Verified RealEstate™

RE REGULATORY RECORD

RERA Document

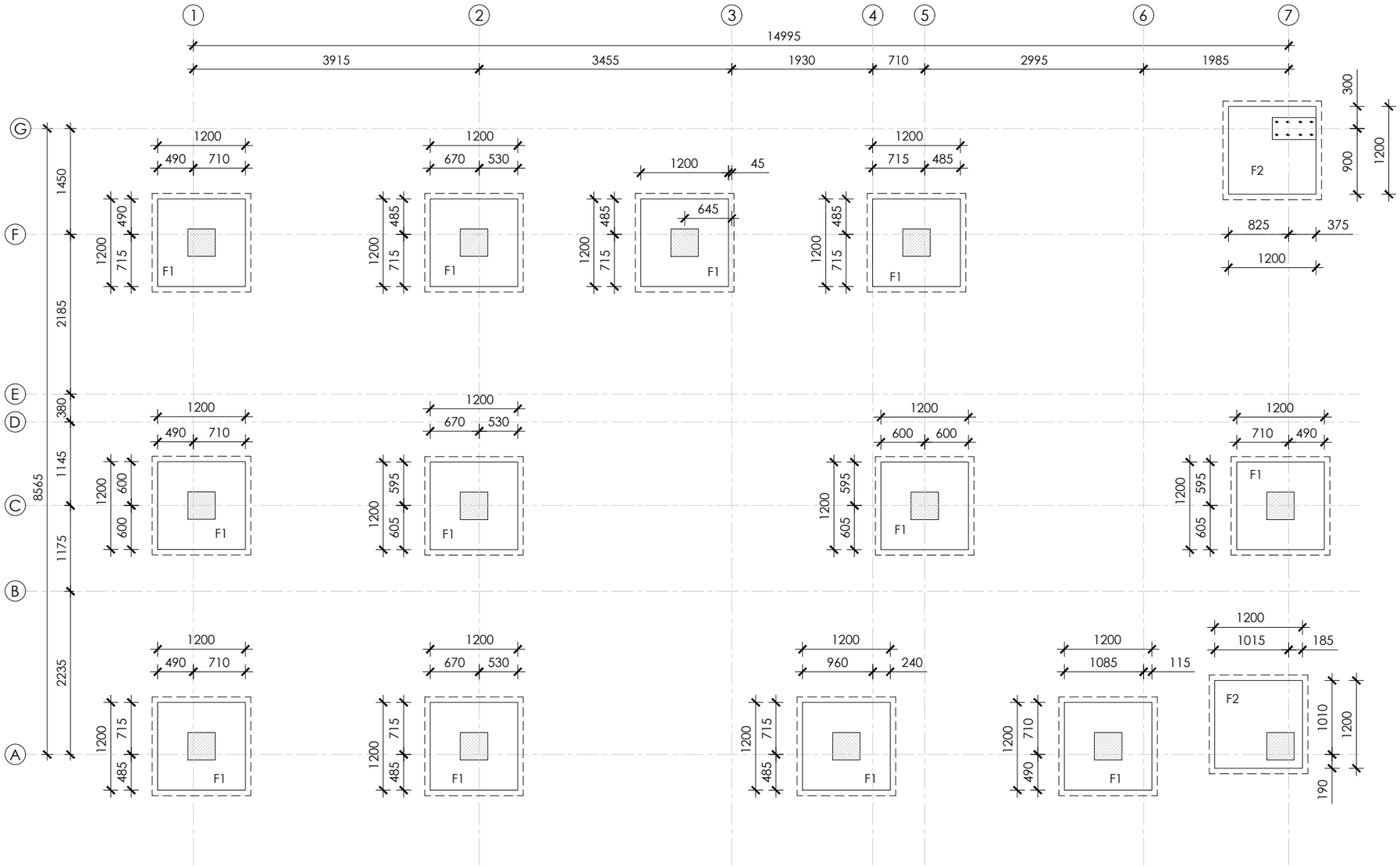
The document as the regulator published it, reproduced in full behind this page.

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

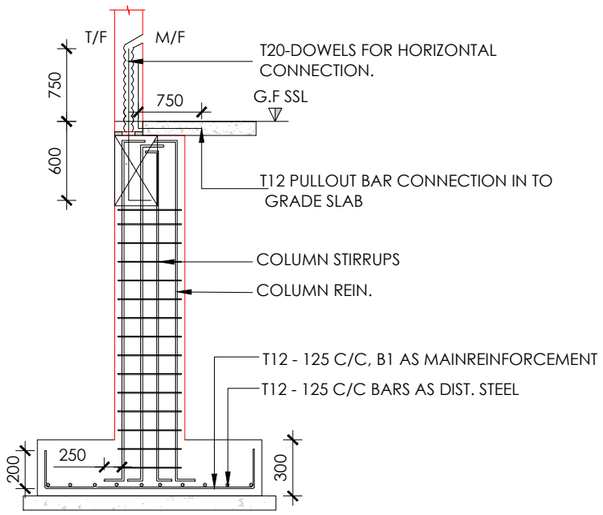
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

