Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

## STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of **S + 5 floor's With 40 No's of Dwelling in Blocks 1** at **Ramanathapuram Village in T.S No : 15/ 3,4 & 5, Ward No : AL Ramanathapuram, Block No : 15, Coimbatore Corporation** has been done by **me** / us based on the report of geotechnical investigation (soil test) done by **Er.E.Ravi** Report No. GEO – G – 022 - 2022-23 Dated 05 – 05 - 2022 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 **M20**

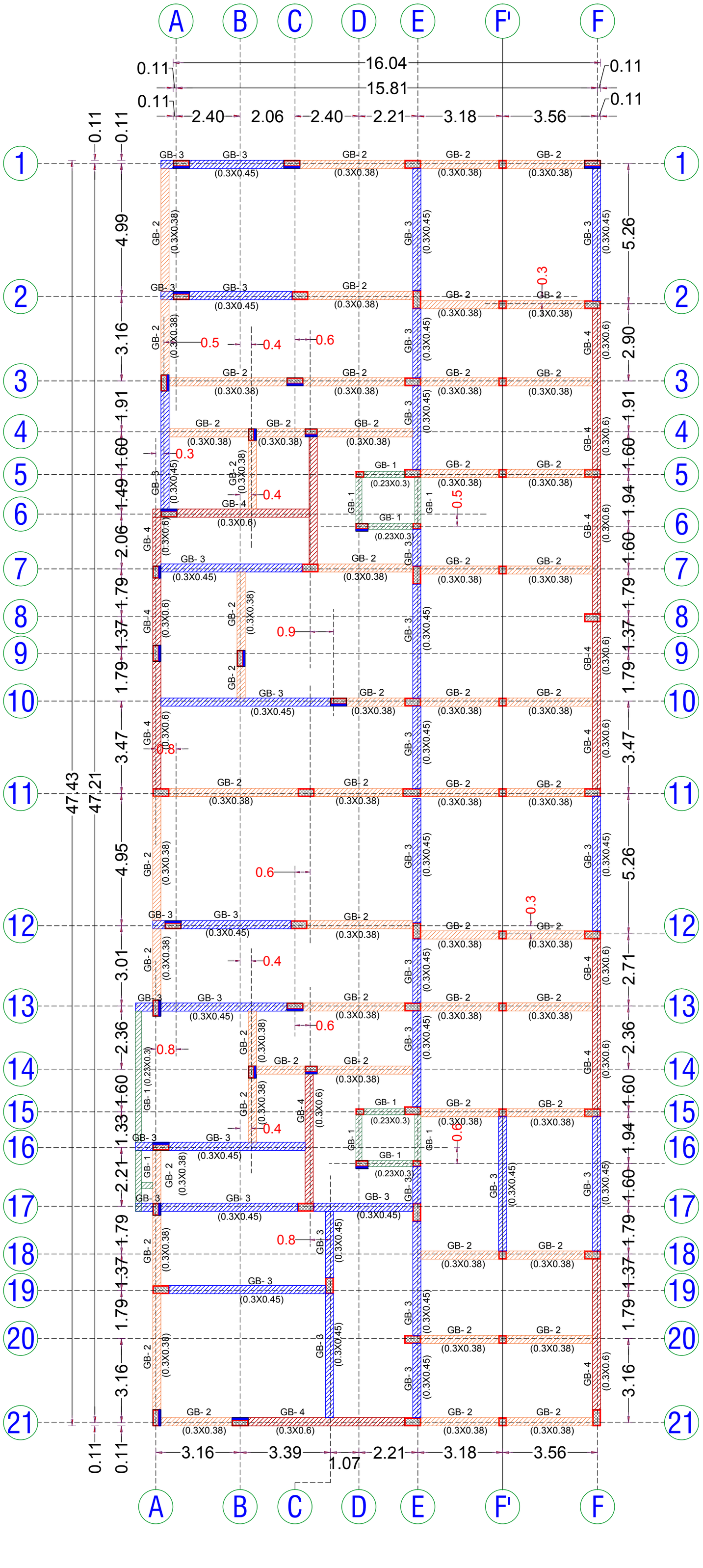
(ii)The design and analysis has been done using the code of practice for plain and reinforced concrete as per IS 456, design loads as per IS Codes No IS – 875 and design of earthquake resistant structure as per IS Code No IS – 1893 & IS – 13920.

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

Stamp and Signature

R. RUTHRESH, M.E Struct.)
STRUCTURAL ENGINEER GRADE -I (SE)
REG. No: SE I / 003/ 2021

Encl.: Structural Design Calculation




- ALL DIMENSIONS ARE IN FEET.
- ALL CONCRETE WORK SHALL BE CARRIED OUT AS PER IS 456 - 2000.
- USE MIX M25 FOR COLUMN AND FOOTING VOLUME BATCHING THE MIX RATIO 1 : 1 : 2
- USE MIX M20 FOR ALL ROOF BEAM SLABS. (USE READY MIX OR VOLUME BATCH) SHALL NOT LESS THAN 340Kg/cum AND VOLUME BATCHING THE MIX SHALL BE 1: 1.5:3. AND WATER CEMENT RATIO NOT EXCEED 0.4
- CLEAR COVER TO THE REINFORCEMENT FOR FOOTING 50mm, COLUMN 40mm, BEAM:30mm, SLAB:20mm.
- HIGH YIELD DEFORMED BARS CONFIRMING IS-1786-1985 BE USED. Fe - 500 GRADE.
- DISTANCE BETWEEN THE STRUCTURAL MEMBERS MUST BE CHECKED WITH ARCHITECTS DRAWING.
- DIMENSION OF ELEVATION, PROJECTION, CU BOARD, BALCONY SIZE SHALL BE CHECKED WITH ARCHITECTURAL DRAWING.
- DE-SHUTTERING OF FORM WORK SHALL BE CARRIED OUT AS FOLLOWS:
  COLUMNS AND WALL SIDES: 24 HOURS,
  BEAM & SLAB:
  SPANNING UP TO 6 m – 14 DAYS.
  SPANNING OVER 6 m – 21 DAYS.
- .A MINIMUM OF 21 DAYS WATER CURING REQUIRED FOR ALL CONCRETE STRUCTURES & IT'S RESPONSIBILITY OF OWNER AND CONTRACTOR.
- MUST TAKE CONCRETE(WHILE CONCRETING) SAMPLE AND MAKE MOULD AS CUBE FOR CONCRETE TEST AT REQUIRED TIME.
- IF FLOOR TO FLOOR IS MORE THAN 10' FEET MUST INFORMED TO THE STRUCTURAL ENGINEER FOR FURTHER ASSISTANCE.
- STRUCTURAL ENGINEERS RESPONSIBILITY IS LIMITED TO DESIGN & ISSUAL OF STRUCTURAL DRAWING ONLY.
- ONUS OF CONSTRUCTION LIES WITH CONTRACTOR / OWNER.
- FOUNDATION DESIGNED FOR - STILT FLOOR + FIVE FLOOR ONLY + HEAD ROOM + OHT.
- SOIL REPORT :- S.B.C. 330.00 kN/M $^2$
- LIVE LOAD :- 2 kN/M $^2$
- BUILDING DESIGN FOR CHAMBER BRICKS ONLY.
- ANY DISCREPANCIES FOUND IN THE DRAWING SHOULD BROUGHT TO THE NOTICE OF ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY, BEFORE ANY FURTHER EXECUTION OF WORK ON SITE.
- REST OF FOUNDATION IS ON HARD STRATA. CONFIRM BEFORE PLACING THE P.C.C. FOR FOOTING.

