL WALL SPAN UPTO 7.20m



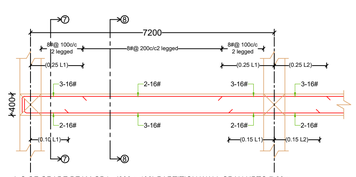
SECTION NO.1-1 SECTION NO.2-2



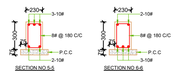
SECTION NO.3-3 SECTION NO.4-4



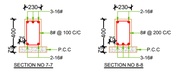
L.S OF GRADE BEAM GB3 - (230 x 300) PARTITION WALL SPAN UPTO 3.50m



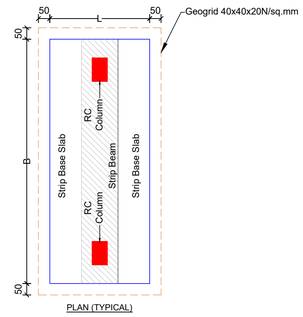
L.S OF GRADE BEAM GB4 - (230 x 400) PARTITION WALL SPAN UPTO 7.20m



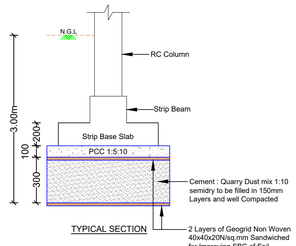
SECTION NO.5-5 SECTION NO.6-6



SECTION NO.7-7 SECTION NO.8-8



PLAN (TYPICAL)



TYPICAL SECTION

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quary Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350mml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore.
    Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall
    (i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
    (ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2
12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement		Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m^3 (300ml/ bag)	>25N/mm^2
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m^3 (350ml/ bag)	>30N/mm^2
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m^3 (400ml/ bag)	>35N/mm^2
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m^3 (500ml/ bag)	>40N/mm^2

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Cerificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

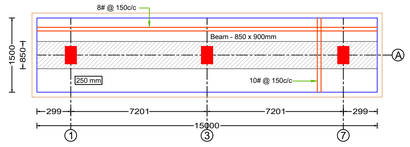
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN

S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

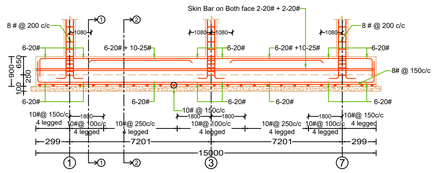
LAYOUT OF GRADE BEAMS DETAILING

DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 2 / 5

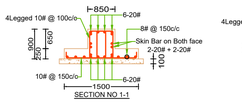
DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289



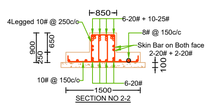
COMBINED STRIP FOOTING CF1 - (15000 x 1500) A1-A3-A7



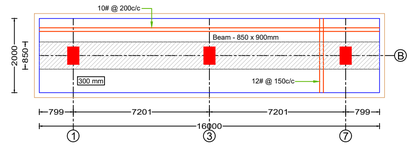
LONGITUDINAL SECTION



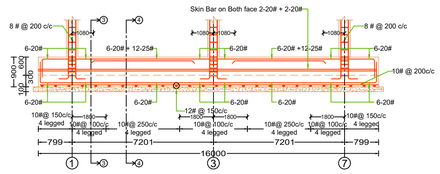
SECTION NO 1-1



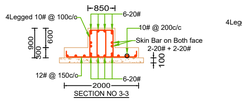
SECTION NO 2-2



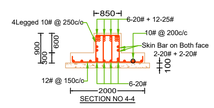
COMBINED STRIP FOOTING CF2 - (16000 x 2000) B1-B3-B7



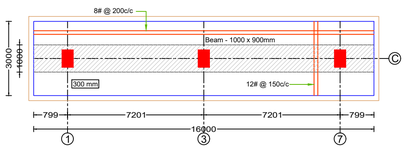
LONGITUDINAL SECTION



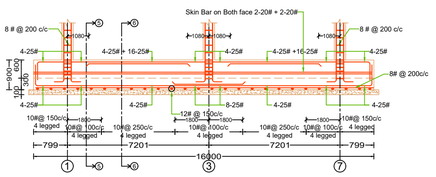
SECTION NO 3-3



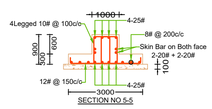
SECTION NO 4-4



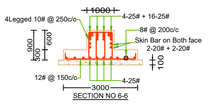
COMBINED STRIP FOOTING CF3 - (16000 x 3000) C1-C3-C7



