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RE REGULATORY RECORD

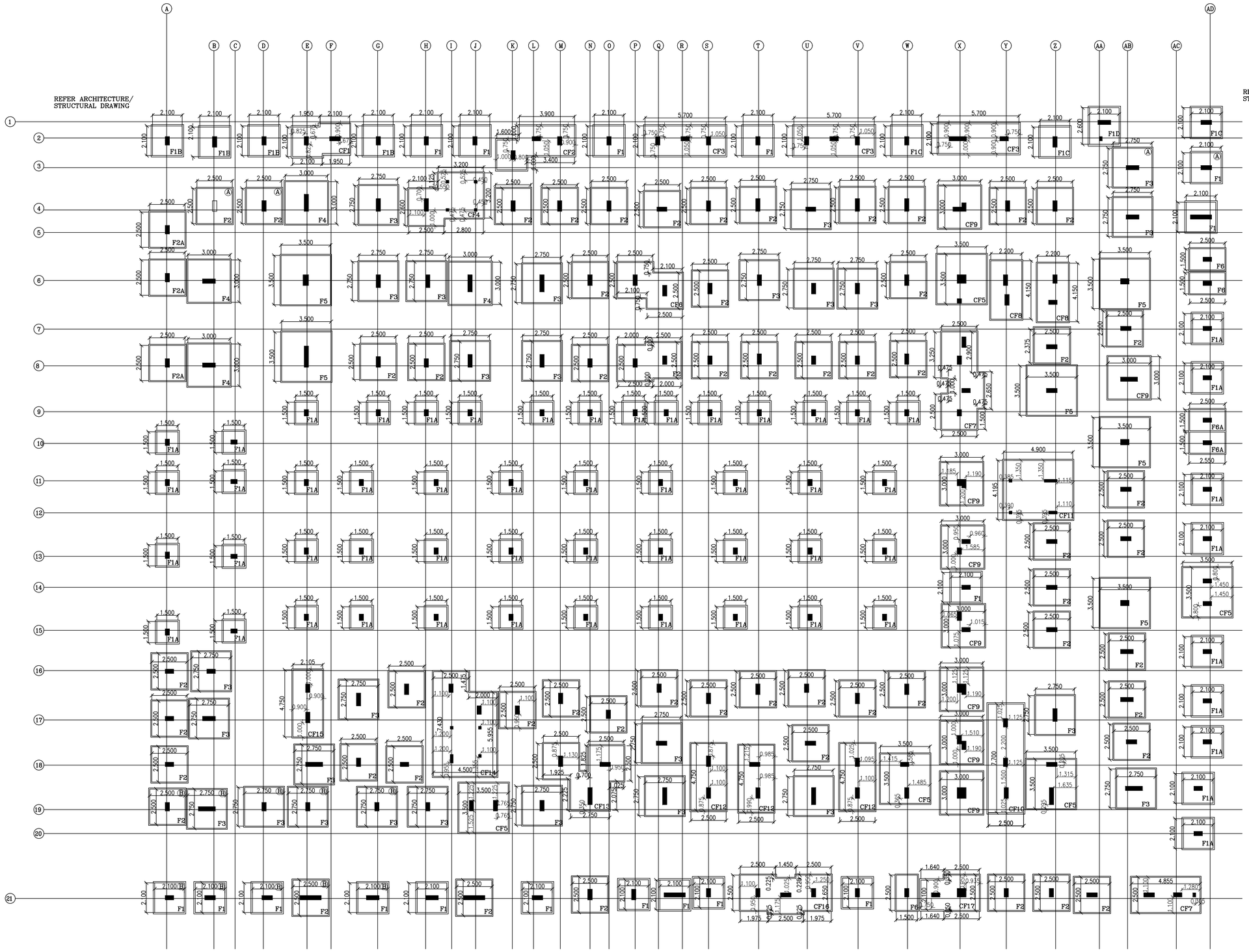
# RERA Document

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

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# FOUNDATION LAYOUT

## GENERAL NOTES:

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   - For beam 25mm
   - For slab 20mm
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7. Provide 8 ø @ 300 c/c as Distribution steel for all top reinforcement
8. Spacer bar to be provided in between two layers of reinforcement of same dia @ every 1000 c/c
9. Cantilever props should not be released until the roof is concreted
10. Removal of Form works
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    a. Slabs spanning upto 4.5 m – 7days
    b. Slabs spanning over 4.5 m – 14days
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11. First stirrup in the beam is 50mm away from face of support.
12. All reinforcements shall be placed and maintained in the position shown in the drawing (cross section) by proving proper cover blocks, spacers & supporting bars.
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14. All dimensions are in 'METER' unless otherwise specifically stated.

