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

15. CODES AND STANDARDS

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

Code	Description
IS:875 (Part-1)-1987	Code of Practice for Design Loads (Other than Earthquake) for Building and Structures-Unit Weights of Buildings Materials and Stored Material.
IS:875 (Part-2)-1987	Code of Practice for Design Loads (Other than Earthquake) for Building and Structures-Imposed loads
IS:875 (Part-3)-2015	Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures - Wind Load.
IS:875 (Part-5)-1987	Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures - Special Loads and Load Combinations
IS:456-2000	Code of Practice for Plain and Reinforced Concrete
IS:1893 (Part-1)-2016	Indian Standard Criteria for Earthquake Resistant Design of Structures
IS:432 (Part-1)-1982	Specification of Mild Steel and Medium Tensile Steel bars and Hard drawn Steel Wire for concrete reinforcement -Mild Steel and Medium Tensile Steel Bars
IS:432 (Part-2)-1982	Specification of Mild Steel and Medium Tensile Steel bars and Hard drawn Steel Wire for concrete reinforcement -Hard drawn Steel Wire.
IS:1786-1985	Specification for High Strength Deformed Steel Bars and Wires for Concrete Reinforcement
IS:13920-2016	Ductile Detailing of reinforced concrete structures subjected to seismic forces - code of practice.
IS:1904	Indian Standard Code of practice for Design & Construction foundations in Soil: General Requirements.
IS:1642-1989	Indian Standard Code of practice for Fire Safety of Buildings (General): Details of Construction.
IS:3370-2009	Indian Standard Code of practice for Concrete Structures for Storage of Liquids.
IS:1343-1980	Indian Standard Code of practice for Pre-stressed Concrete.

For

On behalf of DICP HRB Panel, the structural design calculations are generally reviewed and in order.

Superintending Engineer, P.W.D.,
Planning and Designs Circle,
Chepauk, Chennai-5.

Designage
Consulting Structural Engineers

5. RECOMMENDATION

For the site, "SOIL INVESTIGATION FOR THE PROPOSED CONSTRUCTION OF MULTISTOREY BUILDING WITH G + 9 FLOORS OF PLINTH AREA 1.5 ACRES @ TS. NO. : 103, 106 (OLD SF. NO. : 375/1B1 PART, 376/1A PART), WARD : Z (26), BLOCK NO. : 4, VILANKURICHI CORPORATION, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT – 641004," the borehole investigation was conducted and SBC was determined.

- In this site, up to 27.00m, SOFT ROCK is obtained.
- The **RAFT FOUNDATION** is recommended for this site.
- **Rest the Foundation at 3.20m from the Existing Ground Level.**
- The **SBC at 3.20m is 35.70 Ton/m^2** is determined in All Borehole Locations @ Foundation Level.

on behalf of DSCP HRB Panel, the detailed Soil investigation Report generally reviewed and found in order.

Superintending Engineer, P.W.D
Planning and Designs Circle
Chepauk, Chennai-5.

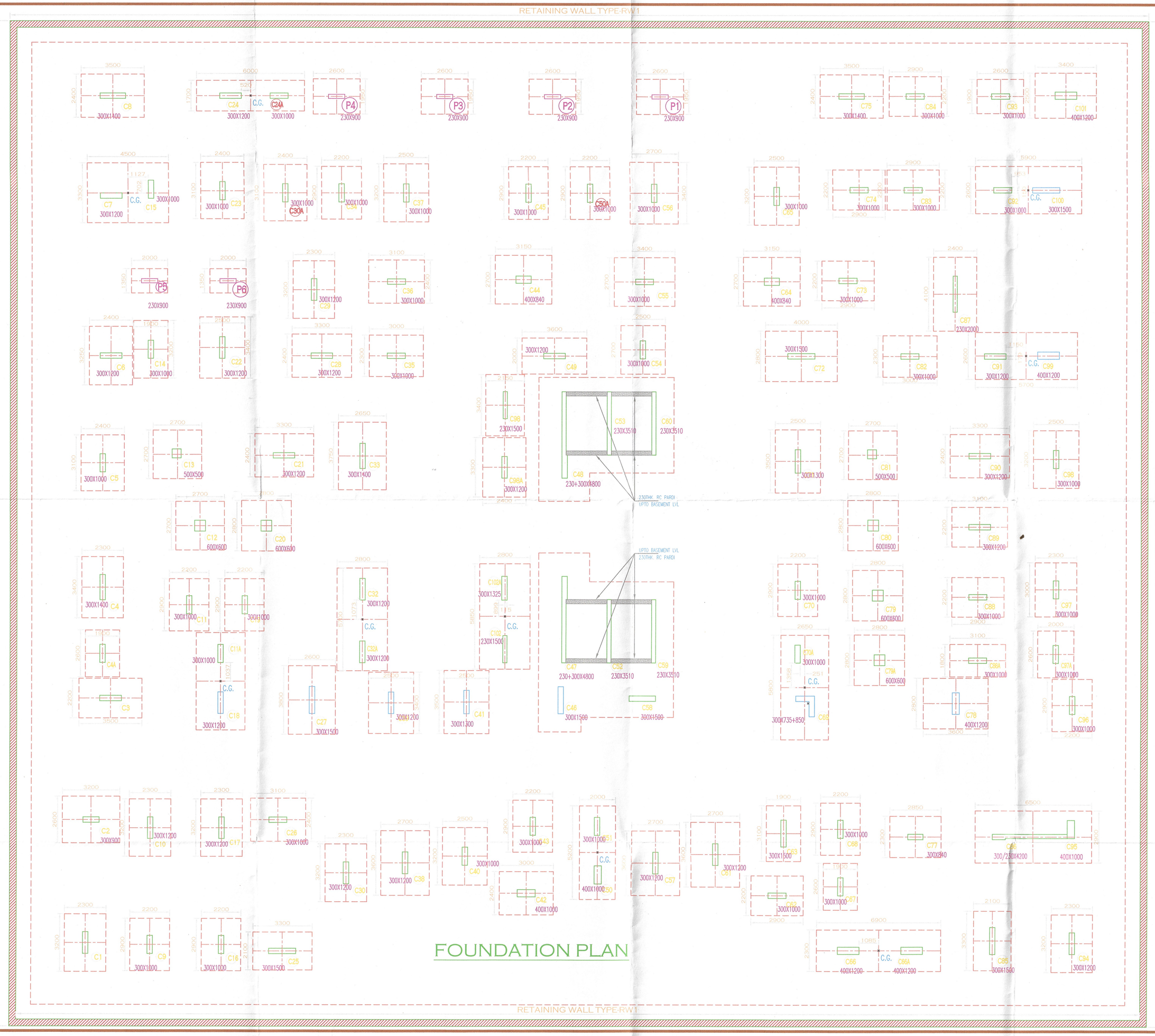
Note:

- The detailed SBC is mentioned in Page No's. – 15 – 21.

Er.K.P.VETRISELVAN.,M.E(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER

S.NO	TITLE	ENGINEER'S NAME	SIGNATURE
1	Lab testing	Er.A. Kiruthika	
2	Report prepared by	Er.A. Sindhuja	
3	Corrected by	Er.A. Sindhuja	
4	Checked by	Er.M.Ranjitha	
5	Approved by	Er.K.P.Vetriselvan	

Copy right :
This report is the property of GEODESIGN INDIA PRIVATE LIMITED and should not be copied or reproduced without the consent of engineer



NOTES

REFER ARCHITECTURAL DRAWINGS PLAN, SECTION & ELEVATION. ALONG WITH THIS DRAWING.
THIS DRAWING IS NOT TO BE SCALED.
BUILDING IS DESIGNED FOR 1-2BASEMENT+GROUND+8 FLOORS+TERRACE
USE M/X M:30 & Fe:500 STEEL FOR FOOTINGS & RETAINING WALL.
USE M/X M:30 & Fe:500 STEEL FOR COLUMNS
"T" INDICATES TOR STEEL
S.B.C. OF SOIL = 50T/SQMT
READ THIS DRAWING ALONG WITH GENERAL NOTES-1279/GN
FOR COLUMN & SHEAR WALL DETAILS REFER DRG. NO-775/RES/04,4A..

P. PRADEEP M.Tech
DTCP Reg No. COLRGNSSE/GR-1/2019/05/007
Ph : 9500702114
Email : mail2pradeeppari@gmail.com

on behalf of DTCP URB Panel, the structural drawings are reviewed & found generally in order. It is the responsibility of the site Structural Engineer Concerned to scrutinize the details that implement at site as per the detailed drawings and specifications.

Superintending Engineer, P.W.D.,
Planning and Designs Circle,
Chepauk, Chennai-5.

NOTE: DURING BASEMENT EXCAVATION & CONSTRUCTION PROPER PROTECTION MEASURE SUCH AS CONTIGUOUS PILE/ SECANT PILE WALL WITH PROPER LOCKING SHALL BE ADOPTED TO AVOID SOIL COLLAPSE.

