Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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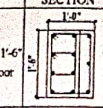
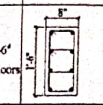
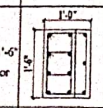
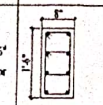
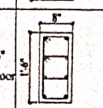
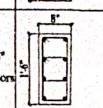
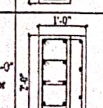
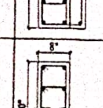
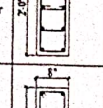
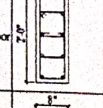
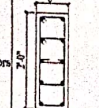
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

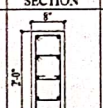
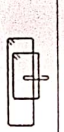
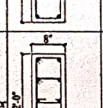
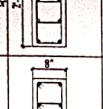
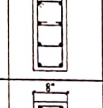
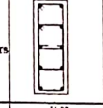
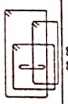
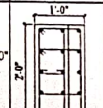
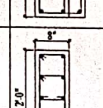
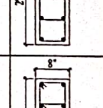
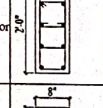
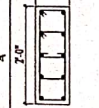
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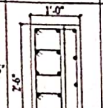
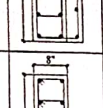
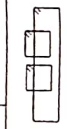
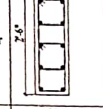
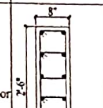
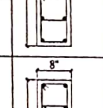
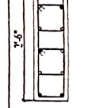
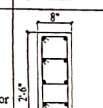
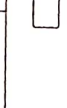
COLUMN DETAILS

TYPE	SIZE	CROSS SECTION	MAIN ROD	TIES PROFILE	LATERAL TIES
C1	1'-0" x 1'-6" Stilt floor		• 8-12Y+ • 3-12Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 1'-6" Upper floors		• 8-12Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
C2	1'-0" x 1'-6" Stilt floor		• 8-16Y+ • 3-12Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 1'-6" First floor		• 8-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 1'-6" Second floor		• 4-16Y+ ○ 4-12Y		
	8" x 1'-6" Upper floors		• 8-12Y		
C3	1'-0" x 2'-0" Stilt floor		• 10-16Y+ • 4-12Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" First floor		• 10-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" Second floor		• 6-16Y+ • 4-12Y		
	8" x 2'-0" Upper floors		• 10-12Y		
C4	1'-0" x 2'-0" Stilt floor		• 10-20Y+ • 4-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)

COLUMN DETAILS

TYPE	SIZE	CROSS SECTION	MAIN ROD	TIES PROFILE	LATERAL TIES
C4	8" x 2'-0" First floor		• 10-20Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" Second floor		• 6-20Y+ • 4-16Y		
	8" x 2'-0" Third floor		• 10-16Y		
	8" x 2'-0" Upper floors		• 10-12Y		
C5	1'-0" x 2'-0" Stilt floor		• 10-25Y+ • 5-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" First floor		• 10-25Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" Second floor		• 10-20Y		
	8" x 2'-0" Third floor		• 10-16Y		
	8" x 2'-0" Fourth floor		• 10-16Y		
	8" x 2'-0" Fifth floor		• 4-16Y+ ○ 6-12Y		

COLUMN DETAILS

TYPE	SIZE	CROSS SECTION	MAIN ROD	TIES PROFILE	LATERAL TIES
C6	1'-0" x 2'-6" Stilt floor		• 12-25Y+ • 5-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-6" First floor		• 12-25Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-6" Second floor		• 12-20Y		
	8" x 2'-6" Third floor		• 6-20Y+ ○ 6-16Y		
	8" x 2'-6" Fourth floor		• 12-20Y		
	8" x 2'-6" Fifth floor		• 12-20Y		
C7	8" x 2'-0" Stilt floor		• 12-20Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" First floor		• 6-20Y+ ○ 6-16Y		
	8" x 2'-0" Second floor		• 12-16Y		

GENERAL NOTES :

1) All dimensions are in foot & inches.
2) Concrete Grade : M 25
3) Steel Grade : Tor Fe-500
4) Clear cover : Footing =2",Column =1 1/2" Beam=1",Slab=3/4"
5) Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab): 57 Ø
6) Provide spacer bar at every 3'0" intervals
7) The column center should coincide with center of footing.
8) The column & foundation are designed for Stilt +5 floors only.
9) Development length, Ld = 50Ø
10) Do not scale this drawing and follow arshitectural drawing dimensions only.
11) No changes shall be made without the Concern of the structural consultant.