NOTE:

FOR DETAIL –A REFER SHEET NO :06.1

FOR DETAIL –B REFER SHEET NO :06.1

**GOOD FOR CONSTRUCTION**

| DATE | REVISION | DESCRIPTION | CKD |
|---|---|---|---|
| | | | |

CLIENT :

M/s. TNCD LLP

PROJECT :

NEXUS CITY

DRAWING TITLE :

FOUNDATION LAYOUT

| | | |
|---|---|---|
| DRN. BY: ARUNKUMAR S | CHK. BY: Dr.L.S.J | DATE : 20.01.2026 |
| DES. BY: ARNESH S | COD. BY: K.B | SCALE : 1 : 150 |

DRG. NO: 05 R1

STRUCTURAL CONSULTANTS Ph: (0422) 2 44 55 00

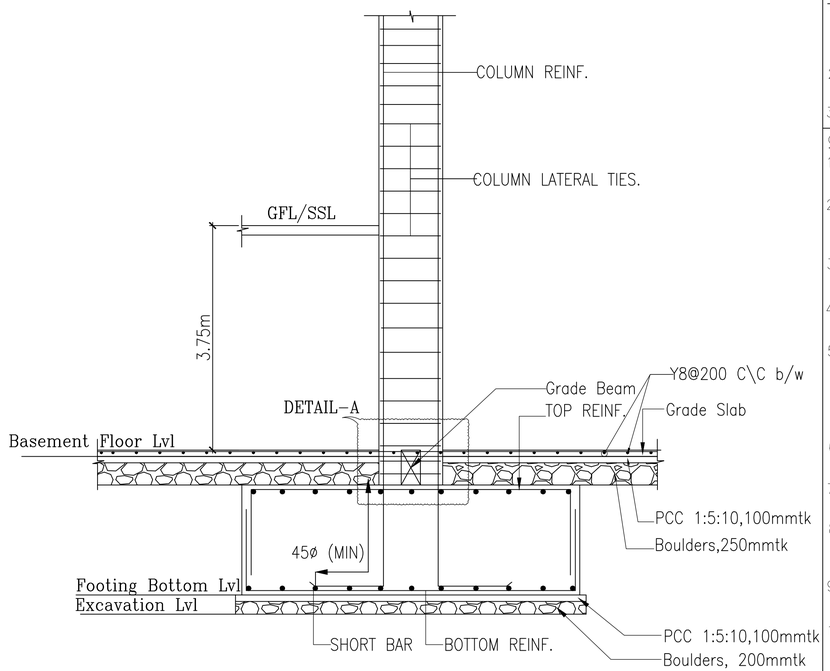
**MITHRAN STRUCTURES (P) LTD**

Dr. L . S . JAYAGOPAL ,

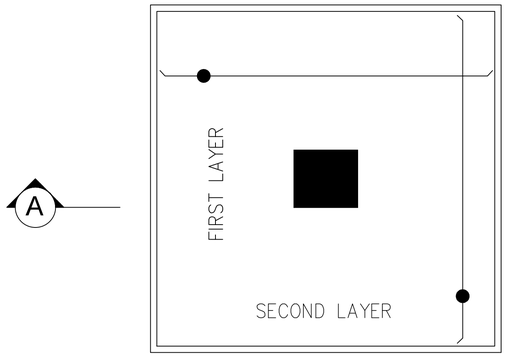
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COIMBATORE - 641 043.
Fax : 0422 - 2434021
E-mail : profls@gmail.com
website : www.mithranstructures.in