KEY PLAN | KEY SECTION

REVISION	DATE	DESCRIPTION	SIGN.
RO	01/03/2025	FOR SUBMISSION	

DRG. TITLE :- FOUNDATION PLAN

PROJECT :- "LUMINARE"
AT VIANKURICHI CORPORATION ,COIMBATORE NORTH TALUK, COIMBATORE

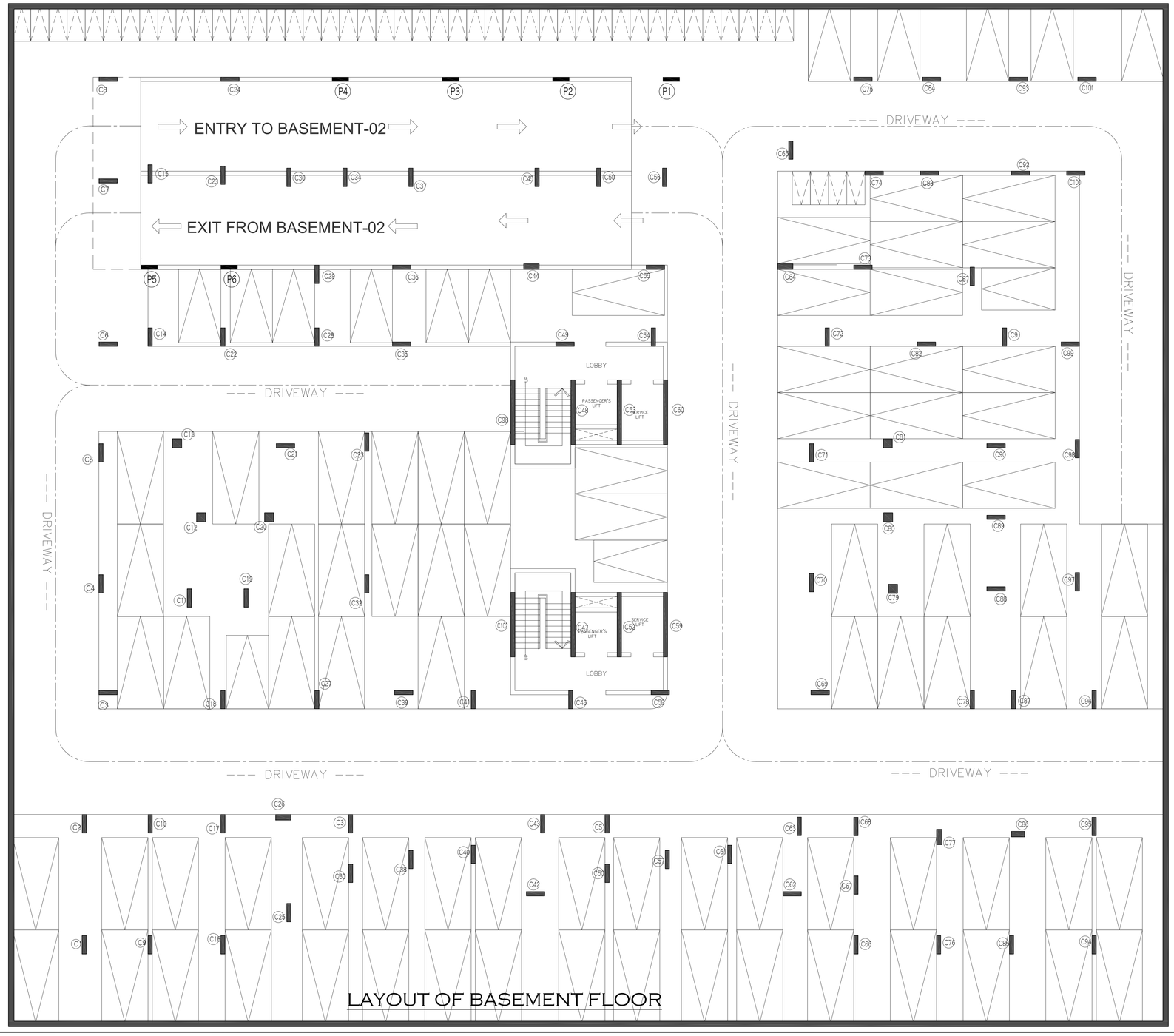
ARCHITECT :- MASHESH ARCHITECT
COIMBATORE

CLIENT :- M/S . GLOBUSARIMA BUILDERS PRIVATE LIMITED
GLOBUS TOWERS,129-A, RACE COURSE ROAD, COIMBATORE -641 018

DRG. NO.	REVISION	DATE
1279/01	"RO	01/03/2025

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF DESIGNAGE CONSULTANTS PRIVATE LIMITED IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND EXECUTED ON SITE SUBJECT TO APPROVAL OF COMPETENT AUTHORITY.

DESIGNAGE CONSULTANTS PRIVATE LIMITED
OFFICE NO-403, 4TH FLOOR ,WING-C
AUDUMBAR APARTMENTS CANAL ROAD,
NEAR VARDHMAN PETROL PUMP,WARJE,
PUNE, MAHARASHTRA -411052
Tel-9011076607, 9011016556
EMAIL - structure.pune@gmail.com
WEB SITE -www.designageconsultants.com



LAYOUT OF BASEMENT FLOOR

LEFT RIGHT
LEFT RIGHT
DIRECTIONS FOR EXTRA TOP STEEL

NOTES

REFER ARCHITECTURAL DRAWINGS PLAN, SECTION & ELEVATION. ALONG WITH THIS DRAWING.
THIS DRAWING IS NOT TO BE SCALED.
BUILDING IS DESIGNED FOR 3——
USE MIX M-& Fe— STEEL FOR SLAB AND BEAMS
" T " INDICATES TOR STEEL
READ THIS DRAWING ALONG WITH GENERAL NOTES-