Drawn and Design : NEDUNCHEZHIAN

Date : 20-04-2026 Chd : BALAJI.M

Drg No:D/Jobs/G+5 Apartment /Column,Footing, Grade beam And Roof Beam, Roof Slab Structural Layout And Details.

**PROJECT: PROPOSED RSIDENTIAL BUILDING AT COIMBATORE.**

**TITLE:GRADE BEAM LAYOUT AND SECTION DETAILS.**

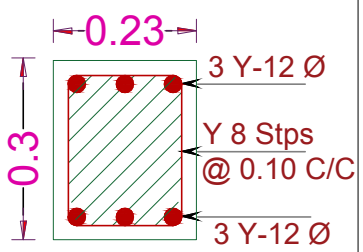
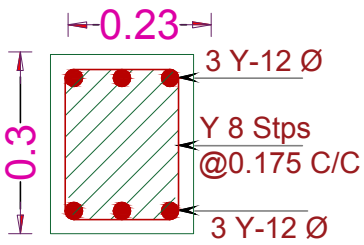
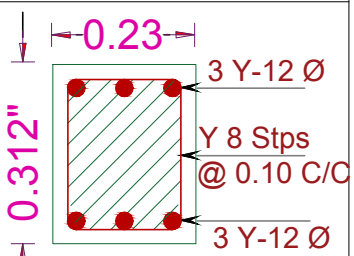
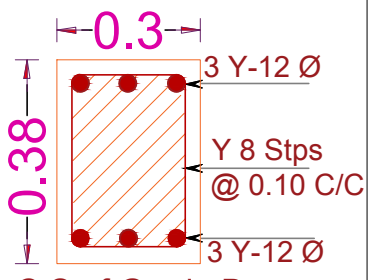
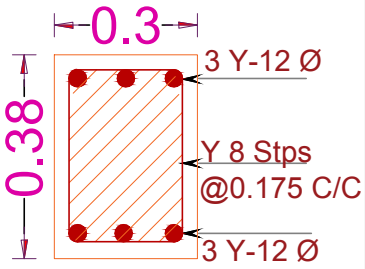
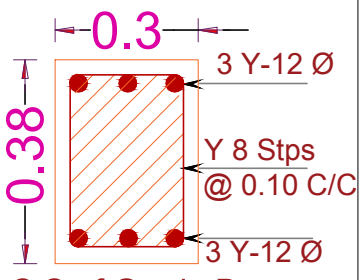
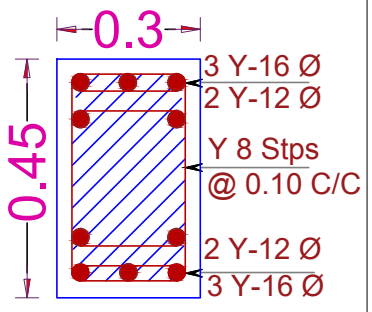
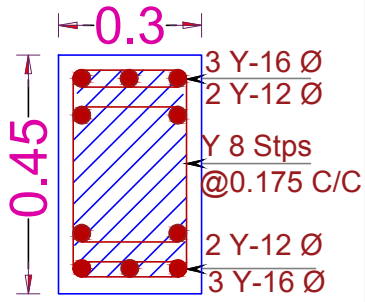
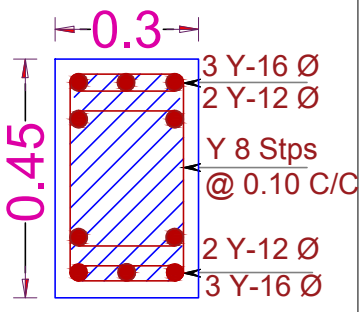
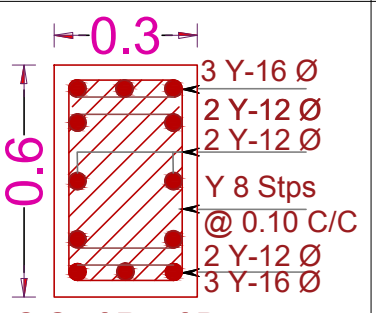
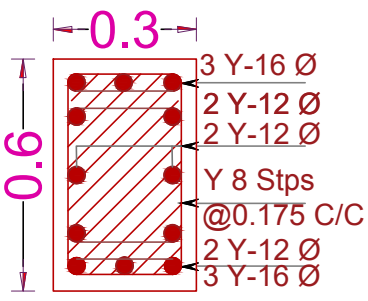
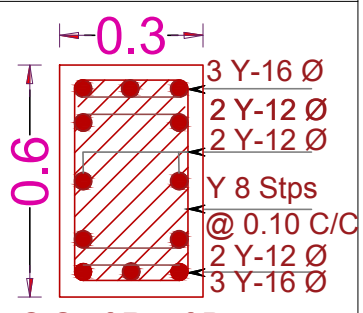