## SCHEDULE OF FOOTINGS

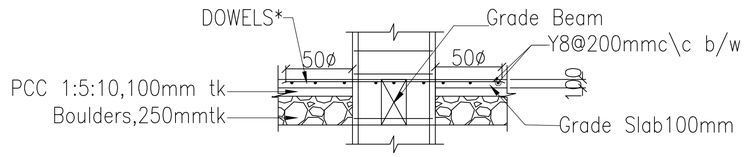
| SL NO | TYPE OF FOOTING | FOOTING SIZES L x B | DEPTH | BOTTOM REINFORCEMENT | | TOP REINFORCEMENT | | SIDE FACE REINF./REMARKS |
|---|---|---|---|---|---|---|---|---|
| | | | d | X-DIRECTION LONG BAR | Y-DIRECTION SHORT BAR | X-DIRECTION LONG BAR | Y-DIRECTION SHORT BAR | |
| 1 | F1 | 2.1x2.1 | 0.75 | Y12@100C\C | Y12@100C\C | – | – | – |
| 2 | F1A | 1.5x1.5 | 0.6 | Y12@150C\C | Y12@150C\C | – | – | – |
| 3 | F1B | 2.1x2.1 | 0.75 | Y12@100C\C | Y12@100C\C | – | – | – |
| 4 | F1C | 2.1x2.1 | 0.75 | Y12@100C\C | Y12@100C\C | – | – | – |
| 5 | F1D | 2.1x2.60 | 0.75 | Y12@100C\C | Y12@100C\C | – | – | – |
| 6 | F2 | 2.5x2.5 | 0.75 | Y16@125C\C | Y16@125C\C | – | – | – |
| 7 | F2A | 2.5x2.5 | 0.75 | Y16@125C\C | Y16@125C\C | – | – | – |
| 8 | F3 | 2.75x2.75 | 0.90 | Y16@110C\C | Y16@110C\C | Y12@100C\C | Y12@100C\C | 3Nos Y10@ Equal Spacing (Ties) |
| 9 | F4 | 3x3 | 0.90 | Y16@110C\C | Y16@110C\C | Y12@100C\C | Y12@100C\C | 3Nos Y10@ Equal Spacing (Ties) |
| 10 | F5 | 3.5x3.5 | 1.00 | Y16@110C\C | Y16@110C\C | Y12@100C\C | Y12@100C\C | 3Nos Y10@ Equal Spacing (Ties) |
| 11 | F6 | 1.5x2.5 | 0.75 | Y16@110C\C | Y16@110C\C | – | – | – |
| 12 | F6A | 1.5x2.5 | 0.75 | Y16@110C\C | Y16@110C\C | – | – | – |
| 13 | CF1 | Refer Footing Layout | 0.9 | Y16@110C\C | Y16@110C\C | Y12@100C\C | Y12@100C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 14 | CF2 | Refer Footing Layout | 0.9 | Y16@110C\C | Y16@110C\C | Y12@100C\C | Y12@100C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 15 | CF3 | 5.7x2.1 | 0.9 | Y16@110C\C | Y12@100C\C | Y12@100C\C | Y12@100C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 16 | CF4 | Refer Footing Layout | 0.9 | Y16@110C\C | Y16@110C\C | Y12@100C\C | Y12@100C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 17 | CF5 | 3.5x3.5 | 0.9 | Y16@110C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y10@ Equal Spacing (Ties) |
| 18 | CF6 | Refer Footing Layout | 0.9 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 19 | CF7 | Refer Footing Layout | 0.9 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 20 | CF8 | 2.2x4.15 | 0.9 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y12@100C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 21 | CF9 | 3x3 | 0.9 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 22 | CF10 | 2.5x7.7 | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 23 | CF11 | 4.9x4.2 | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 24 | CF12 | 2.5x4.75 | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 25 | CF13 | Refer Footing Layout | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@150C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 26 | CF14 | Refer Footing Layout | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 27 | CF15 | 2.1x4.75 | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 28 | CF16 | Refer Footing Layout | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |
| 29 | CF17 | Refer Footing Layout | 1.0 | Y16@125C\C | Y16@125C\C | Y16@125C\C | Y16@125C\C | 2Nos Y12@ Equal Spacing (Ties) |




TYPICAL ISOLATED FOOTING
SECTION–A




TYPICAL FOOTING PLAN




NOTE:* =LEAVE DOWELS BAR 50ø LENGTH FOR GRADE SLAB

DETAIL –A

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**GOOD FOR CONSTRUCTION**

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|---|---|---|---|
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M/s. TNCD LLP