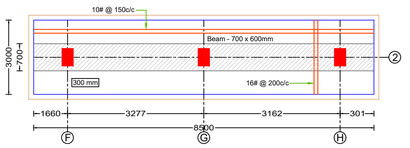
LONGITUDINAL SECTION



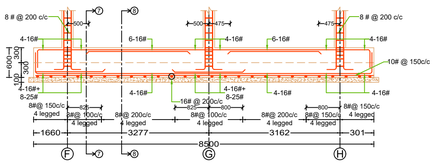
SECTION NO 5-5



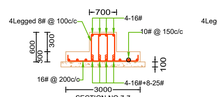
SECTION NO 6-6



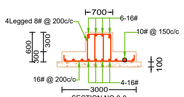
COMBINED STRIP FOOTING CF4 - (8500 x 3000) F2-G2-H2 / F6-G6-H6



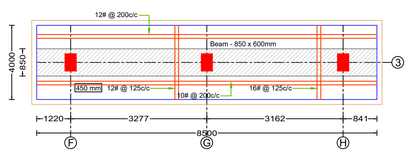
LONGITUDINAL SECTION



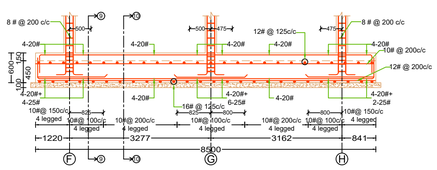
SECTION NO 7-7



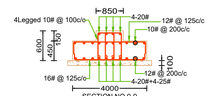
SECTION NO 8-8



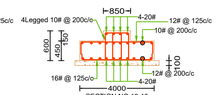
COMBINED STRIP FOOTING CF5 - (8500 x 4000) F3-G3-H3



LONGITUDINAL SECTION



SECTION NO 9-9



SECTION NO 10-10

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quarry Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350ml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore.
    Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall
    (i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
    (ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2
12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement		Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m^3 (300ml/ bag)	>25N/mm^2
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m^3 (350ml/ bag)	>30N/mm^2
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m^3 (400ml/ bag)	>35N/mm^2
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m^3 (500ml/ bag)	>40N/mm^2

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Cetificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

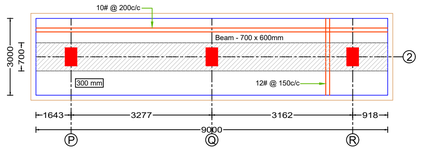
Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

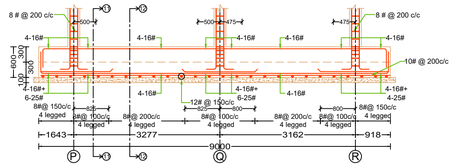
DETAILING OF COMBINED STRIP FOOTINGS

DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 3 / 5

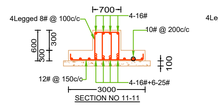
DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289



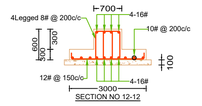
COMBINED STRIP FOOTING CF6 - (9000 x 3000) P2-Q2-R2 / P6-Q6-R6



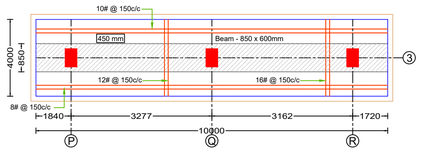
LONGITUDINAL SECTION



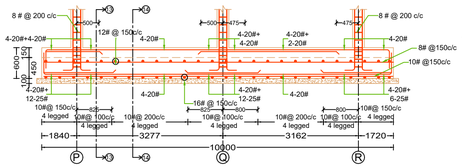
SECTION NO 11-11



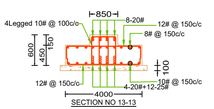
SECTION NO 12-12



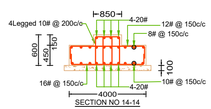
COMBINED STRIP FOOTING CF7 - (10000 x 4000) P3-Q3-R3



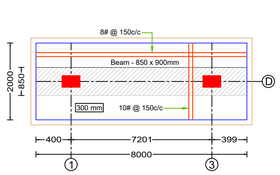
LONGITUDINAL SECTION



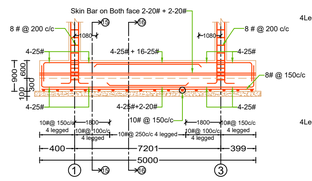
SECTION NO 13-13



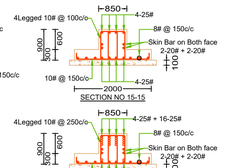
SECTION NO 14-14



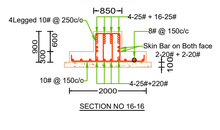
COMBINED STRIP FOOTING CF8 - (8000 x 2000) D1-D3