P. PRADEEP M.Tech
DTCP Reg No. CGLRGN/SE/GR-I/2019/05/007
Ph : 9500702114
Email : mail2pradeeppari@gmail.com

KEY PLAN | KEY SECTION

REVISION	DATE	DESCRIPTION	SIGN.
R6	25/10/2024	ADVANCE COPY	
R0	26/08/2024	ADVANCE COPY	

DRG. TITLE :- LAYOUT BASEMENT FLOOR

PROJECT :-

ARCHITECT :-

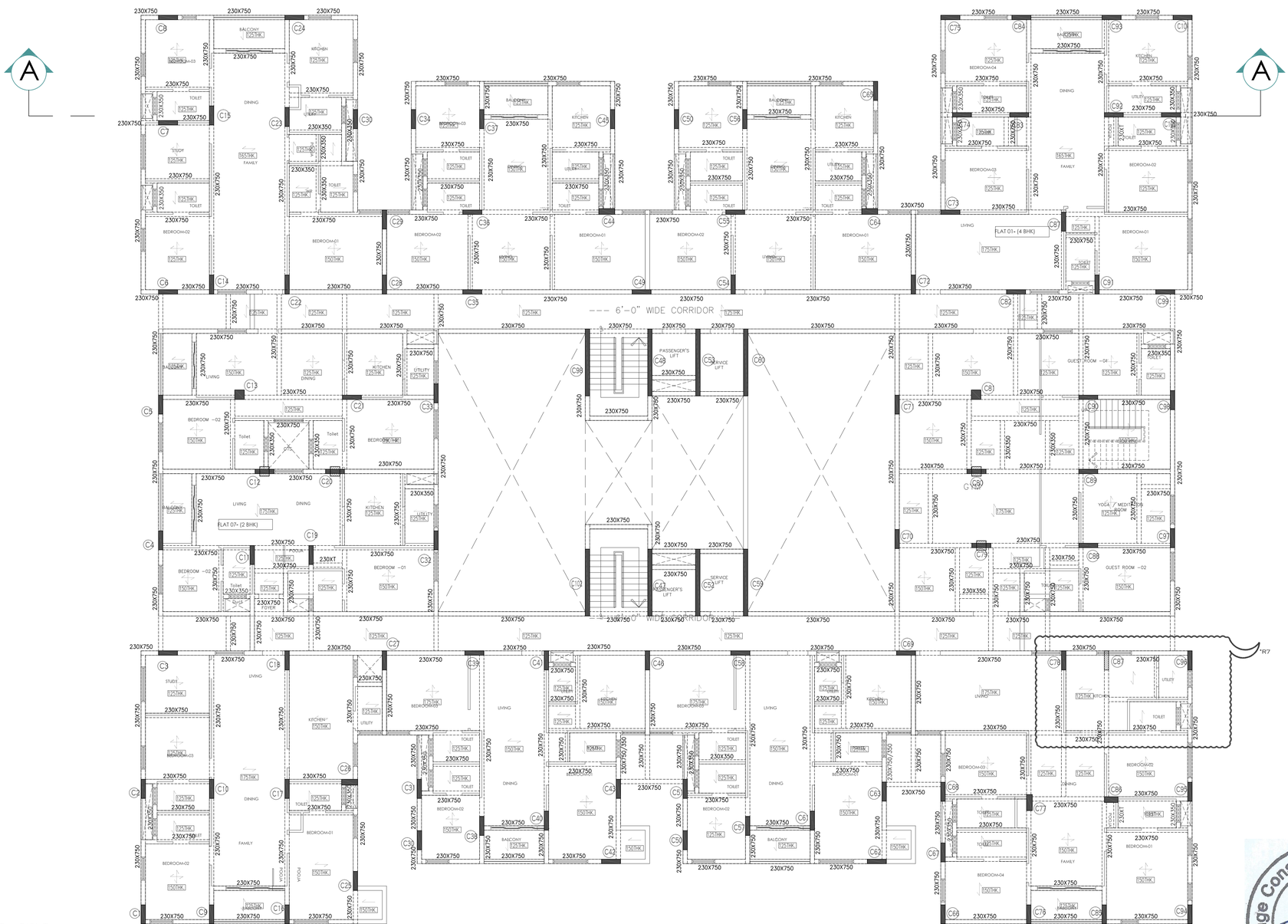
CLIENT :- M/S ARIMA DEVELOPERS
GLOBUS TOWER
128 - A RACE COURSE ROAD,
COIMBATORE - 641 018

DRG. NO.	REVISION	DATE
1279/	R6	26/08/2024

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF DESIGNAGE CONSULTANTS PRIVATE LIMITED
IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND EXECUTED ON SITE SUBJECT TO APPROVAL OF COMPETENT AUTHORITY.