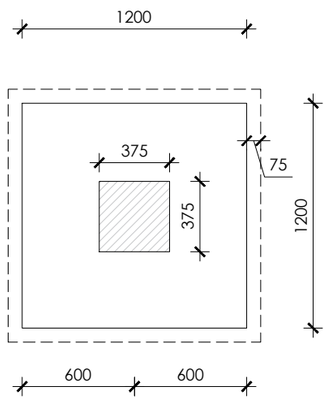
DIGITALLY VERIFIED RECORD



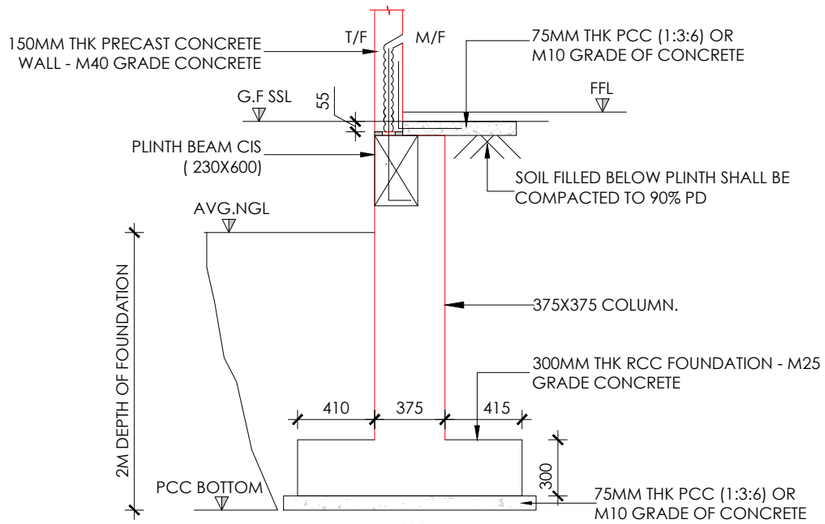
ISOLATED FOUNDATION LAYOUT



TYP. SECTION OF ISOLATED FOOTING.
REINFORCEMENT



TYP. PLAN OF ISOLATED FOOTING.



TYP. SECTION OF ISOLATED FOOTING.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
2. GRADE OF CONCRETE
   - PCC - M10 GRADE (1:3:6)
   - FOUNDATIONS - M25 GRADE
   - PLINTH WALLS - M25 GRADE
   - PRECAST WALLS - M40 GRADE
   - PRECAST SOLID SLAB - M40 GRADE
   - STRUCTURAL TOPPING - M30 GRADE
   - PRECAST COLUMNS - M40 GRADE
   - PRECAST CONC. BEAMS - M40 GRADE
3. GRADE OF STEEL SHALL BE FE 500 FOR ALL PURPOSE INCLUDING LINKS CONFORMING TO IS 1786:2012
4. ALL RCC WORKS CARRIED OUT SHALL BE CONFIRMING TO IS 456:2000
5. CONCRETE SHALL BE INVARIABLY VIBRATED
6. NET SAFE BEARING CAPACITY OF SOIL CONSIDERED IS 29.24 T/SQ.M AS INFORMED AT 2.0 M
7. BUILDING IS DESIGNED FOR G+1 FLOORS ONLY.
8. ANY DISCREPANCY FOUND OUT AT SITE FROM THE DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF STRUCTURAL ENGINEER.

REVISIONS:

S.NO	DESCRIPTION	DATE
R3		
R2		
R1		
R0	GOOD FOR CONSTRUCTION	05.07.2025

PROMOTERS:

TRI SQUARE PROPERTIES (P) LTD.
SF NO. 2/3, VKL NAGAR, ALANGAR, THOTTAM ROAD, GN MILLS, COIMBATORE, TAMILNADU - 641029

ARCHITECTURAL CONSULTANT:

TRI SQUARE
ARCHITECTS & DESIGNERS
COIMBATORE

STRUCTURAL CONSULTANT:

BUOYANCY CIVIL AND STRUCTURAL
FLAT NO. 11A, BANGO STREET,LAKSHMI NAGAR
KAVUNDAMPALAYAM,COIMBATORE - 641030

CONTRACTOR:

MEP CONSULTANTS:

STRUCTURAL PROOF CONSULTANT:

PROJECT NAME:

+WILLA 25
@TVS NAGAR, COIMBATORE.