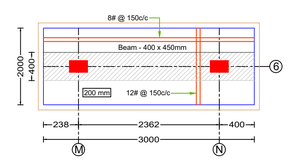
LONGITUDINAL SECTION



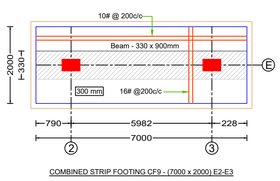
SECTION NO 15-15



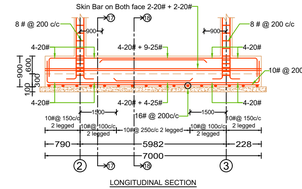
SECTION NO 16-16



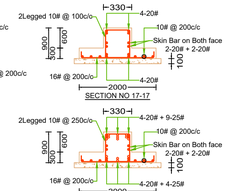
COMBINED STRIP FOOTING CF11 - (3000 x 2000) M6-N6



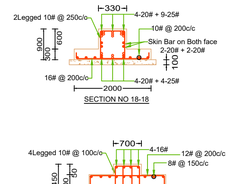
COMBINED STRIP FOOTING CF9 - (7000 x 2000) E2-E3



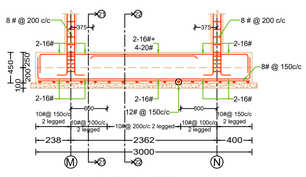
LONGITUDINAL SECTION



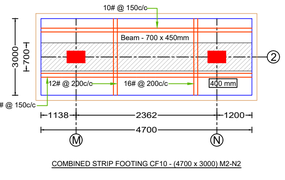
SECTION NO 17-17



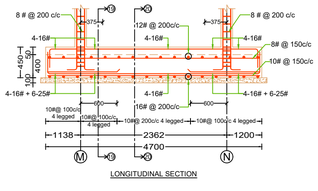
SECTION NO 18-18



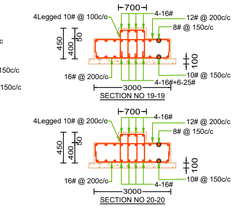
LONGITUDINAL SECTION



COMBINED STRIP FOOTING CF10 - (4700 x 3000) M2-N2

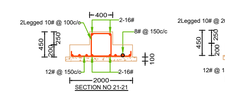


LONGITUDINAL SECTION

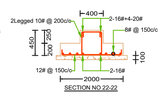


SECTION NO 19-19

SECTION NO 20-20



SECTION NO 21-21



SECTION NO 22-22

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quary Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350mml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore.
    Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall
    (i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
    (ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2
12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement		Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m³ (300ml/ bag)	>25N/mm²
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m³ (350ml/ bag)	>30N/mm²
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m³ (400ml/ bag)	>35N/mm²
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m³ (500ml/ bag)	>40N/mm²

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Cerificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

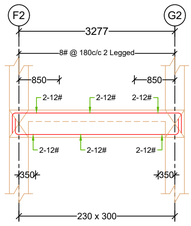
Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

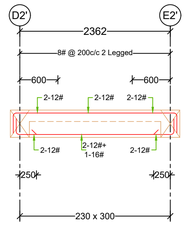
DETAILING OF COMBINED STRIP FOOTINGS

DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 4 / 5

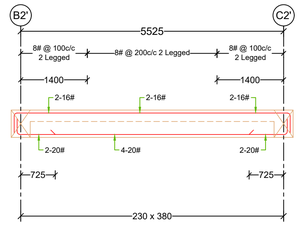
DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289



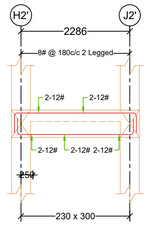
L.S OF ROOF BEAM RB12 - (230 x 300)
F2-G2 / K2-L2 / P2-Q2 / F6-G6/ K6-L6 / P6-Q6



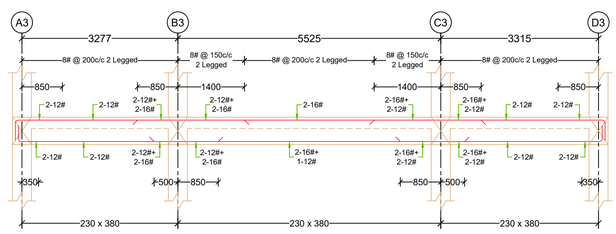
L.S OF ROOF BEAM RB13 - (230 x 300)
D2'-E2' / M2'-N2' / D2"-E2" / M2"-N2"