Designage Consulting Structural Engineers

DESIGNAGE CONSULTANTS PRIVATE LIMITED
OFFICE NO-403, 4TH FLOOR, WING-C
AUDUMBAR APARTMENTS CANAL ROAD,
NEAR VARDHMAN PETROL PUMP,WARJE,
PUNE, MAHARASHTRA-411052
Tel-9011076607, 9011016556
EMAIL - structure.pune@gmail.com
WEB SITE -www.designageconsultants.com



LEFT RIGHT

LEFT RIGHT

DIRECTIONS FOR EXTRA TOP STEEL

LAYOUT OF FIRST FLOOR

NOTES

REFER ARCHITECTURAL DRAWINGS PLAN, SECTION & ELEVATION. ALONG WITH THIS DRAWING.
THIS DRAWING IS NOT TO BE SCALED.
BUILDING IS DESIGNED FOR 3——
USE MIX M:- & Fe— STEEL FOR SLAB AND BEAMS
" T " INDICATES TOR STEEL
READ THIS DRAWING ALONG WITH GENERAL NOTES-

Pradeep.
P. PRADEEP M.Tech
DTCP Reg No. CGLRGNSE/GR-I/2019/05007
Ph : 9500702114
Email : mail2pradeeppari@gmail.com

KEY PLAN

KEY SECTION

REVISION	DATE	DESCRIPTION	SIGN.
R7	29/01/2025	REV. AS MARKED	
R6	25/10/2024	ADVANCE COPY	
RO	26/08/2024	ADVANCE COPY	

DRG. TITLE :-

LAYOUT FIRST FLOOR

PROJECT :-

ARCHITECT :-

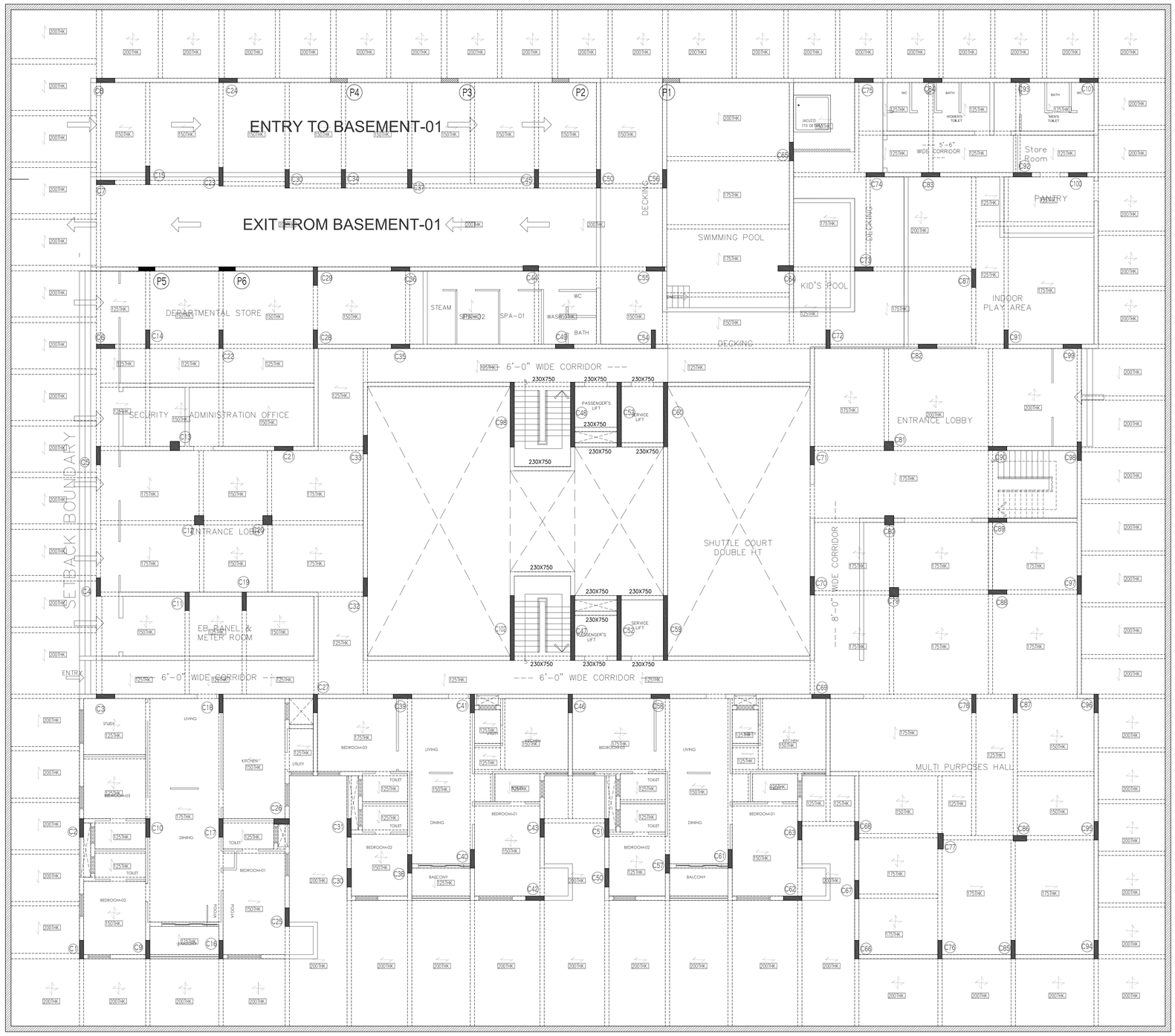
CLIENT :- M/S ARIMA DEVELOPERS
GLOBUS TOWER
128 - A RACE COURSE ROAD,
COIMBATORE - 641 018

DRG. NO.	REVISION	DATE
1279/	R7	26/08/2024

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF DESIGNAGE CONSULTANTS PRIVATE LIMITED
IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND EXECUTED ON SITE SUBJECT TO APPROVAL OF COMPETENT AUTHORITY.