DRAWING TITLE:

FOUNDATION LAYOUT

DRAWING NO.:

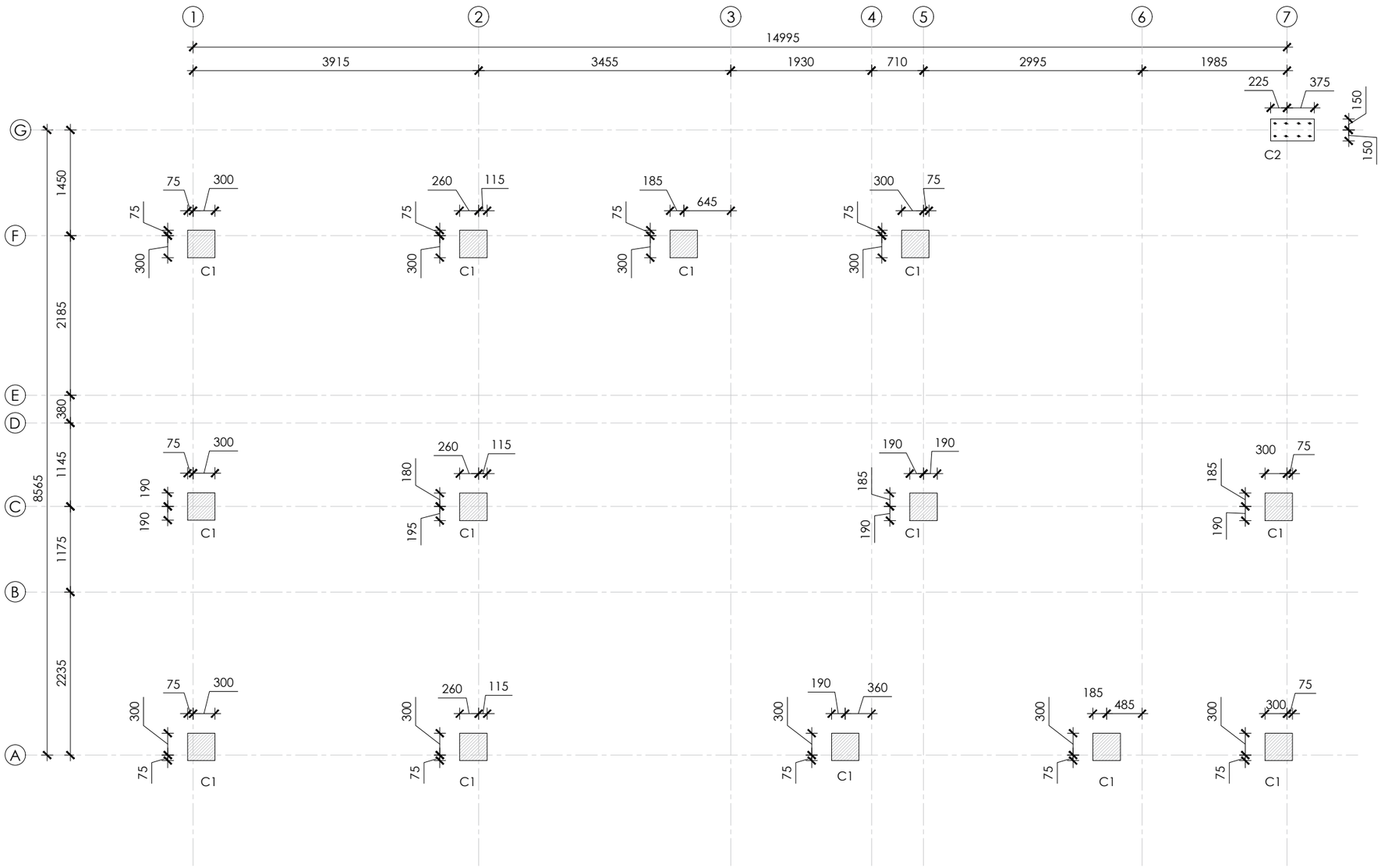
138 - TSPPL - CELLCON - PBT - VILLA - S - 001

	NAME	DATE	SIGN
DRAWN	SWATHI	23-06-2025	
DESIGNED	PAVAN	23-06-2025	
CHECKED	VEERA SAI	23-06-2025	
APPROVED	PAVAN	23-06-2025	

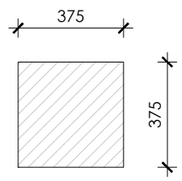
STATUS OF DRAWING:	
ADVANCED COPY	
WORKING DRAWING	
GOOD FOR CONSTRUCTION	

TYPE OF DRAWING:	
LAYOUT DRAWING	
REINFORCEMENT DRAWING	
PRODUCTION/FABRICATION	
ERECTION DRAWING	

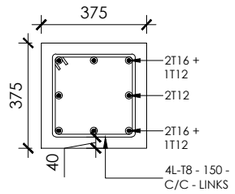
STRUCTURAL DRAWING



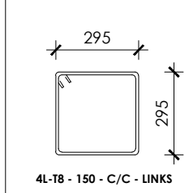
PLINTH COLUMN LAYOUT

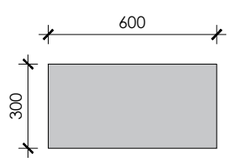


C1 (375X375)