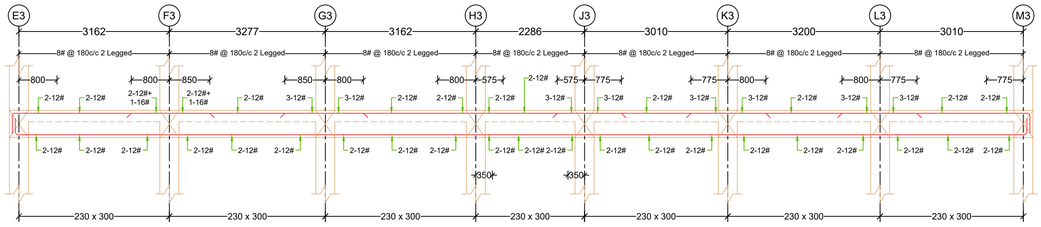
L.S OF ROOF BEAM RB14 - (230 x 380)
B2'-C2' / B4'-C4'



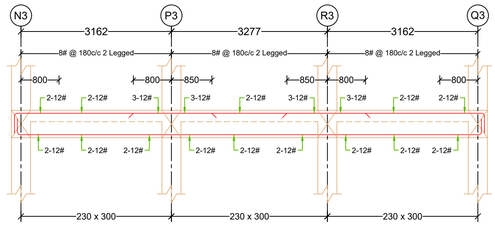
L.S OF ROOF BEAM RB15
(230 x 300) / H2'-J2' / H4'-J4'



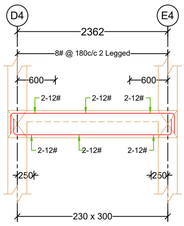
L.S OF ROOF BEAM RB16 - (230 x 380) A3-B3-C3-D3



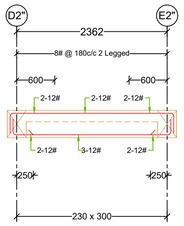
L.S OF ROOF BEAM RB17 - (230 x 300) E3-F3-G3-H3-J3-K3-L3-M3



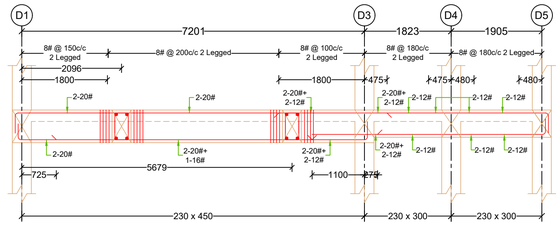
L.S OF ROOF BEAM RB18 - (230 x 300) N3-P3-Q3-R3



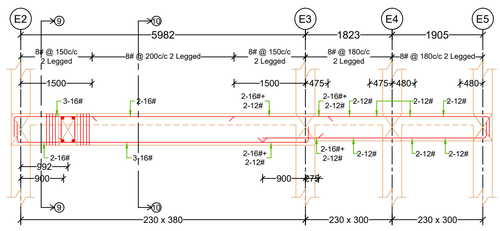
L.S OF ROOF BEAM RB19 - (230 x 300)
D4-E4 / M4-N4 / D5-E5 / M5-N5



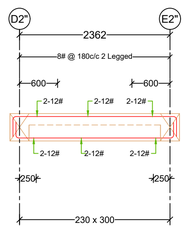
L.S OF ROOF BEAM RB20 - (230 x 300)
D2"-E2" / M2"-N2"



L.S OF HEAD ROOM BEAM HRB1 - (230 x 450) / (230x300) D1-D3-D4-D5



L.S OF HEAD ROOM BEAM HRB2 - (230 x 380) / (230x300) E2-E3-E4-E5 / N2-N3-N4-N5/ M2-M3-M4-M5



L.S OF HEAD ROOM BEAM HRB3 - (230 x 300)
D2'-E2' / M2'-N2' / D4-E4 / D5-E5 / M4-N4 / M5-N5

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quary Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350mml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore.
    Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall
(i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
(ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2
12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement		Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m³ (300ml/ bag)	>25N/mm²
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m³ (350ml/ bag)	>30N/mm²
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m³ (400ml/ bag)	>35N/mm²
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m³ (500ml/ bag)	>40N/mm²

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Certificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

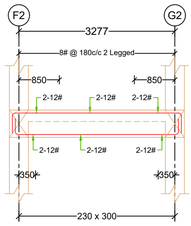
Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN
S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

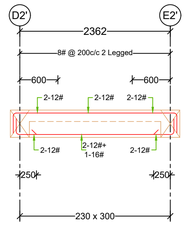
DETAILING OF GROUND ROOF BEAMS

DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 3 / 3

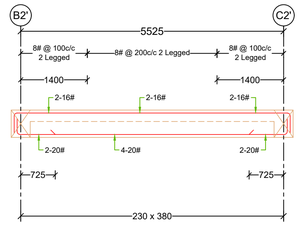
DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289