Designage Consulting Structural Engineers

DESIGNAGE CONSULTANTS PRIVATE LIMITED
OFFICE NO-403, 4TH FLOOR ,WING-C
AUDUMBAR APARTMENTS CANAL ROAD,
NEAR VARDHMAN PETROL PUMP,WARJE,
PUNE, MAHARASHTRA -411052
Tel-9011076607, 9011016556
EMAIL - structure.pune@gmail.com
WEB SITE -www.designageconsultants.com



ALL BEAMS 750 DEPTH

LEFT RIGHT

LEFT RIGHT

DIRECTIONS FOR EXTRA TOP STEEL

LAYOUT OF GROUND FLOOR

NOTES

REFER ARCHITECTURAL DRAWINGS PLAN, SECTION & ELEVATION. ALONG WITH THIS DRAWING.
THIS DRAWING IS NOT TO BE SCALED.
BUILDING IS DESIGNED FOR 3——
USE MIX M-- & Fe— STEEL FOR SLAB AND BEAMS
" T " INDICATES TOR STEEL
READ THIS DRAWING ALONG WITH GENERAL NOTES

KEY PLAN

KEY SECTION

REVISION	DATE	DESCRIPTION	SIGN.
R6	25/10/2024	ADVANCE COPY	
R0	26/08/2024	ADVANCE COPY	

DRG. TITLE :- LAYOUT GROUND FLOOR

PROJECT :-

ARCHITECT :-

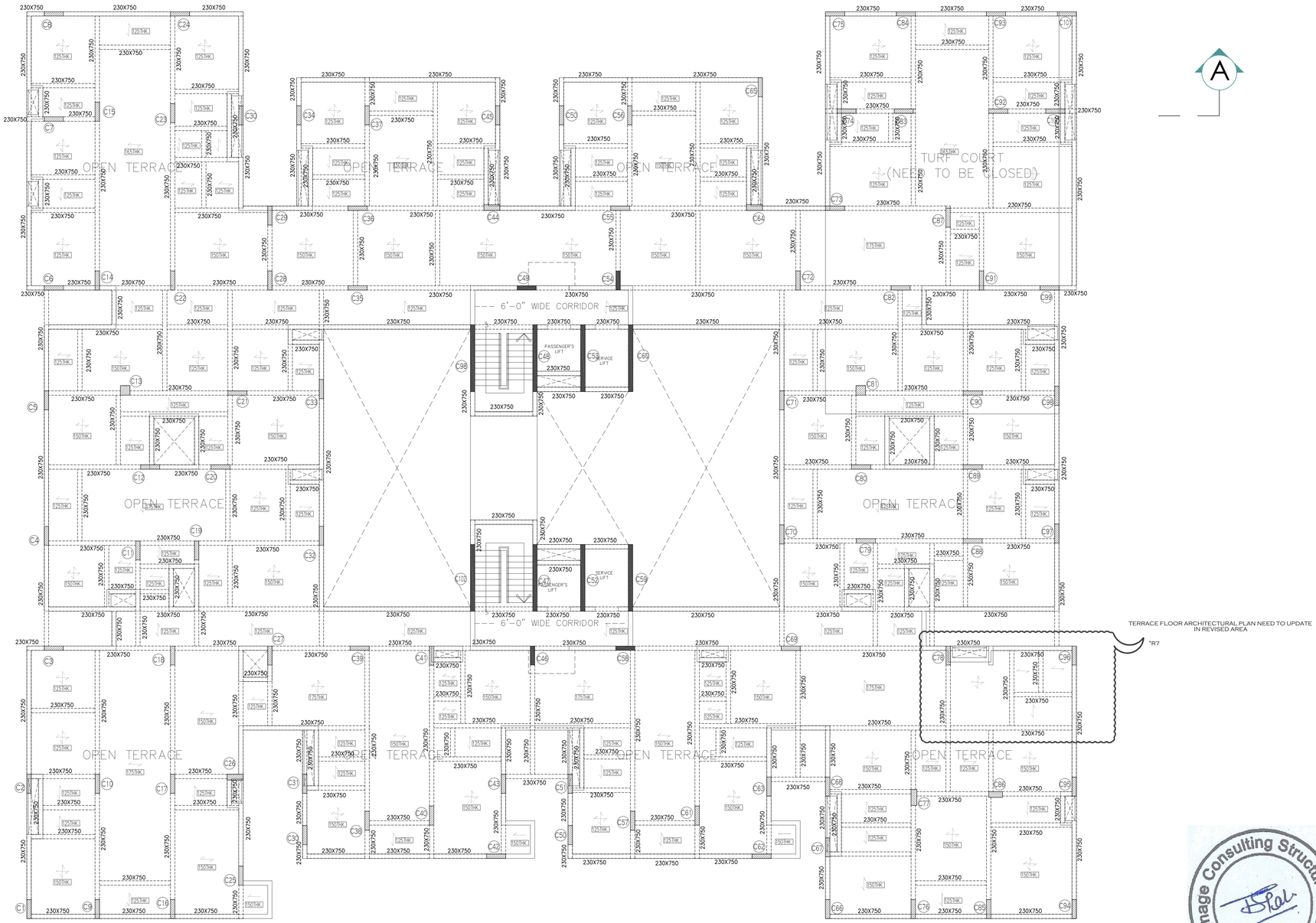
CLIENT :- M/S ARIMA DEVELOPERS
GLOBUS TOWER
128-A,RACE COURSE ROAD,
COIMBATORE-641 018