STRUCTURAL CONSULTANT:-

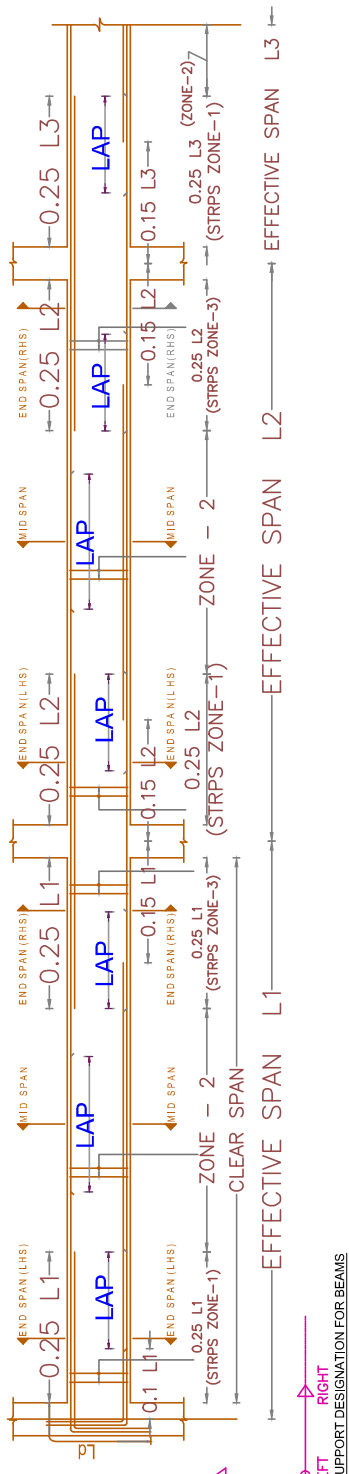
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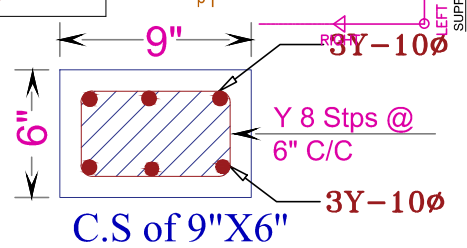
SAI STRUCTURAL DESIGNS

55,4th CROSS STREET,KALLURI NAGAR, PEELAMEDU, COIMBATORE-04.

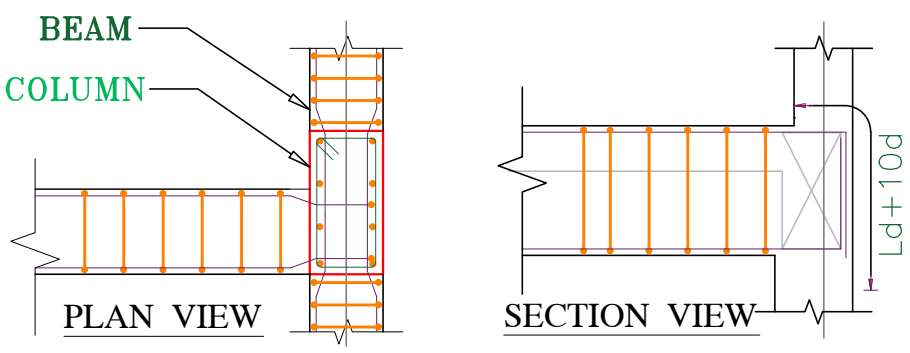
# GRADE BEAM REINFORCEMENT DETAILS:-

| Sl.No | Size | Name | L.H.S | MID | R.H.S |
|---|---|---|---|---|---|
| 1. | 0.23 X 0.3 | G.B- 1 |   C.S of Grade Beam |   C.S of Grade Beam |   C.S of Grade Beam |
| 2. | 0.3 X 0.38 | G.B- 2 |   C.S of Grade Beam |   C.S of Grade Beam |   C.S of Grade Beam |
| 3. | 0.3 X 0.45 | G.B- 3 |   C.S of Grade Beam |   C.S of Grade Beam |   C.S of Grade Beam |
| 4. | 0.3 X 0.6 | G.B- 4 |   C.S of Roof Beam |   C.S of Roof Beam |   C.S of Roof Beam |

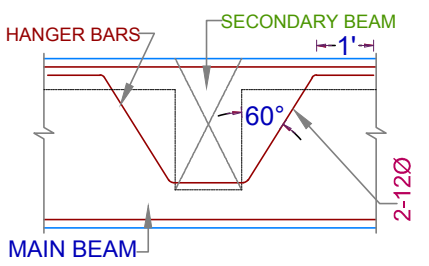



C.S of 9"X6" Size Tie Beam.




TYPICAL BEAM COLUMN JUNCTION DETAIL




DET. OF HANGER BARS IN MAIN BEAM

NOTE:-
IF BASEMENT HEIGHT IS MORE THAN 2'6", MUST PROVIDE THE TIE BEAM AT THE TOP OF BASEMENT.

REFERENCE:-

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Drawn and Design : NEDUNCHEZHIAN

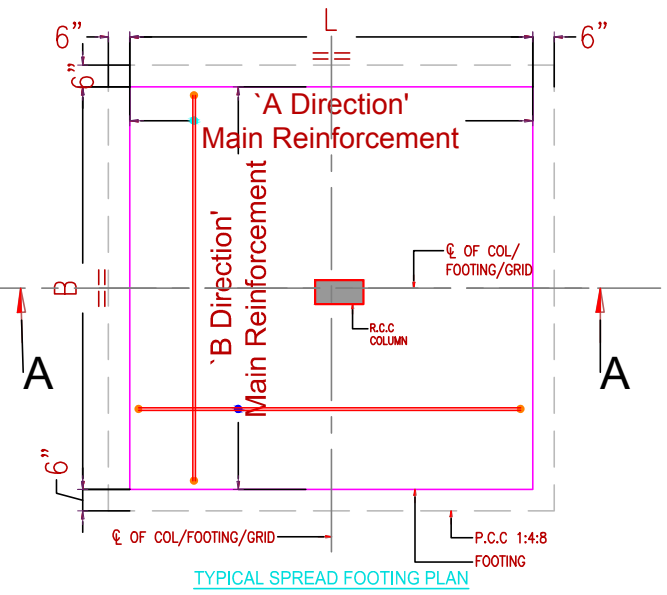
Date : 20-04-2026 | Chd : BALAJI.M

Drg No:D/Jobs/G+5 Apartment /Column,Footing, Grade beam And Roof Beam, Roof Slab Structural Layout And Details.