GOOD FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE

DRAWING NO : 1423-ST-S-04 | DATE:10-05-2025

CLIENT:
M/s. A.G CONSTRUCTIONS

PROJECT TITLE:
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT HOSUR

DRAWING TITLE:
COLUMN DETAILS
(SHEET 1 OF 2)

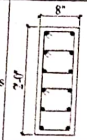
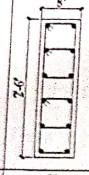
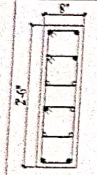
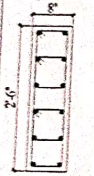
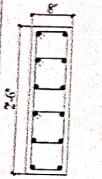
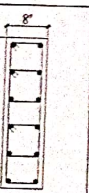
STRUCTURAL CONSULTANT:

Vilvaa Consultancy
Private Limited
Er.I.R.ARUNKUMAAR,M.E.,M.I.E.

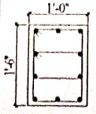
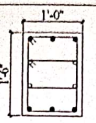
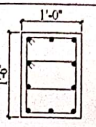
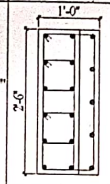
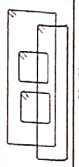
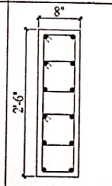
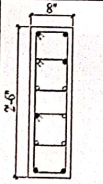
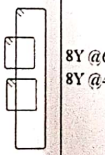
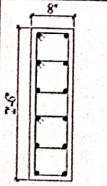
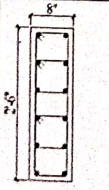
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DESIGNED BY		AKR	

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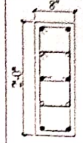
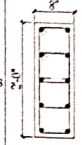
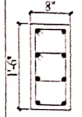
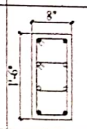
COLUMN DETAILS

TYPE	SIZE	CROSS SECTION	MAIN ROD	TIES PROFILE	LATERAL TIES
C7	8" x 2'-0" Upper floors		• 12-12Y		8Y @6"C C(Tn) 8Y @4"C C(Ts)
C8	8" x 2'-6" Stilt floor		• 12-25Y		8Y @6"C C(Tn) 8Y @4"C C(Ts)
	8" x 2'-6" First floor		• 6-25Y– ○ 6-20Y		
	8" x 2'-6" Second floor		• 12-20Y		
	8" x 2'-6" Third floor		• 12-16Y		
	8" x 2'-6" Fourth floor		• 12-16Y		
	8" x 2'-6" Fifth floor		• 12-12Y		

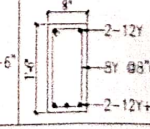
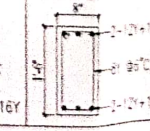
COLUMN DETAILS

TYPE	SIZE	CROSS SECTION	MAIN ROD	TIES PROFILE	LATERAL TIES
C9	1'-0" x 1'-6" Stilt floor		• 10-20Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	1'-0" x 1'-6" First floor		• 6-20Y+ ○ 4-16Y		
	1'-0" x 1'-6" Upper floors		• 10-16Y		
C10	1'-0" x 2'-6" Stilt floor		• 12-20Y+ • 5-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-6" First floor		• 12-20Y		
	8" x 2'-6" Second floor		• 6-20Y+ ○ 6-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-6" Third floor		• 12-16Y		
	8" x 2'-6" Upper floors		• 12-12Y		

COLUMN DETAILS

TYPE	SIZE	CROSS SECTION	MAIN ROD	TIES PROFILE	LATERAL TIES
C11	8" x 2'-0" Stilt floor		• 10-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 2'-0" First floor		• 6-16Y– ○ 4-12Y		
	8" x 2'-0" Upper floors		• 10-12Y		
C12	8" x 1'-6" Stilt floor		• 8-16Y		8Y @6"C/C(Tn) 8Y @4"C/C(Ts)
	8" x 1'-6" First floor		• 4-16Y– ○ 4-12Y		
	8" x 1'-6" Upper floors		• 8-16Y		

GRADE BEAM DETAILS

TYPE	SIZE BxD	AT MIDSPAN	AT SUPPORT
GB1	9"x1'-6"	 2-12Y; 8Y @8"C/C; 2-12Y+1-16Y	 2-12Y+1-16Y; 8Y @8"C/C; 2-12Y+1-16Y

GENERAL NOTES :

1) All dimensions are in feet & inches.
2) Concrete Grade : M 25
3) Steel Grade : Tor Fe-500
4) Clear cover : Footing =2",Column =1 1/2"
   Beam=1",Slab=3/4"
5) Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 57 Ø
6) Provide spacer bar at every 3'0" intervals
7) The column center should coincide with center of footing.
8) The column & foundation are designed for Stilt +5 floors only.
9) Development length, Ld = 50Ø
10) Do not scale this drawing and follow architectural drawing dimensions only.
11) No changes shall be made without the Concern of the structural consultant.