DRG. NO.	REVISION	DATE
1279/	R6	26/08/2024

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF DESIGNAGE CONSULTANTS PRIVATE LIMITED
IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND EXECUTED ON SITE SUBJECT TO APPROVAL OF COMPETENT AUTHORITY.

P. PRADEEP M.Tech
DTCP Reg No. CGLRGN/SE/GR-I/2019/05/007
Ph : 9500702114
Email : mail2pradeeppari@gmail.com

DESIGNAGE CONSULTANTS PRIVATE LIMITED
OFFICE NO-403, 4TH FLOOR, WING-C
AUDUMBAR APARTMENTS CANAL ROAD,
NEAR VARDHMAN PETROL PUMP,WARJE,
PUNE, MAHARASHTRA -411052
Tel-9011076607, 9011016556
EMAIL - structure.pune@gmail.com
WEB SITE -www.designageconsultants.com



LEFT RIGHT

LEFT RIGHT

DIRECTIONS FOR EXTRA TOP STEEL

LAYOUT OF TERRACE FLOOR

NOTES

REFER ARCHITECTURAL DRAWINGS PLAN, SECTION & ELEVATION. ALONG WITH THIS DRAWING.
THIS DRAWING IS NOT TO BE SCALED.
BUILDING IS DESIGNED FOR 3——
USE MIX M-& Fe— STEEL FOR SLAB AND BEAMS
" T " INDICATES TOR STEEL
READ THIS DRAWING ALONG WITH GENERAL NOTES.