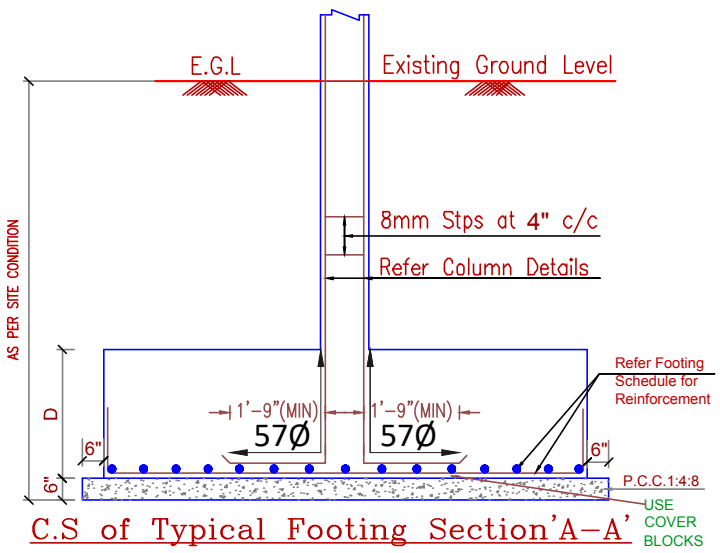
**PROJECT: PROPOSED RESIDENTIAL BUILDING AT COIMBATORE.**

**TITLE:- GRADE BEAM C.S. AND REINFORCEMENT DETAILS.**

Structural consultant:-
Er.BALAJI.M.E.,(struct).,
SAI STRUCTURAL DESIGNS
55,4th CROSS STREET,KALLURI NAGAR,
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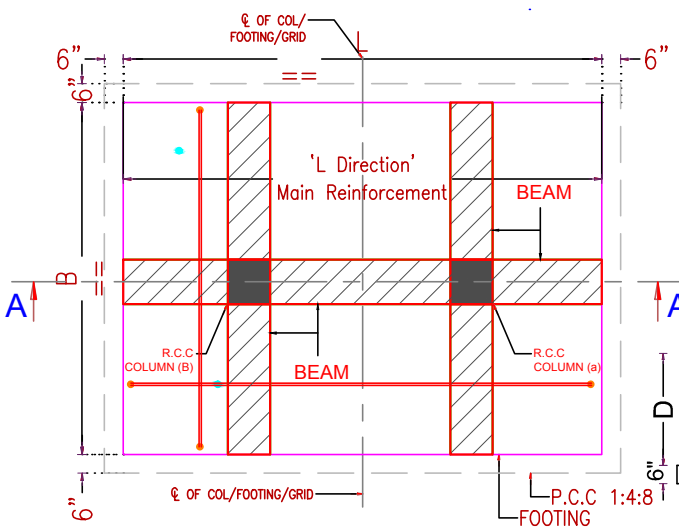



TYPICAL SPREAD FOOTING PLAN

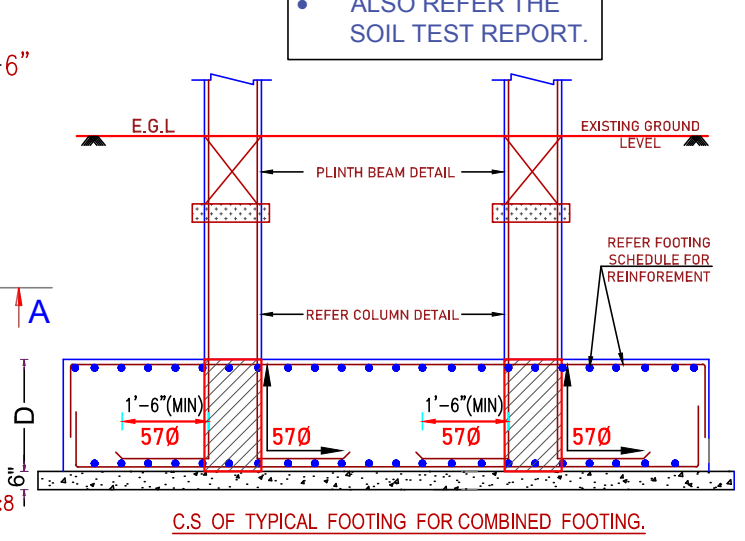



C.S of Typical Footing Section'A-A'

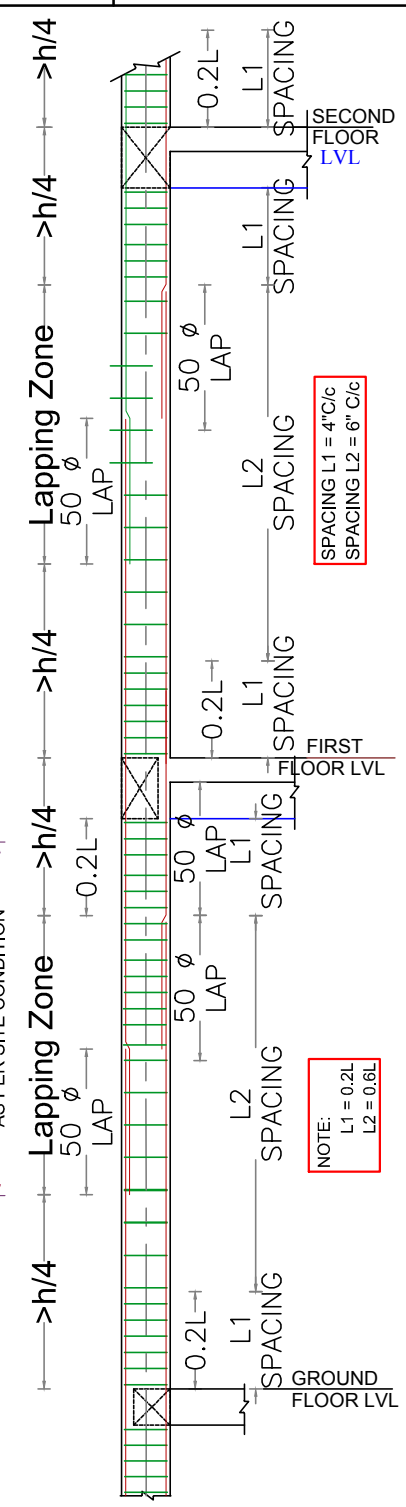
DEPTH OF FOUNDATION
- 3.3m BELOW THE NGL.
- ALSO REFER THE SOIL TEST REPORT.



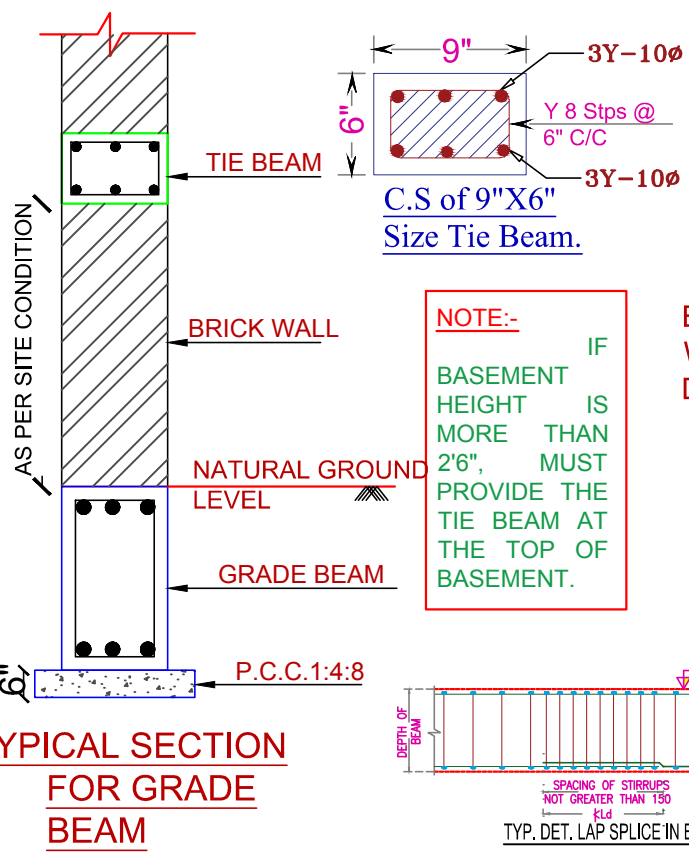

TYPICAL COMBINED FOOTING PLAN




C.S OF TYPICAL FOOTING FOR COMBINED FOOTING.