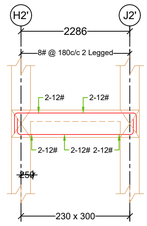
L.S OF ROOF BEAM RB12 - (230 x 300)
F2-G2 / K2-L2 / P2-Q2 / F6-G6/ K6-L6 / P6-Q6



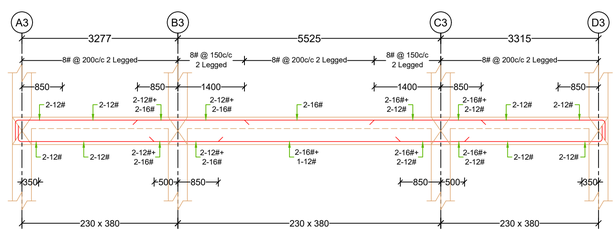
L.S OF ROOF BEAM RB13 - (230 x 300)
D2'-E2' / M2'-N2' / D2"-E2" / M2"-N2"



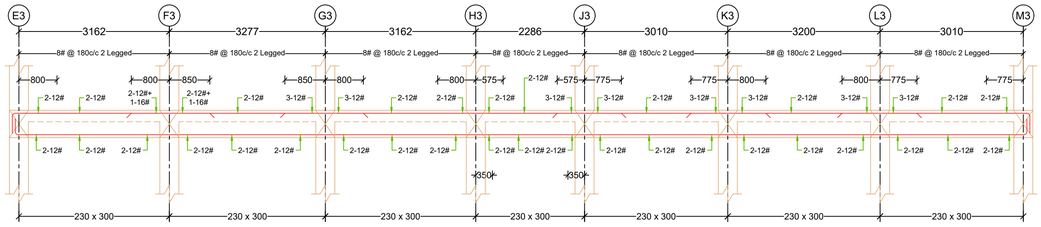
L.S OF ROOF BEAM RB14 - (230 x 380)
B2'-C2' / B4'-C4'



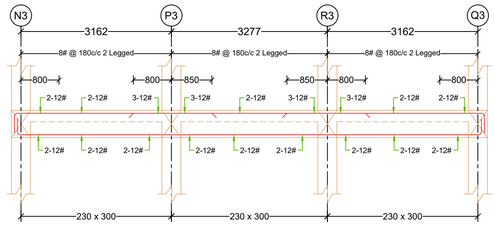
L.S OF ROOF BEAM RB15
(230 x 300) / H2'-J2' / H4'-J4'



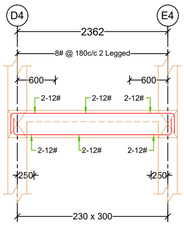
L.S OF ROOF BEAM RB16 - (230 x 380) A3-B3-C3-D3



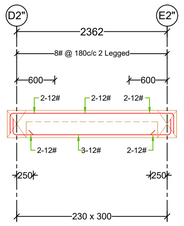
L.S OF ROOF BEAM RB17 - (230 x 300) E3-F3-G3-H3-J3-K3-L3-M3



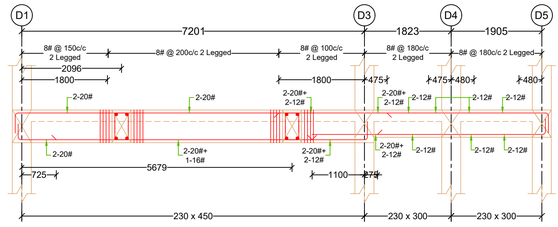
L.S OF ROOF BEAM RB18 - (230 x 300) N3-P3-Q3-R3



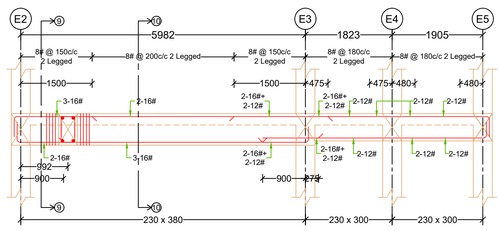
L.S OF ROOF BEAM RB19 - (230 x 300)
D4-E4 / M4-N4 / D5-E5 / M5-N5



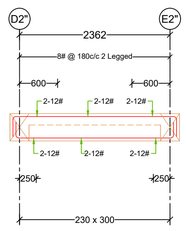
L.S OF ROOF BEAM RB20 - (230 x 300)
D2"-E2" / M2"-N2"