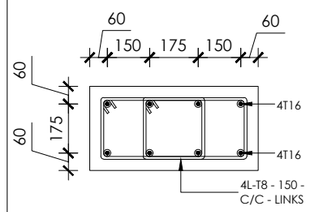


C1 (375X375)
REINFORCEMENT

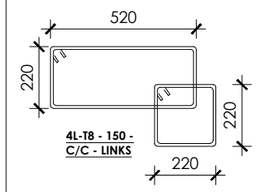


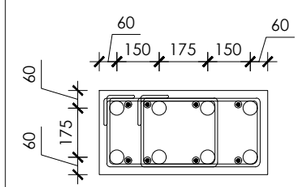


C2 (370X600)



C2 (370X600)
REINFORCEMENT





C2 TEMPLATE DIMENSIONAL DETAILS
(50DIA. GI CORRUGATED SLEEVES)

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
2. GRADE OF CONCRETE
   - PCC - M10 GRADE (1:3:6)
   - FOUNDATIONS - M25 GRADE
   - PLINTH WALLS - M25 GRADE
   - PRECAST WALLS - M40 GRADE
   - PRECAST SOLID SLAB - M40 GRADE
   - STRUCTURAL TOPPING - M30 GRADE
   - PRECAST COLUMNS - M40 GRADE
   - PRECAST CONC. BEAMS - M40 GRADE
3. GRADE OF STEEL SHALL BE FE 500 FOR ALL PURPOSE INCLUDING LINKS CONFORMING TO IS 1786:2012
4. ALL RCC WORKS CARRIED OUT SHALL BE CONFIRMING TO IS 456:2000
5. CONCRETE SHALL BE INVARIABLY VIBRATED
6. NET SAFE BEARING CAPACITY OF SOIL CONSIDERED IS 29.24 T/SQ.M AS INFORMED AT 2.0 M
7. BUILDING IS DESIGNED FOR G+1 FLOORS ONLY.
8. ANY DISCREPANCY FOUND OUT AT SITE FROM THE DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF STRUCTURAL ENGINEER.

REVISIONS:

S.NO	DESCRIPTION	DATE
R3		
R2		
R1		
R0	GOOD FOR CONSTRUCTION	05.07.2025

PROMOTERS:

TRI SQUARE PROPERTIES (P) LTD.
SF NO. 2/3, VKL NAGAR, ALANGAR, THOTTAM ROAD, GN MILLS, COIMBATORE, TAMILNADU - 641029

ARCHITECTURAL CONSULTANT:

TRI SQUARE
ARCHITECTS & DESIGNERS
COIMBATORE

STRUCTURAL CONSULTANT:

BUOYANCY CIVIL AND STRUCTURAL
FLAT NO. 11A, BANGO STREET,LAKSHMI NAGAR
KAVUNDAMPALAYAM,COIMBATORE - 641030

CONTRACTOR:

MEP CONSULTANTS:

STRUCTURAL PROOF CONSULTANT:

PROJECT NAME:

+WILLA 25
@TVS NAGAR, COIMBATORE.

DRAWING TITLE:

PLINTH COLUMN LAYOUT

DRAWING NO.:

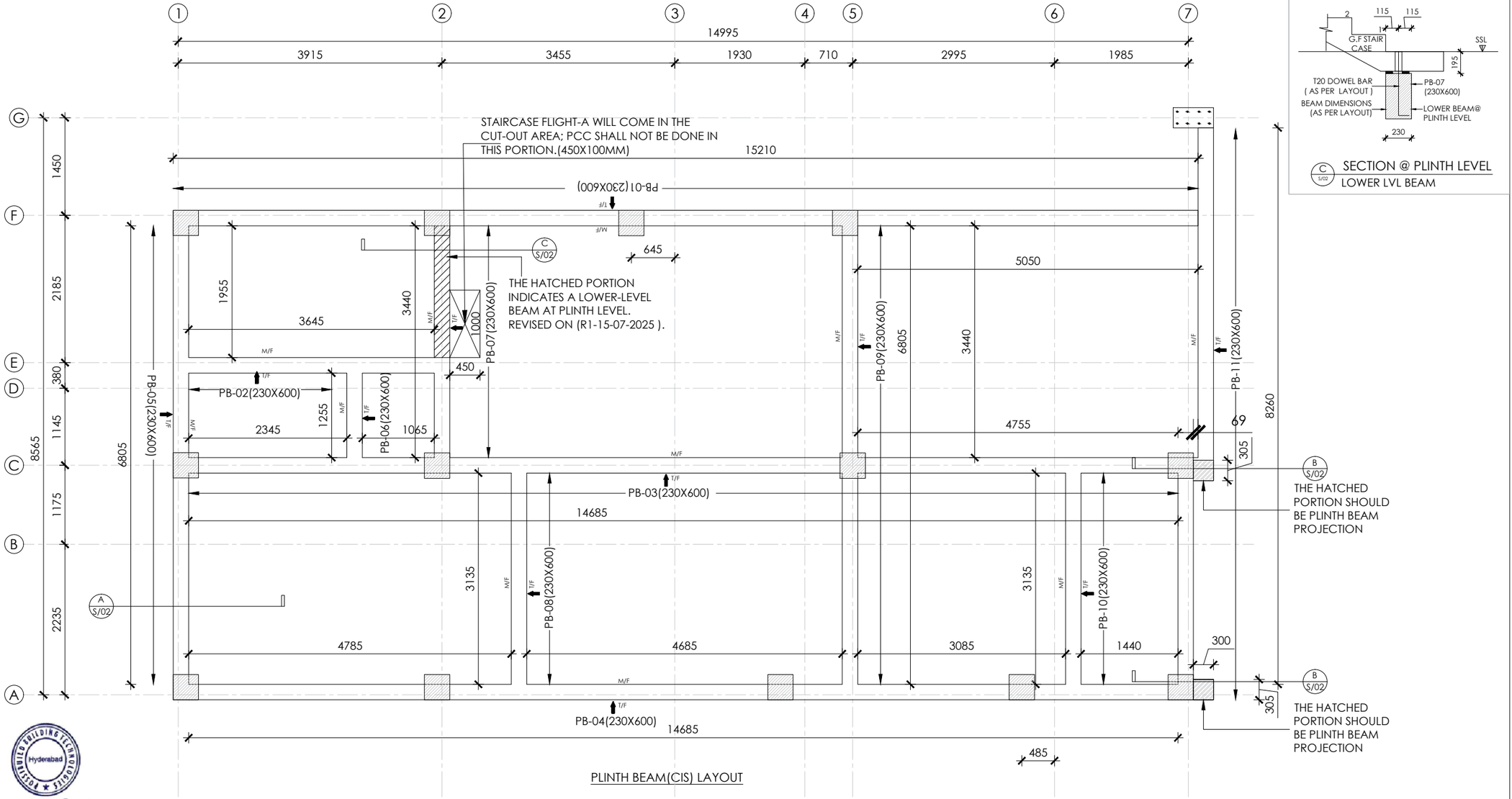
138 - TSPPL - CELLCON - PBT - VILLA - S - 002

	NAME	DATE	SIGN
DRAWN	GIRIJA	23-06-2025	
DESIGNED	PAVAN	23-06-2025	
CHECKED	VEERA SAI	23-06-2025	
APPROVED	PAVAN	23-06-2025	

STATUS OF DRAWING:	
ADVANCED COPY	
WORKING DRAWING	
GOOD FOR CONSTRUCTION	

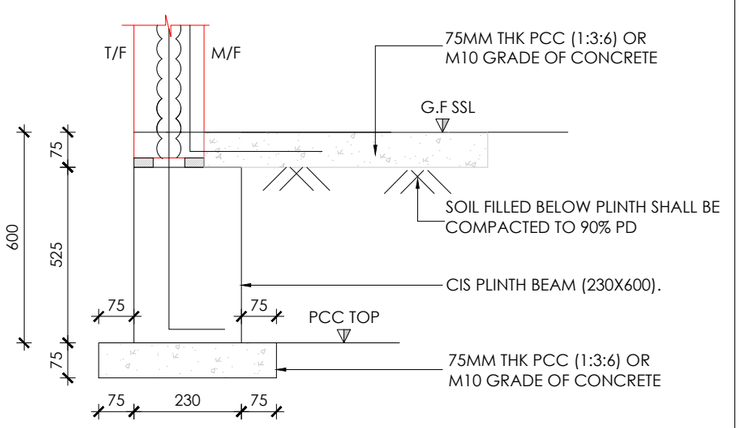
TYPE OF DRAWING:	
LAYOUT DRAWING	
REINFORCEMENT DRAWING	
PRODUCTION/FABRICATION	
ERECTION DRAWING	