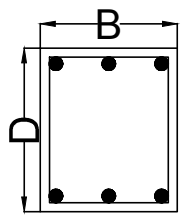

TYPICAL COLUMN SECTION DETAIL




C.S of 9"X6" Size Tie Beam.

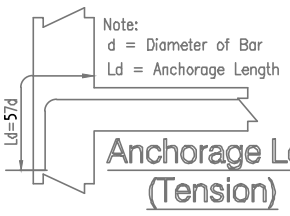
NOTE:-
IF BASEMENT HEIGHT IS MORE THAN 2'6", MUST PROVIDE THE TIE BEAM AT THE TOP OF BASEMENT.

TYPICAL SECTION FOR GRADE BEAM

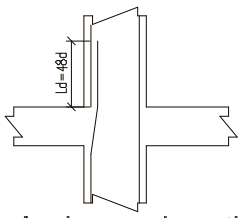



● - 6 X 12mm Ø
C.S.OF BEAM

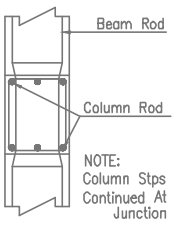
B - BREATH OF COLUMN
W- WIDTH OF COLUMN
D - DEPTH OF FOOTING




Anchorage Length (Tension)

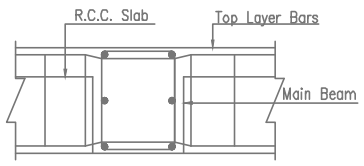



Anchorage Length (Compression)




Plan of Column - - Beam Junction

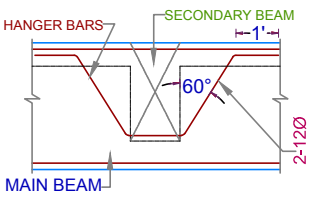
DUCTILE DETAILS;-



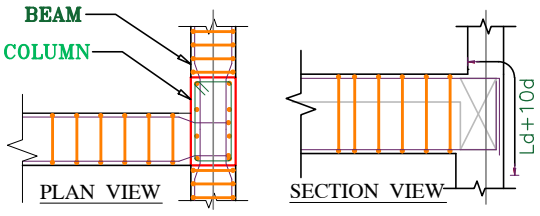

Section Detail of Main Beam & Secondary Beam Junction




TYP. DET. LAP SPLICE IN BEAMS




DET. OF HANGER BARS IN MAIN BEAM




TYPICAL BEAM COLUMN JUNCTION DETAIL

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SOIL REPORT :- S.B.C. 330.0 kN/M 2 | LIVE LOAD :- 2 kN/M 2

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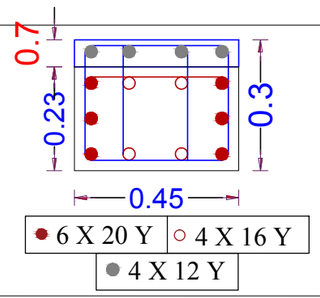
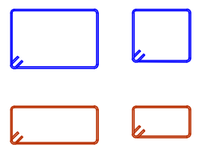
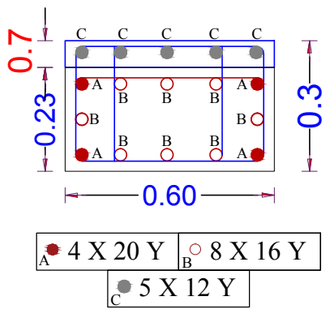
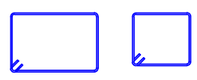
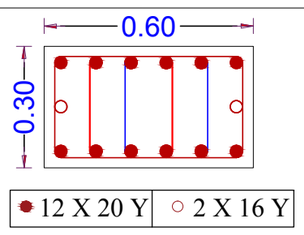
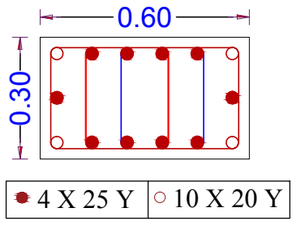
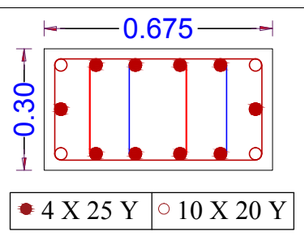
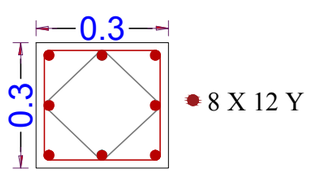
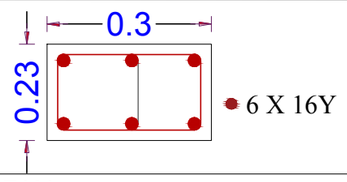
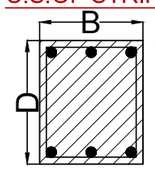
Drawn and Design : NEDUNCHEZHIAN
Date :20-04-2026 | Chd : BALAJI.M
Drg No:D/Jobs/G+5 Apartment /Column,Footing, Grade beam And Roof Beam, Roof Slab Structural Layout And Details.

**PROJECT: PROPOSED RESIDENTIAL BUILDING AT COIMBATORE.**

**TITLE: TYPICAL CROSS SECTION DETAIL FOR FOOTING, COLUMN , GRADE BEAM.**

STRUCTURAL CONSULTANT:-
Er.BALAJI.M.E.,(struct).,
SAI STRUCTURAL DESIGNS
55,4th CROSS STREET,KALLURI NAGAR, PEELAMEDU,
COIMBATORE-04.