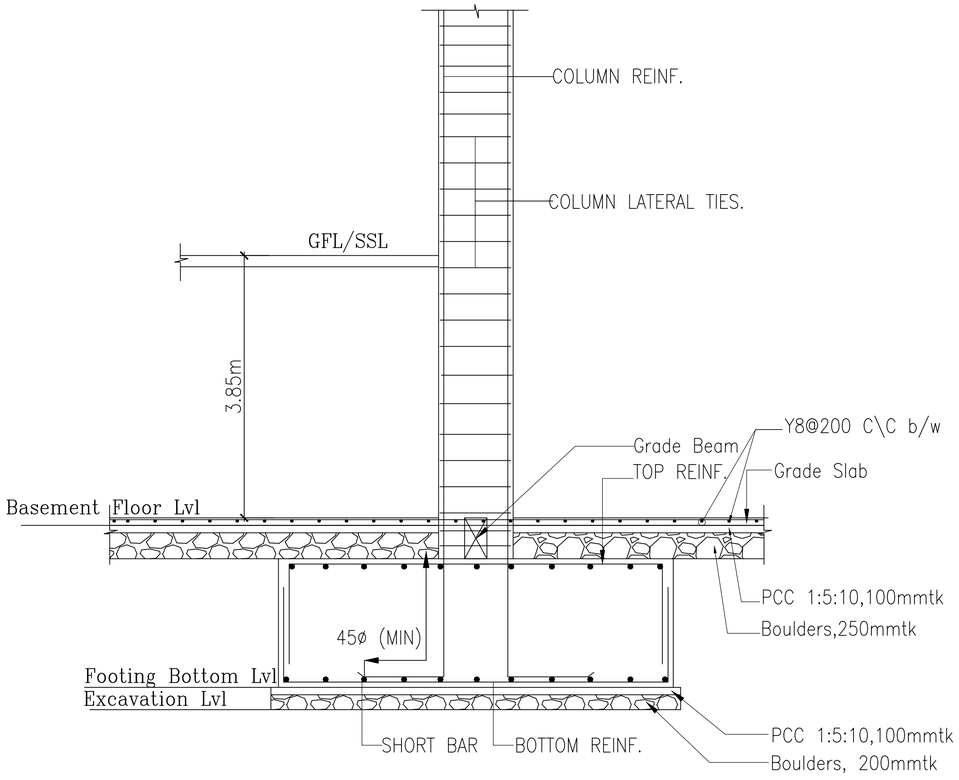
PROJECT :
NEXUS CITY

DRAWING TITLE :
FOUNDATION DETAILS

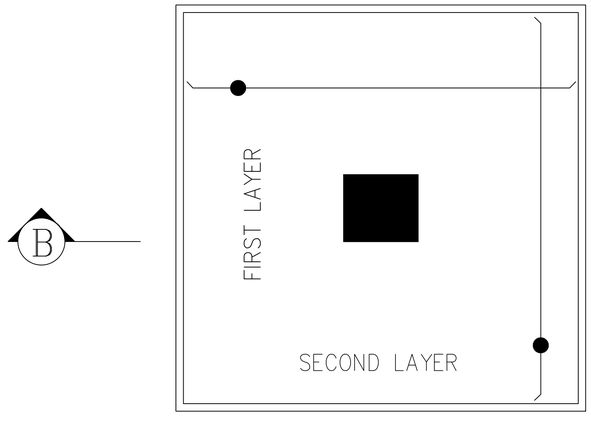
| | | |
|---|---|---|
| DRN. BY: ARUNKUMAR S | CHK. BY: Dr.L.S.J | DATE : 20.01.2026 |
| DES. BY: ARNESH S | COD. BY: K.B | SCALE : 1: 150 |