STRUCTURAL DRAWING

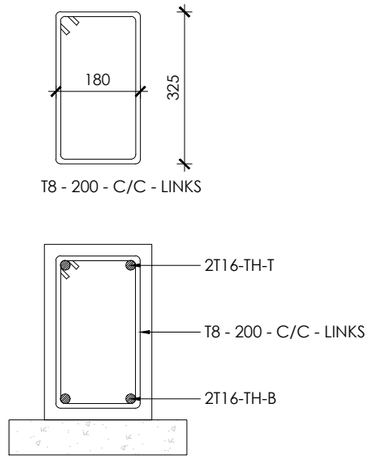


PLINTH BEAM(CIS) LAYOUT

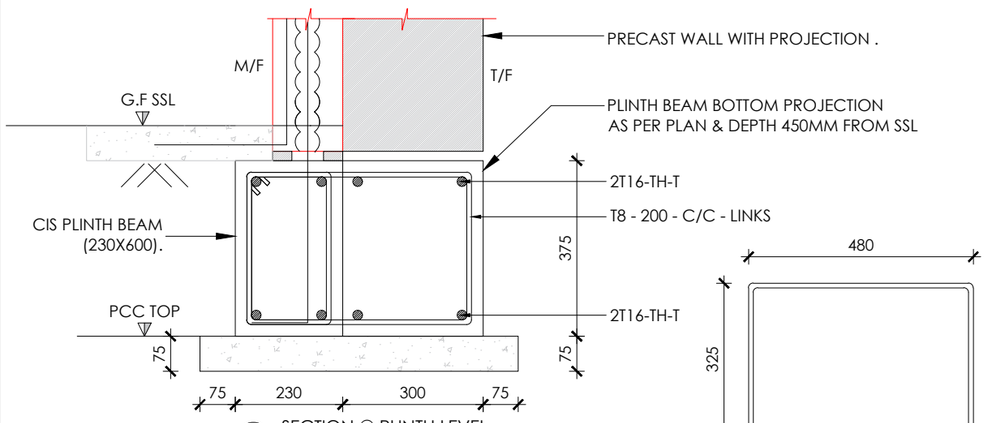
C S/02 SECTION @ PLINTH LEVEL
LOWER LVL BEAM



A S/02 SECTION @ PLINTH LEVEL



A S/02 SECTION @ PLINTH LEVEL
REIN.



B S/02 SECTION @ PLINTH LEVEL

T8 - 200 - C/C - LINKS@ BEAM PROJECTION

Pavan P
17.07.2025

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
2. GRADE OF CONCRETE
   - PCC - M10 GRADE (1:3:6)
   - FOUNDATIONS - M25 GRADE
   - PLINTH WALLS - M25 GRADE
   - PRECAST WALLS - M40 GRADE
   - PRECAST SOLID SLAB - M40 GRADE
   - STRUCTURAL TOPPING - M30 GRADE
   - PRECAST COLUMNS - M40 GRADE
   - PRECAST CONC. BEAMS- M40 GRADE
3. GRADE OF STEEL SHALL BE FE 500 FOR ALL PURPOSE INCLUDING LINKS CONFORMING TO IS 1786:2012
4. ALL RCC WORKS CARRIED OUT SHALL BE CONFIRMING TO IS 456:2000
5. CONCRETE SHALL BE INVARIABLY VIBRATED
6. NET SAFE BEARING CAPACITY OF SOIL CONSIDERED IS 29.24 T/SQ.M AS INFORMED AT 2.0 M
7. BUILDING IS DESIGNED FOR G+1 FLOORS ONLY.
8. ANY DISCREPANCY FOUND OUT AT SITE FROM THE DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF STRUCTURAL ENGINEER.

REVISIONS:

S.NO	DESCRIPTION	DATE
R3		
R2		
R1	PLINTH BEAM - 02& 07 REVISED	15-07-2025
R0	GOOD FOR CONSTRUCTION	05.07.2025

PROMOTERS:
TRI SQUARE PROPERTIES (P) LTD.
SF NO. 2/3, VKL NAGAR, ALANGAR, THOTTAM ROAD, GN MILLS, COIMBATORE, TAMILNADU - 641029

ARCHITECTURAL CONSULTANT:
TRI SQUARE
ARCHITECTS & DESIGNERS
COIMBATORE

STRUCTURAL CONSULTANT:
BUOYANCY CIVIL AND STRUCTURAL
FLAT NO. 11A, BANGO STREET,LAKSHMI NAGAR
KAVUNDAMPALAYAM,COIMBATORE - 641030

CONTRACTOR:

MEP CONSULTANTS:

STRUCTURAL PROOF CONSULTANT:

PROJECT NAME:
+WILLA 25
@TVS NAGAR, COIMBATORE.

DRAWING TITLE:
PLINTH BEAM (CIS) LAYOUT

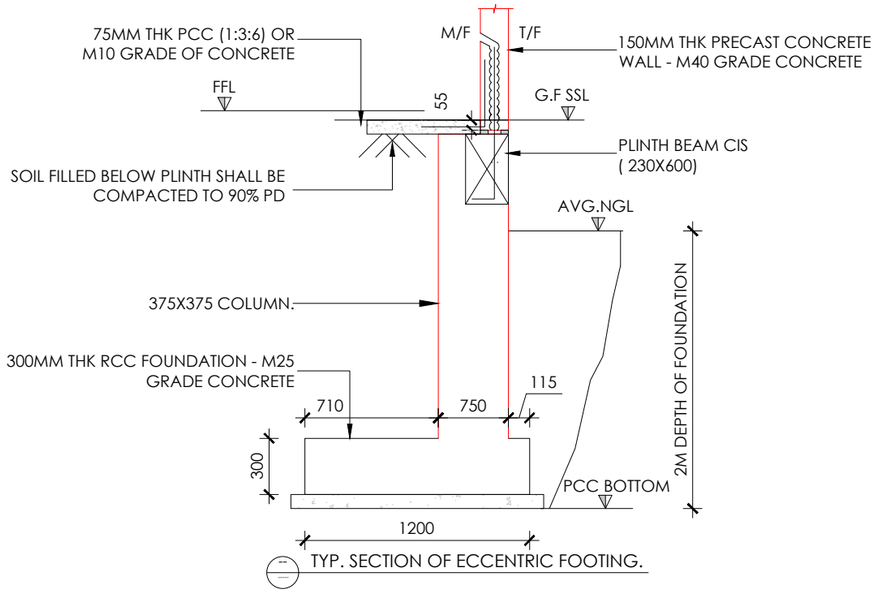
DRAWING NO.:
138 - TSPPL - CELLCON - PBT - VILLA - S - 003