L.S OF HEAD ROOM BEAM HRB1 - (230 x 450) / (230x300) D1-D3-D4-D5



L.S OF HEAD ROOM BEAM HRB2 - (230 x 380) / (230x300) E2-E3-E4-E5 / N2-N3-N4-N5/ M2-M3-M4-M5



L.S OF HEAD ROOM BEAM HRB3 - (230 x 300)
D2'-E2' / M2'-N2' / D4-E4 / D5-E5 / M4-N4 / M5-N5

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quary Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350mml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore.
    Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall
(i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
(ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2
12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement		Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m³ (300ml/ bag)	>25N/mm²
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m³ (350ml/ bag)	>30N/mm²
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m³ (400ml/ bag)	>35N/mm²
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m³ (500ml/ bag)	>40N/mm²

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Certificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

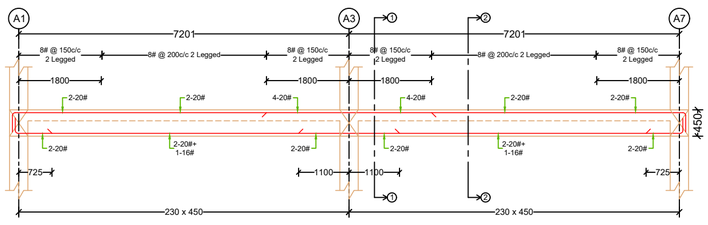
Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN
S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

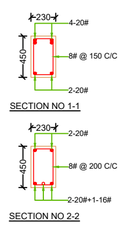
DETAILING OF GROUND ROOF BEAMS

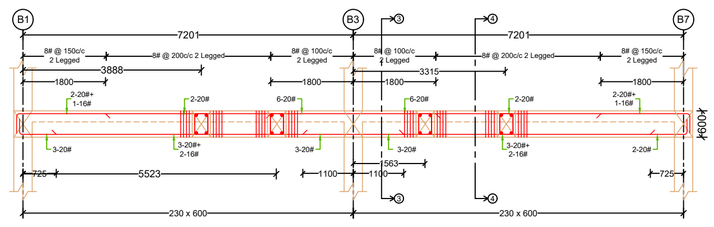
DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 3 / 3

DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289

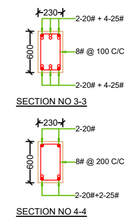


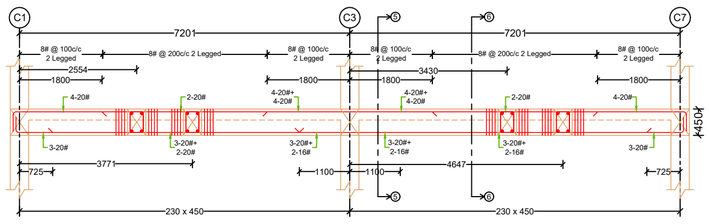
L.S OF ROOF BEAM RB1 - (230 x 450) A1-A3-A7



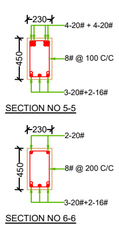


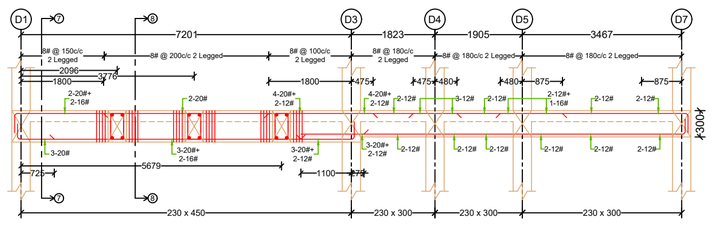
L.S OF ROOF BEAM RB2 - (230 x 600) B1-B3-B7



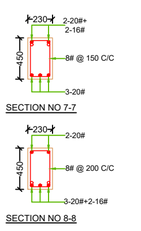


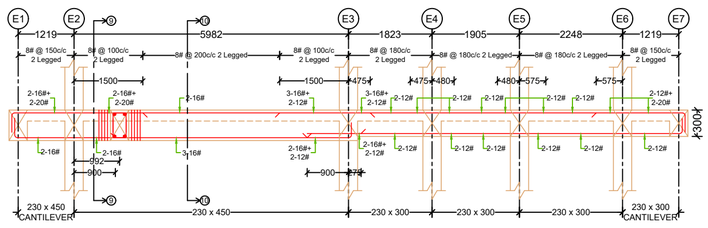
L.S OF ROOF BEAM RB3 - (230 x 450) C1-C3-C7