DRG. NO: 06 R1

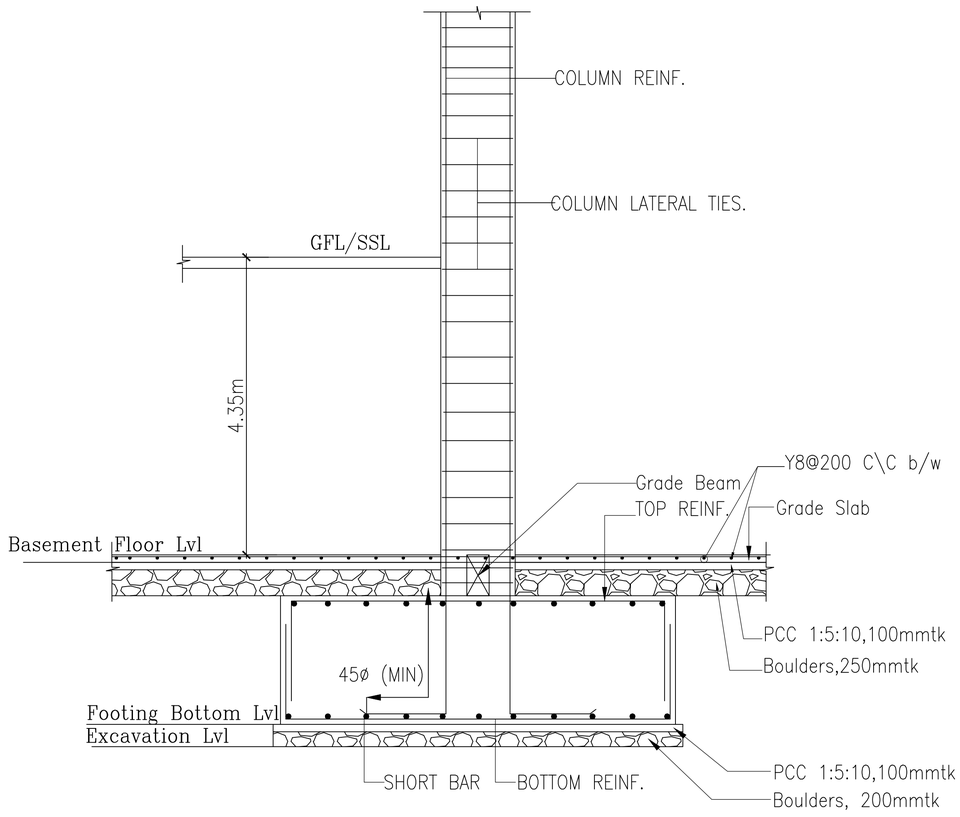

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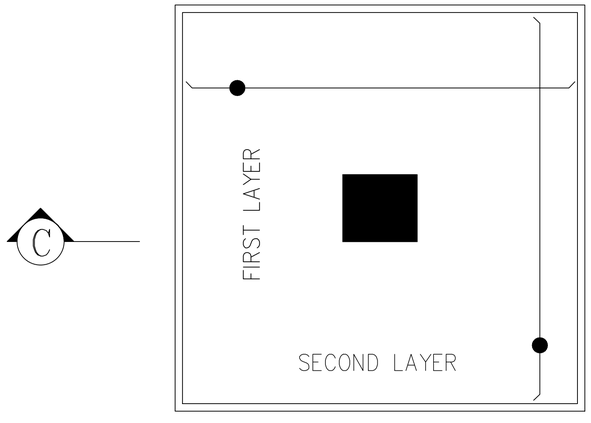

TYPICAL ISOLATED FOOTING
SECTION–B




TYPICAL FOOTING PLAN
DETAIL –A




TYPICAL ISOLATED FOOTING
SECTION–C




TYPICAL FOOTING PLAN
DETAIL –B

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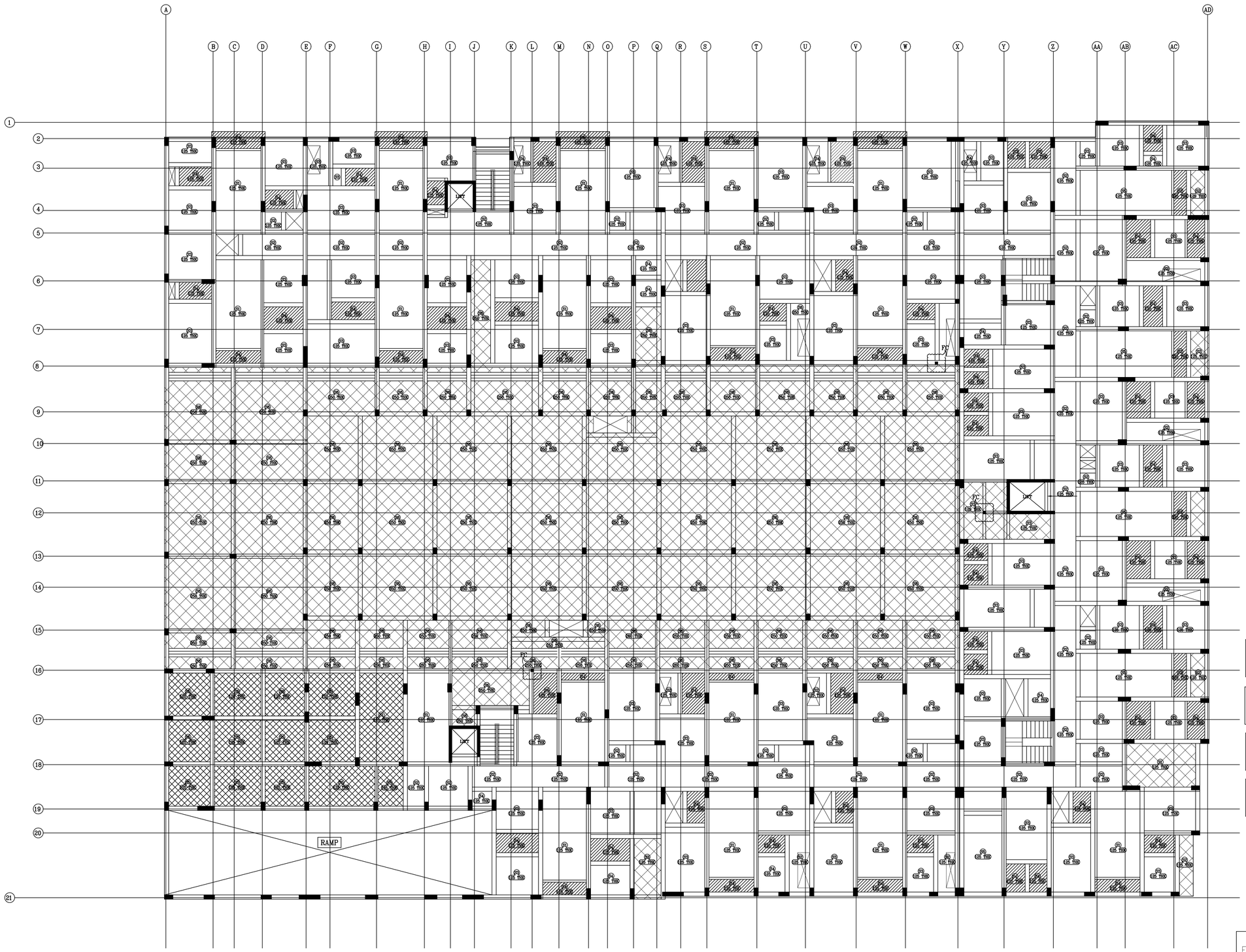
PROJECT :
NEXUS CITY