	NAME	DATE	SIGN
DRAWN	GIRIJA	23-06-2025	
DESIGNED	PAVAN	23-06-2025	
CHECKED	VEERA SAI	23-06-2025	
APPROVED	PAVAN	23-06-2025	

STATUS OF DRAWING:	
ADVANCED COPY	
WORKING DRAWING	
GOOD FOR CONSTRUCTION	

TYPE OF DRAWING:	
LAYOUT DRAWING	
REINFORCEMENT DRAWING	
PRODUCTION/FABRICATION	
ERECTION DRAWING	

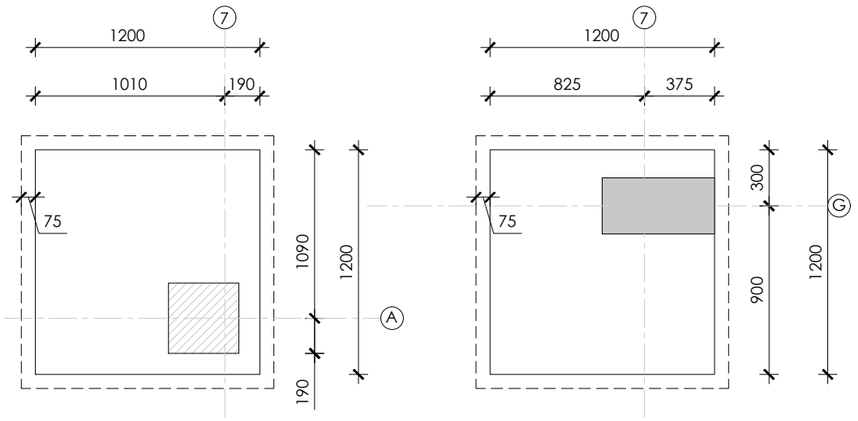
STRUCTURAL DRAWING



TYP. SECTION OF ECCENTRIC FOOTING.

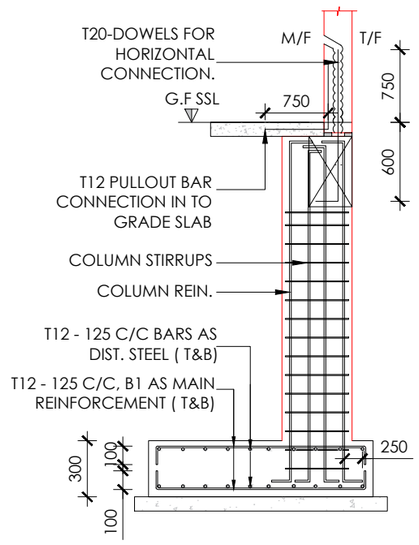
FOOTING SCHEDULE

FOOTING NAME	LENGTH (IN MM)	WIDTH (IN MM)	THICKNESS (IN MM)	BOTTOM REINF.		TOP REINF.	
				SHORTER	LONGER	SHORTER	LONGER
F1	1200	1200	300	T12 - 125c/c	T12 - 125c/c		
F2	1200	1200	300	T12 - 125c/c	T12 - 125c/c	T12 - 125c/c	T12 - 125c/c

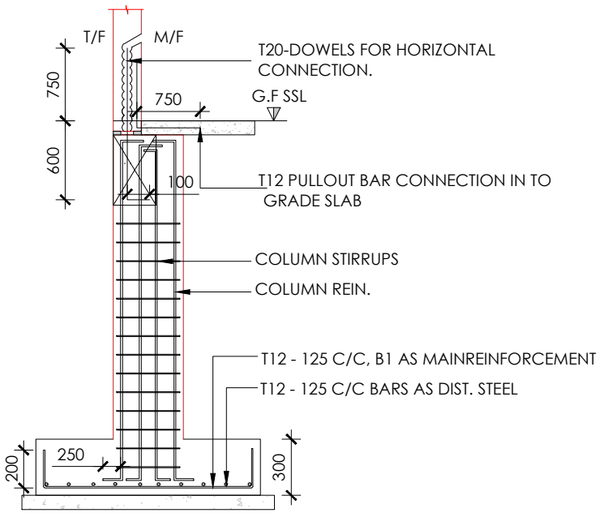


PLAN OF ECCENTRIC FOOTING.

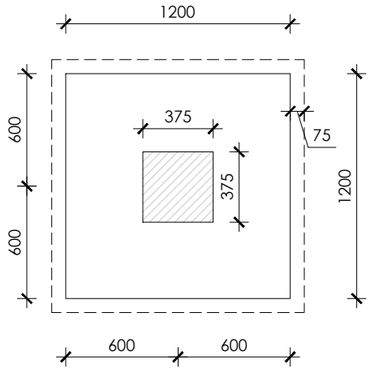
PLAN OF ECCENTRIC FOOTING.