GOOD FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
DRAWING NO : 1423-ST-S-05			DATE:10-05-2025

CLIENT:
M/S. A.G CONSTRUCTIONS

PROJECT TITLE:
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT HOSUR

DRAWING TITLE:
COLUMN & GRADE BEAM DETAILS
(SHEET 2 OF 2)

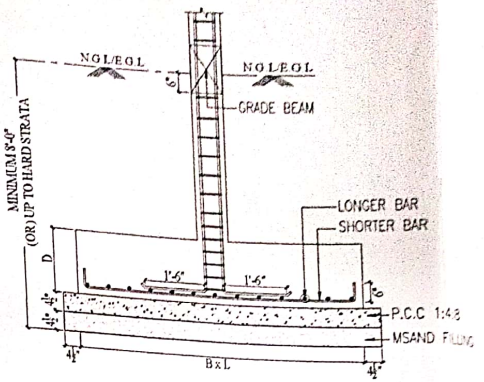
STRUCTURAL CONSULTANT:

vilvaa
Vilvaa Consultancy
Private Limited
Er.I.R.ARUNKUMAAR,M.E.,M.I.E.

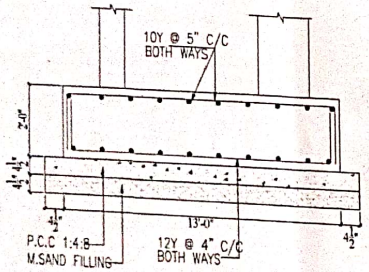
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SHEET SIZE	A3	CHECKED BY	AKR
DESIGNED BY			AKR

Scanned with OKEN Scanner

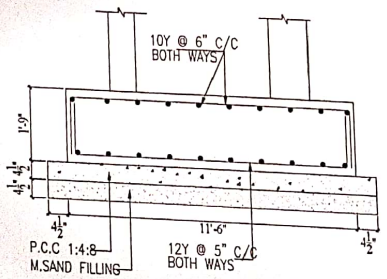
FOOTING DETAILS				
TYPE	SIZE LxB	DEPTH D	REINFORCEMENT SHORTER	REINFORCEMENT LONGER
F1	5'-9" x 5'-9"	1'-6"	10Y @5" C/C	10Y @5" C/C
F2	6'-6" x 6'-6"	1'-8"	12Y @5" C/C	12Y @5" C/C
F3	7'-6" x 7'-6"	1'-10"	12Y @5" C/C	12Y @5" C/C
F4	8'-0" x 8'-0"	2'-0"	12Y @4" C/C	12Y @4" C/C
F5	9'-3" x 9'-3"	2'-5"	12Y @4" C/C	12Y @4" C/C
F6	10'-9" x 10'-9"	2'-9"	12Y @4" C/C	12Y @4" C/C
F7	7'-9" x 7'-9"	1'-11"	12Y @4" C/C	12Y @4" C/C
F8	9'-0" x 9'-0"	2'-4"	12Y @4" C/C	12Y @4" C/C
F9	8'-3" x 8'-3"	2'-1"	12Y @4" C/C	12Y @4" C/C
F10	10'-0" x 10'-0"	2'-7"	12Y @4" C/C	12Y @4" C/C
F11	11'-9½" x 13'-10" (LIFT)	1'-6"	10Y @4" C/C AT BOTTOM 10Y @6" C/C AT TOP	
F12	13'-0" x 8'-0"	DETAILED SEPARATELY		
F13	11'-6" x 6'-0"	DETAILED SEPARATELY		
F14	8'-0" x 6'-0"	DETAILED SEPARATELY		
F15	11'-6" x 7'-0"	DETAILED SEPARATELY		