# COLUMN AND FOOTING REINFORCEMENT SCHEDULE:-

| SL.NO | COLUMN SCHEDULE: TYPE | COLUMN SIZE | COLUMN REINFORCEMENT | COLUMN RINGS 8 mm Ø BARS | FOOTING SCHEDULE: SIZE L x B | DEPTH (TOTAL) D | STEEL STEEL (a) & (b) | SECTION | GRID NO (THE GRID NUMBERS INDICATED REFER TO COLUMN GRID LOCATIONS.) |
|---|---|---|---|---|---|---|---|---|---|
| 1. | C1F1 | 0.3 X 0.45 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 2.0 X 2.0 | 0.600 | 12 # @ 0.125 C/c TOP & BOTTOM | A - A | B - 4, C - 4, D - 6, A - 7, B - 14, C - 14, D - 16, A - 17 Nos - 8 |
| 2. | C2F2 | 0.3 X 0.60 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 2.3 X 2.3 | 0.600 | 12 # @ 0.125 C/c TOP & BOTTOM | A - A | A - 1, C - 1, F - 1, A - 2,A - 3, C - 3, A - 6, A -9, B - 9, C -10, A - 12, A - 13 C - 13, A - 16, A -21, B - 21 Nos - 16 |
| 3. | C3F3 | 0.3 X 0.60 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 2.6 X 2.6 | 0.750 | 12 # @ 0.125 C/c TOP & BOTTOM | A - A | C - 2, E - 3, A - 11, C - 11, C - 12, E -12, E - 13, E - 15, C - 19, A - 19, Nos - 10 |
| 4. | C4F4 | 0.3 X 0.60 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 3.0 X 3.0 | 0.850 | 12 # @ 0.125 C/c TOP & BOTTOM | A - A | E - 1, F - 2, E - 5, F - 5, C - 7,F - 8, E - 10,F -11, F - 12, F - 15,C -17, F - 18, E - 20, E - 21, F -21. Nos - 15 |
| 5. | C5F4 | 0.3 X 0.675 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 3.0 X 3.0 | 0.850 | 12 # @ 0.125 C/c TOP & BOTTOM | A - A | E - 2, E - 7, E - 11, E - 17, C -4. Nos - 5 |
| 6. | C6F6 | 0.3 X 0.675 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 1.2 X 1.2 | 0.30 | 10 # @ 0.125 C/c | A - A | F' - 1, F' - 2, F' - 3, F'-5, F' - 7, F' - 10, F' - 11, F' - 12, F' - 13 , F' - 15, F' - 18, F' - 20, F' - 21. Nos - 13 |
| 7. | C7F7 | 0.23 X 0.3 |  | @ Support 0.1 C/c<br>@ Midspan 0.175 C/c  | 1.7 X 1.7 | 0.450 | 12 # @ 0.125 C/c | A - A | D - 5, E - 6, D - 15, E - 16 Nos - 04 |
| 8. | CF-1 | C.S.OF STRIP BEAM  - 6 X 12mm Ø<br>B - BREATH OF COLUMN<br>W- WIDTH OF COLUMN<br>D - DEPTH OF FOOTING | | REFER FOOTING AXIS LAYOUT | 0.750 | | 10 # @ 0.125 C/c TOP<br>12 # @ 0.125 C/c BOTTOM | A - A | |

**NOTE:**

- **COLUMN JACKETING SHALL BE DONE ONLY UP TO THE TOP LEVEL OF THE GRADE BEAM.**
- **STOP THE COLUMN C6F6 AT TOP OF GRADE BEAM LEVEL**
- **FOOTING SIZE OF COLUMN IN GRID "E-3 & C-19" CHANGES KINDLY REFER THE FOOTING AXIS LAYOUT**

## REFERENCE:-

- ALL DIMENSIONS ARE IN FEET.
- ALL CONCRETE WORK SHALL BE CARRIED OUT AS PER IS 456 - 2000.
- USE MIX M25 FOR COLUMN AND FOOTING VOLUME BATCHING THE MIX RATIO 1 : 1 : 2
- USE MIX M20 FOR ALL ROOF BEAM SLABS. (USE READY MIX OR VOLUME BATCH) SHALL NOT LESS THAN 340Kg/cum AND VOLUME BATCHING THE MIX SHALL BE 1: 1.5:3. AND WATER CEMENT RATIO NOT EXCEED 0.4
- CLEAR COVER TO THE REINFORCEMENT FOR FOOTING 50mm, COLUMN 40mm, BEAM:30mm, SLAB:20mm.
- HIGH YIELD DEFORMED BARS CONFIRMING IS-1786-1985 BE USED. Fe - 500 GRADE.
- DISTANCE BETWEEN THE STRUCTURAL MEMBERS MUST BE CHECKED WITH ARCHITECTS DRAWING.
- DIMENSION OF ELEVATION, PROJECTION, CU BOARD, BALCONY SIZE SHALL BE CHECKED WITH ARCHITECTURAL DRAWING.
- DE-SHUTTERING OF FORM WORK SHALL BE CARRIED OUT AS FOLLOWS:
- COLUMNS AND WALL SIDES: 24 HOURS,

- .A MINIMUM OF 21 DAYS WATER CURING REQUIRED FOR ALL CONCRETE STRUCTURES & IT'S RESPONSIBILITY OF OWNER AND CONTRACTOR.
- MUST TAKE CONCRETE(WHILE CONCRETING) SAMPLE AND MAKE MOULD AS CUBE FOR CONCRETE TEST AT REQUIRED TIME.
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- ONUS OF CONSTRUCTION LIES WITH CONTRACTOR / OWNER.
- FOUNDATION DESIGNED FOR - STILT FLOOR + FIVE FLOOR ONLY + HEAD ROOM + OHT.
- BUILDING DESIGN FOR CHAMBER BRICKS ONLY.
- ANY DISCREPANCIES FOUND IN THE DRAWING SHOULD BROUGHT TO THE NOTICE OF ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY, BEFORE ANY FURTHER EXECUTION OF WORK ON SITE.
- REST OF FOUNDATION IS ON HARD STRATA. CONFIRM BEFORE PLACING THE P.C.C. FOR FOOTING.

Drawn and Design : NEDUNCHEZHIAN

Date : 20-04-2026 Chd : BALAJI.M

Drg No:D/Jobs/G+5 Apartment /Column,Footing, Grade beam And Roof Beam, Roof Slab Structural Layout And Details.