DRAWING TITLE :
FOUNDATION CROSS SECTION AND DETAILS

| | | |
|---|---|---|
| DRN. BY: ARUNKUMAR S | CHK. BY: Dr.L.S.J | DATE : 20.01.2026 |
| DES. BY: ARNESH S | COD. BY: K.B | SCALE : 1 : 150 |

DRG. NO: 06.1 R0

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FC–FLOATING COLUMN

# BASEMENT ROOF SLAB LAYOUT

SLAB REINFORCEMENT SCHEDULE

| SLAB NO | THICKNESS | BOTTOM REINFORCEMENT | | TOP REINFORCEMENT | | DISTRIBUTERS | REMARKS |
|---|---|---|---|---|---|---|---|
| | | SHORTER SPAN | LONGER SPAN | SHORTER SPAN | LONGER SPAN | | |
| S1 | 125mm THK | Y8@100mm C/C | Y8@200mm C/C | Y8@100mm C/C | – | Y8@200mm C/C (Top&Dis..Edges) | ONE WAY SLAB |
| S2 | 125mm THK | Y8@200mm C/C | Y8@200mm C/C | Y8@200mm C/C | – | Y8@200mm C/C (Top&Dis..Edges) | ONE WAY SLAB |
| S3 | 125mm THK | Y8@150mm C/C | Y8@150mm C/C | Y8@150mm C/C | Y8@150mm C/C | Y8@200mm C/C (Top&Dis..Edges) | TWO WAY SLAB |
| S4 | 125mm THK | Y8@175mm C/C | Y8@175mm C/C | Y8@175mm C/C | Y8@175mm C/C | Y8@200mm C/C (Top&Dis..Edges) | TWO WAY SLAB |
| S5 | 125mm THK | Y8@100mm C/C | Y8@100mm C/C | Y8@100mm C/C | Y8@100mm C/C | Y8@200mm C/C (Top&Dis..Edges) | TWO WAY SLAB |
| S6 | 250mm THK | Y12@100mm C/C | Y12@100mm C/C | Y12@100mm C/C | Y12@100mm C/C | Y12@175mm C/C (Top&Dis..Edges) | TWO WAY SLAB |

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CLIENT :
M/s. TNCD LLP

PROJECT :
NEXUS CITY

DRAWING TITLE :
BASEMENT ROOF SLAB LAYOUT

| DRN. BY: ARUNKUMAR S | CHK. BY: Dr.L.S.J | DATE : 20.01.2026 |
|---|---|---|
| DES. BY: ARNESH S | COD. BY: K.B | SCALE : 1 : 150 |

DRG. NO: 15 R1

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website : www.mithranstructures.in

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

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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.