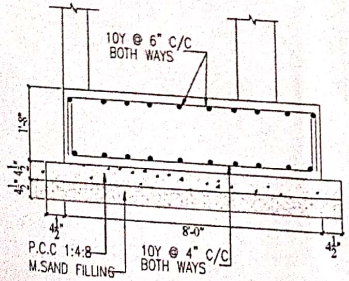
TYPICAL CONCENTRIC FOOTING DETAILS



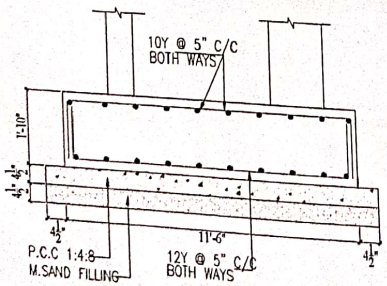
SECTION B-B
DETAIL OF FOOTING - F12



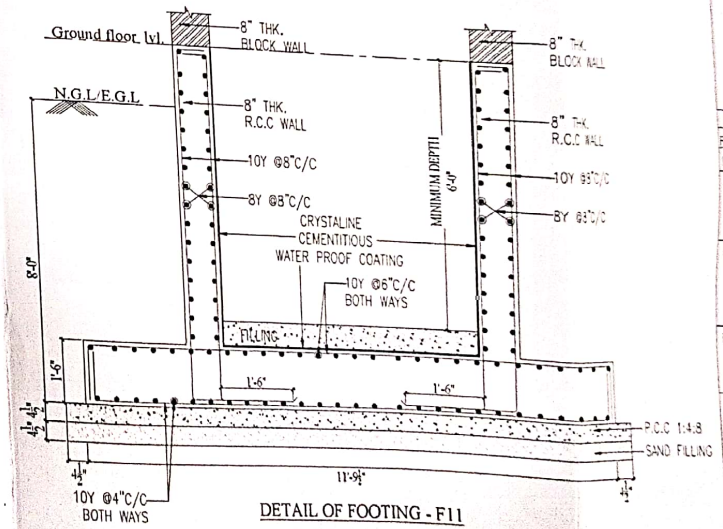
SECTION C-C
DETAIL OF FOOTING - F13



SECTION D-D
DETAIL OF FOOTING - F14



SECTION E-E
DETAIL OF FOOTING - F15



DETAIL OF FOOTING - F11
SECTION A-A

GENERAL NOTES :

1) All dimensions are in foot & inches.
2) Concrete Grade : M 25
3) Steel Grade : Tor Fe-500
4) Clear cover : Footing =2",Column =1 1/2" Beam=1",Slab=3/4"
5) Lap length
   Compression (Column) : 45 Ø
   Tension (Beam & Slab) : 57 Ø
6) Provide spacer bar at every 3'0" intervals
7) The column center should coincide with center of footing.
8) The column & foundation are designed for Stilt +5 floors only.
9) Development length, Ld = 50Ø
10) Do not scale this drawing and follow architectural drawing dimensions only.
11) No changes shall be made without the Concern of the structural consultant.

GOOD FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE
DRAWING NO : 1423-ST-S-06			DATE: 10-05-2025

CLIENT:
M/s. A.G CONSTRUCTIONS

PROJECT TITLE:
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT HOSUR

DRAWING TITLE:
FOUNDATION DETAILS

STRUCTURAL CONSULTANT:

Vilvaa Consultancy Private Limited
Er.I.R.ARUNKUMAAR,M.E.,M.I.E.

SCALE	1" = 5'0"	DRAWN BY	RISWANA
SHEET SIZE	A3	CHECKED BY	AKR
DESIGNED BY		AKR	

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STRUCTURAL DESIGN STABILITY CERTIFICATE

I hereby certify that the Proposed Construction of Residential Building (Stilt + 05 floors) at Mookadapalli, Motham Agraharam, Hosur 635 109 comprised in Document S.No.398/2, 398/7, 235/2A as per Patta S.No. 398/2, 398/7, 235/2A of Mookapalli Village, Hosur Taluk, Krishnagiri District within the limit of Hosur Municipal Corporation Limited. That the building will withstand against the Earthquake, (Seismic Zone II as per IS 1893 (Part-I) - 2002) loading stress parameters are within limits of National building code and Bureau of Indian standards code of practice for concrete and loading. The building consists of Stilt + 05 floors. The R.C.C building frame of the structure is designed as per the Indian Standard code of practice for concrete and loadings. The structure will be constructed as per our structural design and detailing of reinforcements given in our drawing from foundation to roof slab and beam. For external and internal partition walls 200/100 thick AAC Block walls are used. The Structure is sound and stable.