P. PRADEEP M.Tech
DTCP Reg No. CGLRGN/SE/GR-I/2019/05/007
Ph : 9500702114
Email : mail2pradeeppari@gmail.com

KEY PLAN

KEY SECTION

REVISION	DATE	DESCRIPTION	SIGN.
R6	25/10/2024	ADVANCE COPY	
R0	26/08/2024	ADVANCE COPY	

DRG. TITLE :-
LAYOUT OF TERRACE FLOOR

PROJECT :-

ARCHITECT :-

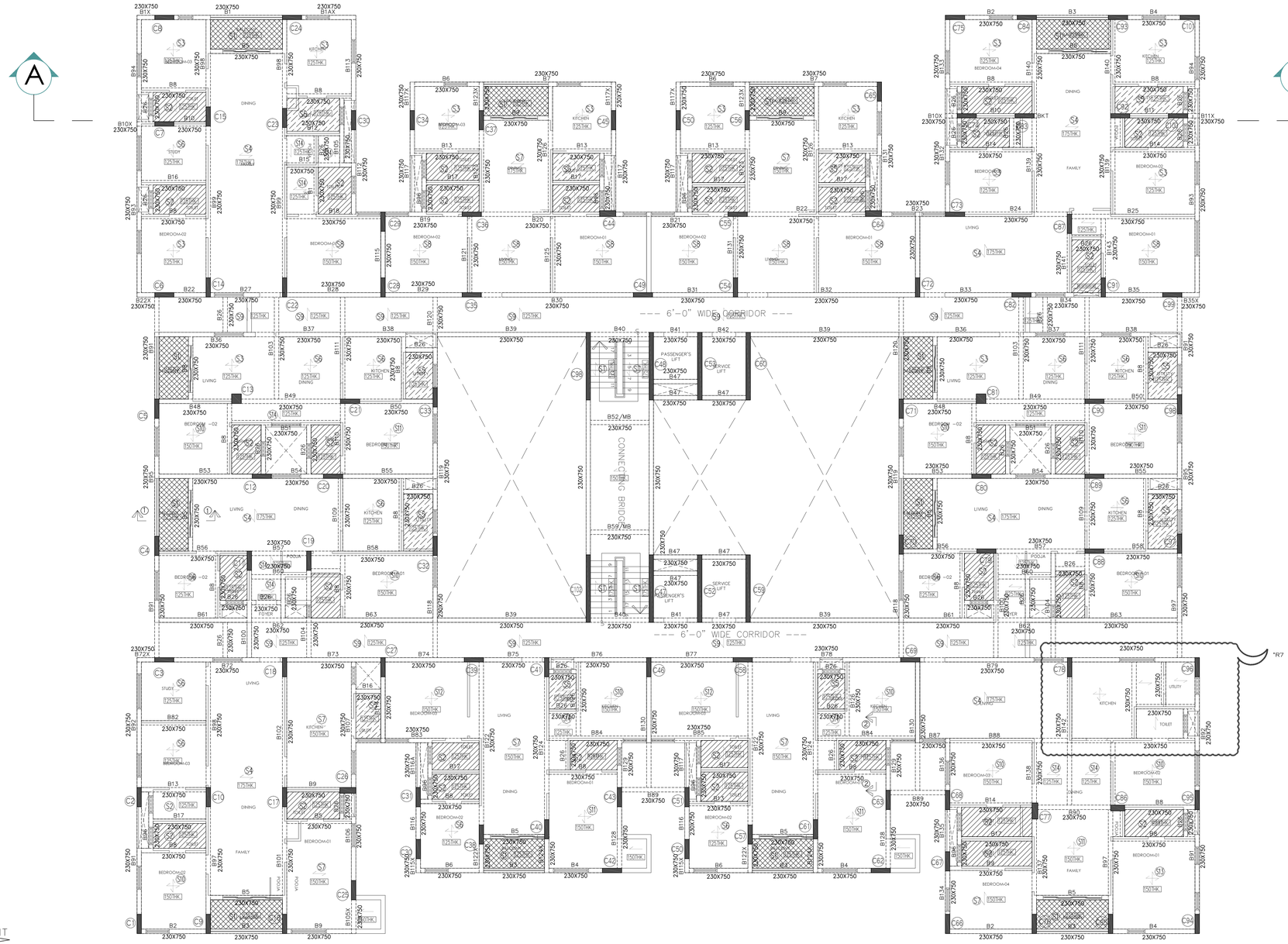
CLIENT :- M/S ARIMA DEVELOPERS
GLOBUS TOWER
128 - A RACE COURSE ROAD,
COIMBATORE - 641 018

DRG. NO.	REVISION	DATE
1279/	R6	26/08/2024

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF DESIGNAGE CONSULTANTS PRIVATE LIMITED
IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND EXECUTED ON SITE SUBJECT TO APPROVAL OF COMPETENT AUTHORITY.

Designage Consulting Structural Engineers

DESIGNAGE CONSULTANTS PRIVATE LIMITED
OFFICE NO-403, 4TH FLOOR ,WING-C
AUDUMBAR APARTMENTS CANAL ROAD,
NEAR VARDHMAN PETROL PUMP,WARJE,
PUNE, MAHARASHTRA (411052
Tel-9011076607, 9011016556
EMAIL - structure.pune@gmail.com
WEB SITE -www.designageconsultants.com



LEFT RIGHT

LEFT RIGHT

DIRECTIONS FOR EXTRA TOP STEEL

LAYOUT OF TYPICAL FLOOR

NOTES

REFER ARCHITECTURAL DRAWINGS PLAN, SECTION & ELEVATION. ALONG WITH THIS DRAWING.
THIS DRAWING IS NOT TO BE SCALED.
BUILDING IS DESIGNED FOR 3——

USE MIX M:- & Fe— STEEL FOR SLAB AND BEAMS
" T " INDICATES TOR STEEL
READ THIS DRAWING ALONG WITH GENERAL NOTES.

P. PRADEEP M.Tech
DTCP Reg No. CGLRGN/SE/GR-I/2019/05/007
Ph : 9500702114
Email : mail2pradeeppari@gmail.com

LEGENDS:

- BALCONY SUNK
- TOILET SUNK
- UTILITY SUNK

KEY SECTION

REVISION	DATE	DESCRIPTION	SIGN.
R7	29/01/2025	REV. AS MARKED	
R6	25/10/2024	ADVANCE COPY	
R0	26/08/2024	ADVANCE COPY	

LAYOUT OF TYPICAL FLOOR

M/S ARIMA DEVELOPERS
GLOBUS TOWER
128 - A RACE COURSE ROAD,
COIMBATORE - 641 018

1279/	REVISION "R7"	DATE 26/08/2024

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF DESIGNAGE CONSULTANTS PRIVATE LIMITED. IT SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER AND EXECUTED ON SITE SUBJECT TO APPROVAL OF COMPETENT AUTHORITY.

Designage Consulting Structural Engineers

DESIGNAGE CONSULTANTS PRIVATE LIMITED
OFFICE NO-403, 4TH FLOOR, WING-C
AUDUMBAR APARTMENTS CANAL ROAD,
NEAR VARDHMAN PETROL PUMP,WARJE,
PUNE, MAHARASHTRA - 411052
Tel-9011076607, 9011076556
EMAIL - structure.pune@gmail.com
WEB SITE -www.designageconsultants.com

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.