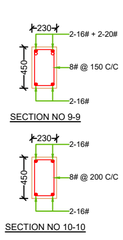


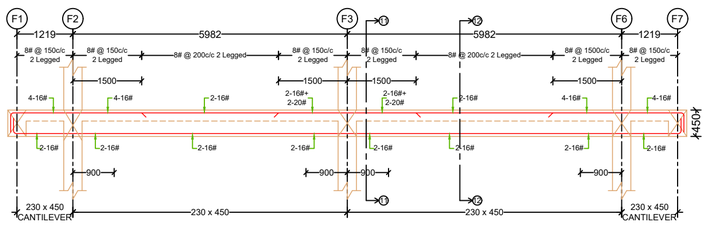
L.S OF ROOF BEAM RB4 - (230 x 450) / (230x300) D1-D3-D4-D5-D7



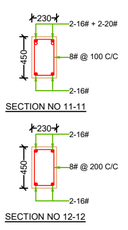


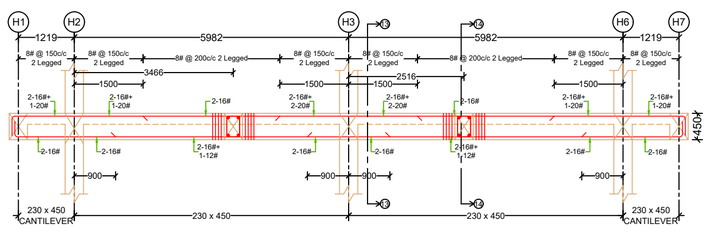
L.S OF ROOF BEAM RB5 - (230 x 450) / (230x300) E1-E2-E3-E4-E5-E6-E7



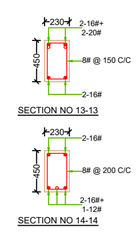


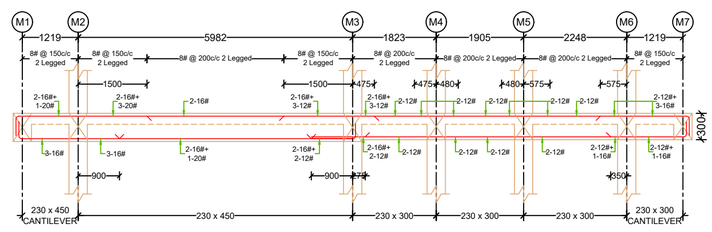
L.S OF ROOF BEAM RB6 - (230 x 450) F1-F2-F3-F6-F7 / G1-G2-G3-G6-G7 / K1-K2-K3-K6-K7 / L1-L2-L3-L6-L7 / P1-P2-P3-P6-P7 / Q1-Q2-Q3-Q6-Q7



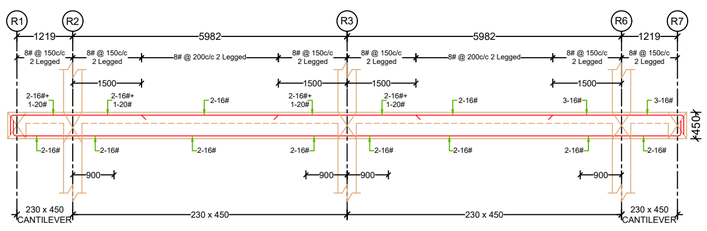


L.S OF ROOF BEAM RB7 - (230 x 450) H1-H2-H3-H6-H7 / J1-J2-J3-J6-J7

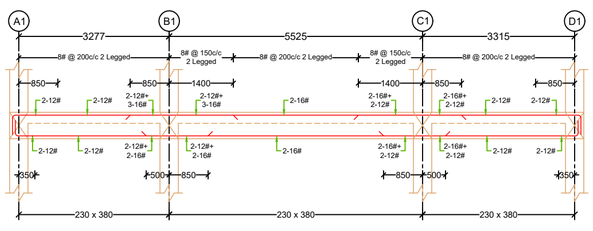




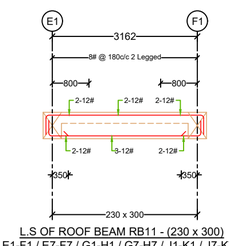
L.S OF ROOF BEAM RB8 - (230 x 450) / (230 x 300) M1-M2-M3-M4-M5-M6-M7 / N1-N2-N3-N4-N5-N6-N7



L.S OF ROOF BEAM RB9 - (230 x 450) R1-R2-R3-R6-R7



L.S OF ROOF BEAM RB10 - (230 x 380) A1-B1-C1-D1 / A7-B7-C7-D7



L.S OF ROOF BEAM RB11 - (230 x 300) E1-F1 / E7-F7 / G1-H1 / G7-H7 / J1-K1 / J7-K7 / L1-M1 / L7-M7 / N1-P1 / N7-P7 / Q1-R1 / Q7-R7