**PROJECT: PROPOSED RESIDENTIAL BUILDING AT COIMBATORE.**

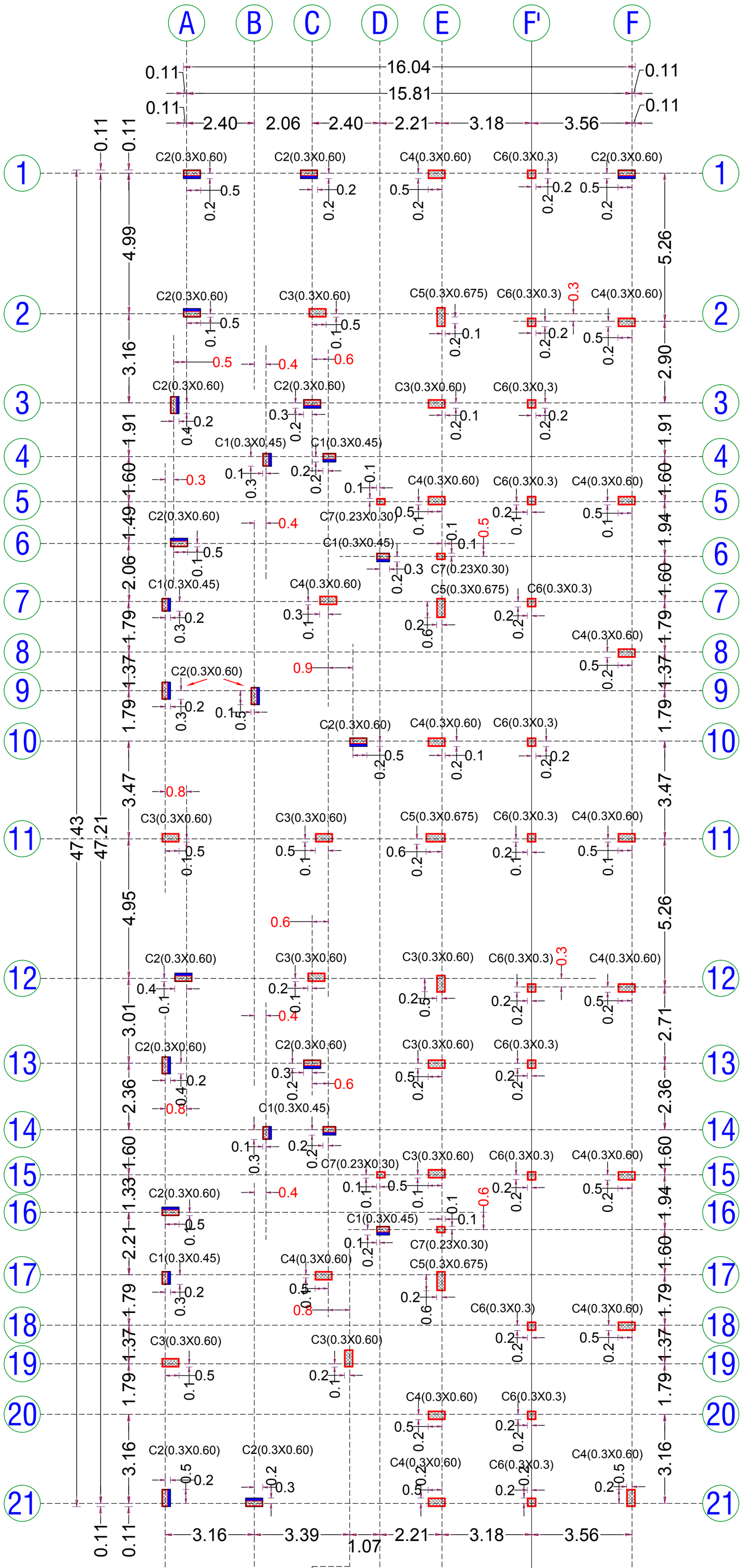
**TITLE: COLUMN & FOOTING REINFORCEMENT DETAILS.**


STRUCTURAL CONSULTANT:-

Er.BALAJI.M.E.,(struct).,

SAI STRUCTURAL DESIGNS

55,4th CROSS STREET,KALLURI NAGAR, PEELAMEDU, COIMBATORE-04.




**NOTE:**

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- **STOP THE COLUMN C6F6 AT TOP OF GRADE BEAM LEVEL**

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Drawn and Design : NEDUNCHEZHIAN

Date : 20-04-2026 Chd : BALAJI.M

Drg No:D/Jobs/G+5 Apartment /Column,Footing, Grade beam And Roof Beam, Roof Slab Structural Layout And Details.

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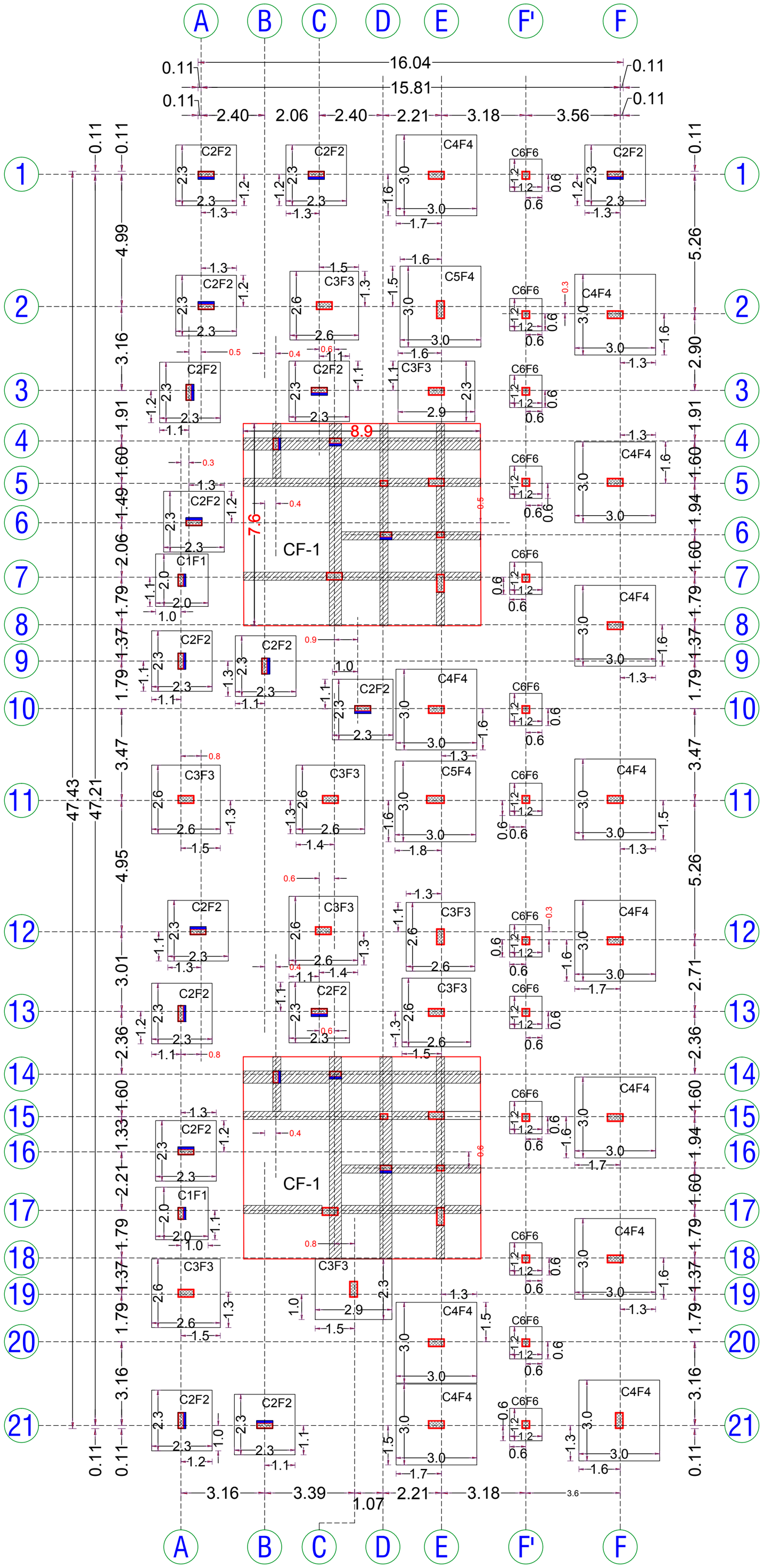
**TITLE:COLUMN AXIS LAYOUT AND DETAILS.**