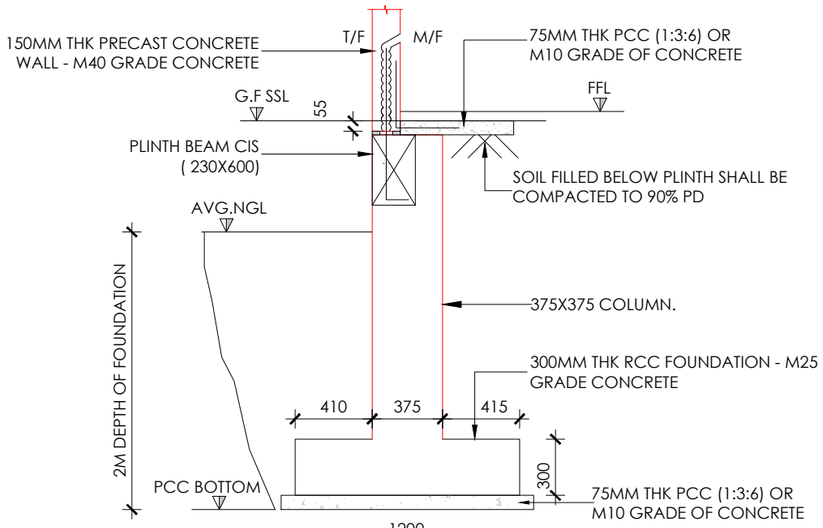
TYP. SECTION OF ECCENTRIC FOOTING.
REINFORCEMENT



TYP. SECTION OF ISOLATED FOOTING.
REINFORCEMENT



TYP. PLAN OF ISOLATED FOOTING.



TYP. SECTION OF ISOLATED FOOTING.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
2. GRADE OF CONCRETE
   - PCC - M10 GRADE (1:3:6)
   - FOUNDATIONS - M25 GRADE
   - PLINTH WALLS - M25 GRADE
   - PRECAST WALLS - M40 GRADE
   - PRECAST SOLID SLAB - M40 GRADE
   - STRUCTURAL TOPPING - M30 GRADE
   - PRECAST COLUMNS - M40 GRADE
   - PRECAST CONC. BEAMS - M40 GRADE
3. GRADE OF STEEL SHALL BE FE 500 FOR ALL PURPOSE INCLUDING LINKS CONFORMING TO IS 1786:2012
4. ALL RCC WORKS CARRIED OUT SHALL BE CONFIRMING TO IS 456:2000
5. CONCRETE SHALL BE INVARIABLY VIBRATED
6. NET SAFE BEARING CAPACITY OF SOIL CONSIDERED IS 29.24 T/SQ.M AS INFORMED AT 2.0 M
7. BUILDING IS DESIGNED FOR G+1 FLOORS ONLY.
8. ANY DISCREPANCY FOUND OUT AT SITE FROM THE DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF STRUCTURAL ENGINEER.

REVISIONS:

S.NO	DESCRIPTION	DATE
R3		
R2		
R1		
R0	GOOD FOR CONSTRUCTION	05.07.2025

PROMOTERS:

TRI SQUARE PROPERTIES (P) LTD.
SF NO. 2/3, VKL NAGAR, ALANGAR, THOTTAM ROAD, GN MILLS, COIMBATORE, TAMILNADU - 641029

ARCHITECTURAL CONSULTANT:

TRI SQUARE
ARCHITECTS & DESIGNERS
COIMBATORE

STRUCTURAL CONSULTANT:

BUOYANCY CIVIL AND STRUCTURAL
FLAT NO. 11A, BANGO STREET,LAKSHMI NAGAR
KAVUNDAMPALAYAM,COIMBATORE - 641030

CONTRACTOR:

MEP CONSULTANTS:

STRUCTURAL PROOF CONSULTANT:

PROJECT NAME:

+WILLA 25
@TVS NAGAR, COIMBATORE.

DRAWING TITLE:

REINFORCEMENT DETAILS OF FOUNDATIONS
(SHEET 01 OF 01)

DRAWING NO.:

138 - TSPPL - CELLCON - PBT - VILLA - S - 001A

	NAME	DATE	SIGN
DRAWN	SWATHI	23-06-2025	
DESIGNED	PAVAN	23-06-2025	
CHECKED	VEERA SAI	23-06-2025	
APPROVED	PAVAN	23-06-2025	

STATUS OF DRAWING:	
ADVANCED COPY	
WORKING DRAWING	
GOOD FOR CONSTRUCTION	

TYPE OF DRAWING:	
LAYOUT DRAWING	
REINFORCEMENT DRAWING	
PRODUCTION/FABRICATION	
ERECTION DRAWING	

STRUCTURAL DRAWING

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.