Technical Notes

1. All dimensions are in millimetres
2. Limits State Design as per IS:456-2000
3. Concrete Grade M-25, # - Refers Steel Fe 500D - TMT Bars as per IS:1786-1985
4. For all concretes and mortar; Blended Cement (Flyash Based-PPC) should be used for better durability
5. All RC Concrete to be Mixed with Superplasticiser CERAPLAST 300) @300ml per bag of Cement
6. **M-Sand** (Artificial-manufactured Sand or CS-Sand (crushed stone sand) shall be advantageously used in all civil constructions with the addition of superplasticiser since it **has better quality and higher strength** when compared to the river sand due to absence of impurities.
7. **Stone Crusher Dust (Quarry dust)** can also be used - 100% in PCC, Masonry mortar and all grades of concretes with the addition of Superplasticiser (100ml per bag for PCC & Masonry mortar) & 300ml for RC concretes) which produces mortar & concretes with the required workability with less water.
8. Cement Quary Dust mix 1:10 , filled up in 150 mm layers with moisture percentage of 18% and every layer, compacted well with a Proctor Compaction Factor of 0.95 where ever prescribed as Subbase in Foundation
9. Clear Cover for Footing - 75mm (bottom), Side Cover - 50mm, Beam - 25mm, Slab - 20mm, Column - 40mm
10. Cera Concrete Tonic 350 - From Cera - Chem PLtd must be mixed at 350mml per bag of cement as Superplasticiser cum corrosion resistant admixture when site of construction is near by sea shore.
    Contact : 044 - 48684523, 42652454, 42654525
11. Wherever partition walls are proposed to be constructed, provide the following welded wire mesh below the partition walls (on the top of RC Slab) for a width of 1.00m (500mm from the centerline of partition) for the entire length of partition wall
    (i) 100 x 100 x 6.50mm/ @ 5.20 Kg/m^2 (or)
    (ii) 150 x 150 x 8.00mm/ @ 5.26 Kg/m^2
12. Design Mix Concrete (Suggested by Er.AVA) for RCC for 1 Cubic metre

Grade	Coarse Agg	Fine Agg	Cement	Water Cement Ratio / Water per bag of Cement	Super Plasticer	Compressive Strength (realised
M25	0.90	0.45	350 kg	0.45	22.50 Litres	2.10 l/m^3 (300ml/ bag)	>25N/mm^2
M30	0.90	0.45	375 kg	0.45	22.50 Litres	2.50 l/m^3 (350ml/ bag)	>30N/mm^2
M35	0.90	0.45	400 kg	0.42	21.00 Litres	3.20 l/m^3 (400ml/ bag)	>35N/mm^2
M40	0.90	0.45	400 kg	0.42	21.00 Litres	4.00 l/m^3 (500ml/ bag)	>40N/mm^2

NOTE : M15 & M20 ARE NOT STANDARD CONCRETE AND HENCE NOT AT ALL RECOMMENDED

Structural Engineer Cerificate:

1. Certified that structural designs and structural drawings furnished by us for the proposed building / structure are accurate and safe in accordance with the BIS codes and NBC-2016 ensuring safety, serviceability and durability of the structural members of the proposed building provided they are adopted in the actual execution/construction.
2. The foundation system adopted for the above structure is evolved and designed based on actual soil met with at site of construction in accordance with the relevant BIS codes and expertise developed in the past 45 years by the Structural Engineer / Structural Consultant
3. However it is clearly informed that the Violation / Deviation of setback norms and FSI in the Development Control rules, correctness of construction, quality and construction management of the above building entirely rest with the promoter and builder(s) as the Structural Engineer is not involved in the same and hence the structural engineer takes no responsibility/accountability what so ever for the same.

Structural Engineer
Er.Dr.A.Veerappan
FIE Reg.No:F-016434-4
ECI Reg.No:Sr.PE/00075/16
CMDA Reg.No:S.E/GR-I/19/05/113

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (S+5) IN S.NOS: 61/2D,61/3A2,61/3B1, AT 'D'-PLOT, DEVI NAGAR, AYAPAKKAM CHENNAI

DETAILING OF GROUND ROOF BEAMS

DRAWN :- K.Victoriya	SCALE 1:100	DATE : 07 - 02 - 2026	SHEET NO : 2 / 3

DESIGNED BY :
Er. Dr. A. VEERAPPAN ME (Struct), Ph.D (Struct), FIE, MICI, DIP, LL & AL
Er. A. VEERAPPAN & ASSOCIATES (TN) (P) Ltd,
No:36, Valluvar road, TSD Nagar, Arumbakkam, CHENNAI -600106.
e-mail : er_a_veerappan@hotmail.com
Phone.No -72000 79289

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
3/350/2 Mettukuppam,
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.