STRUCTURAL CONSULTANT:-

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Drawn and Design : NEDUNCHEZHIAN

Date : 20-04-2026 Chd : BALAJI.M

Drg No:D/Jobs/G+5 Apartment /Column,Footing, Grade beam And Roof Beam, Roof Slab Structural Layout And Details.

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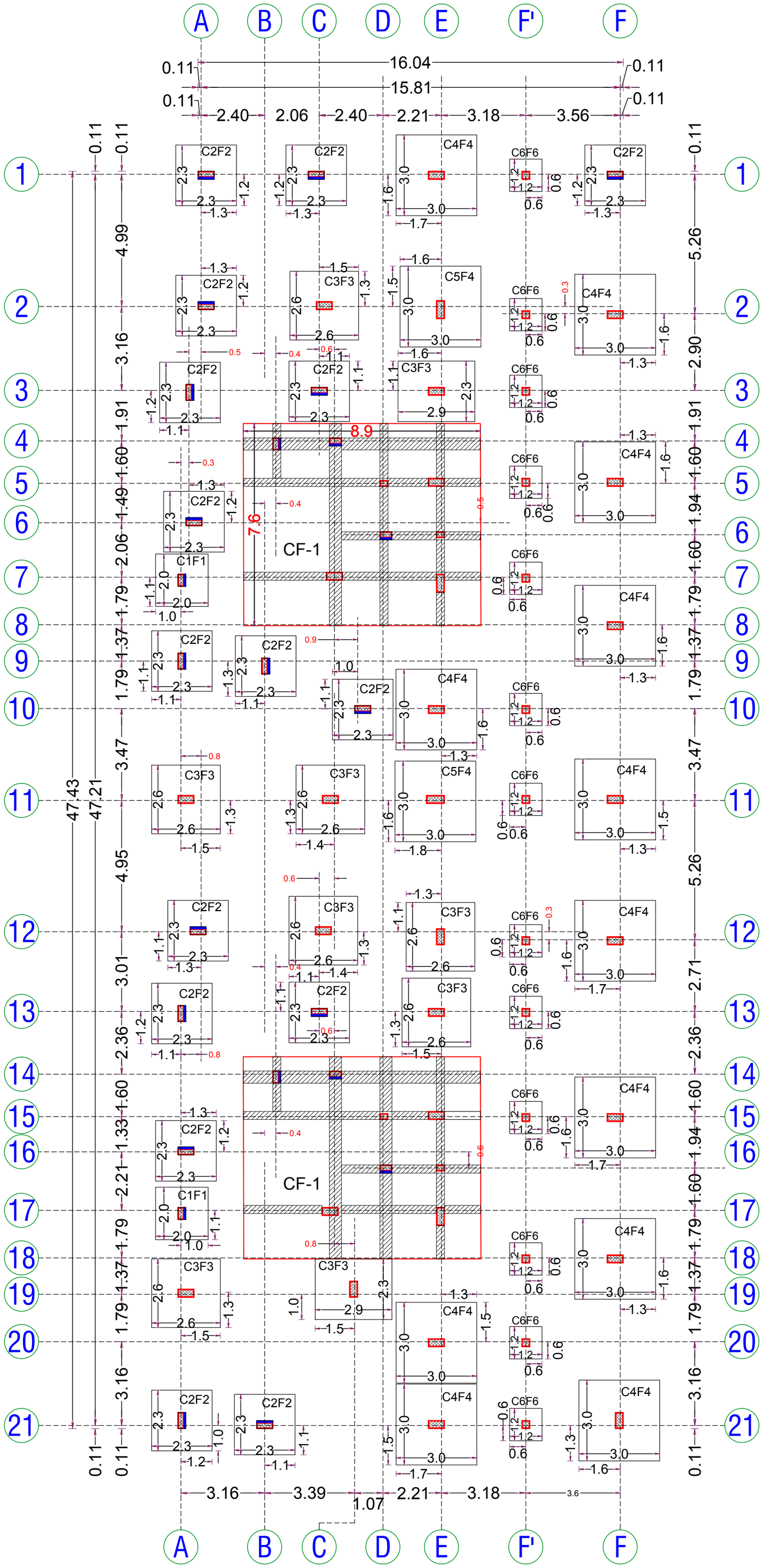
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**PROJECT: PROPOSED RSIDENTIAL BUILDING AT COIMBATORE.**

**TITLE:FOOTING AXIS LAYOUT AND DETAILS.**


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55,4th CROSS STREET,KALLURI NAGAR, PEELAMEDU, COIMBATORE-04.

GOVT. OF TAMILNADU

# DIRECTORATE OF TOWN & COUNTRY PLANNING

## COIMBATORE DISTRICT TOWN & COUNTRY PLANNING

**CDTCP**

Corporation Shopping Complex, Dr.Nanjappa Road,Coimbatore - 641 018.

Phone: 0422-2380243

Email: kovaidisttcp@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. **R.RUTHRESH** has enrolled as **Structural Engineer Grade - I (SE)** with Coimbatore District Town and Country planning **(CDTCP)** who has the qualification of **M.E.Structural** Engineering and experience in the relevant field for 8 years.

He has been given the Registration No-**SE-I/003/2021** on **01.03.2021**. He shall be required to comply with the duties and response prescribed by the Government of Tamil Nadu in Part V. "Registration of Professionals". Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No. 18, MAWS (MAT) Dept., Dated:04.02.2019.

**This Registration Certificate is valid upto 28.02.2026**



JOINT DIRECTOR

COIMBATORE DISTRICT TOWN AND

COUNTRY PLANNING, COIMBATORE.

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.