Er.I.R.ARUNKUMAAR, M.E.,(Structural), M.I.E.,
Consulting Structural Engineer,
Chartered Civil Engineer(M- 165213-8)
DTCP Regn.No.CGLDIST / SE/GR-I/2020/11/012

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DESIGN OF COLUMN - C1

Length of column	D	450	mm
Breadth of column	b	300	mm
Unsupported length (longer direction)	L_x	3000	mm
Unsupported length (shorter direction)	L_y	3000	mm
Eff. Length (longer direction)	L_{ex}	2400	mm
Eff. Length (shorter direction)	L_{ey}	2400	mm
Factored Load	P_u	750	kN
Factored moment (longer direction)	Mux	25	kNm
Factored moment (shorter direction)	Muz	15	kNm
Charac. comp strength of concrete	f_{ck}	25	N/mm^2
Yield stress of steel	f_y	500	N/mm^2
Dia of bar used	Φ	12	mm
Clear cover		40	mm
Effective cover	d'	46	mm
Effective depth	d	404	mm
Check for slenderness			
Longer Direction			
Slenderness ratio	L_{ex}/D	5.33	**short**
Additional moment due to slenderness	M_{ax}	0	kN-m
Shorter Direction			
Slenderness ratio	L_{ey}/b	8.00	**short**
Additional moment due to slenderness	M_{ay}	0	kN-m
Calculation of P_{uz}			
No of bars used		12	
Area of reinforcement	Ast	1356.48	
Provided steel		12 nos Y12	
Percentage of reinforcement	p_t	1.005	%
Area of concrete	Ag	135000	mm^2
Ultimate axial load (without moments)	P_{uz}	2012	kN
Calculation of P_b:			
Longer Direction			
	d'/D	0.102	
Coefficient k_1(from TABLE 60 of SP:1980)	k_{1x}	0.206	From Sp16
Coefficient k_2(from TABLE 60 of SP:1980)	k_{2x}	0.420	
Axial load corresponding to balanced failure	P_{bx}	754	kN
Reduction factor for additional moments	k_x	1.000	
Moment due to slenderness	M_{ax}	**0.00**	kN-m
Shorter Direction			
	d'/b	0.153	
Coefficient k_1(from TABLE 60 of SP:1980)	k_{1y}	0.194	
Coefficient k_2(from TABLE 60 of SP:1980)	k_{2y}	0.297	
Axial load corresponding to balanced failure	P_{by}	696	kN
Reduction factor for additional moments	k_y	0.959	
Moment due to slenderness	M_{ax}	**0.00**	kN-m

Er.I.R.ARUNKUMAAR, M.E.(Structural), M.I.E.,
Consulting Structural Engineer,
Chartered Civil Engineer(M- 165213-8)
DTCP Regn.No.CGLDIST / SE/GR-I/2020/11/012

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DESIGN OF FOOTING -F1

Basic Data
Material Data

Grade of Concrete	f_{ck}	=	M25
Yeild Strength of Reinforcement	f_y	=	500 N/mm^2
Unit Weight of Concrete	γ_c	=	25.0 kN/m^3
Unit Weight of Soil	γ_s	=	18.0 kN/m^3
Frictional Factor bet. Soil & Concrete	μ	=	0.35

Soil Data:

Type of soil in foundation			MEDIUM
Net Safe Bearing Capacity	SBC	=	250 kN/m^2

Clear cover to Reinforcement

Clear Cover to Footing Slab	=	50.0 mm
Clear Cover to Pedestal	=	40.0 mm

Basic Dimensions
Size of Pedestal

Length	l	=	0.450 m
Breadth	b	=	0.300 m
Depth of foundation from GL	D	=	2.200 m

Size of Foundation Pad

Length	L	=	1.500 m
Breadth	B	=	1.500 m
Thickness of Base Slab	d	=	0.375 m

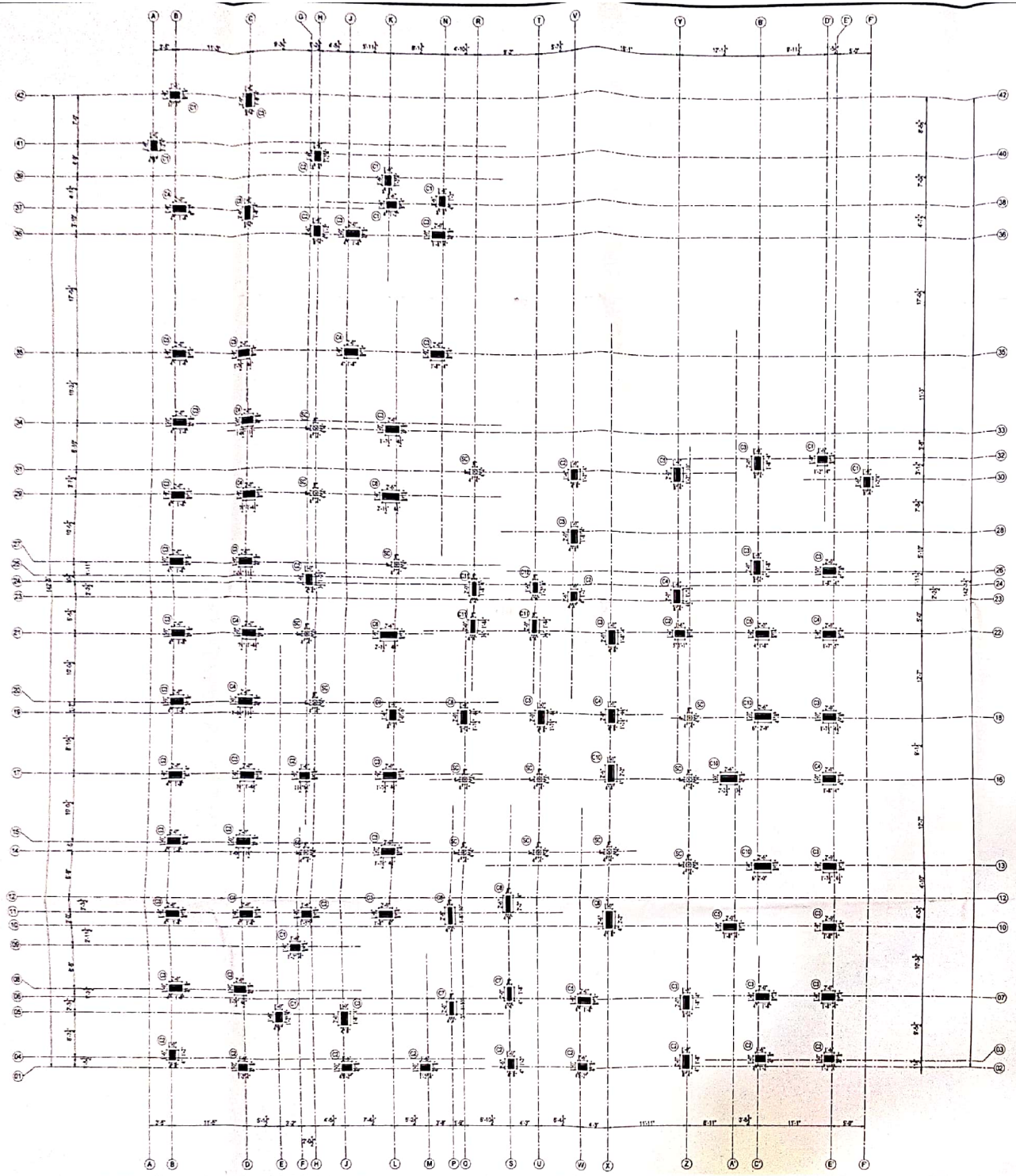
Analysis Results

Loads	V	Mzz	Hx	Mxx	Hz
	kN	kN m	kN	kN m	kN
Dead Load	501.00	1.00	0.00	2.00	0.00
Live Load	0.00	0.00	0.00	0.00	0.00
Wind or Seismic Load	± 0.00	± 0.00	± 0.00	± 0.00	± 0.00

Er.I.R.ARUNKUMAAR, M.E.,(Structural), M.I.E.,
Consulting Structural Engineer,
Chartered Civil Engineer(M- 165213-8)
DTCP Regn.No.CGLDIST / SE/GR-I/2020/11/012

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GENERAL NOTES:

1) All dimensions are in feet & inches
2) Concrete Grade : M 25
3) Steel Grade : Fe Fe 500
4) Clear Cover : Footing =50 mm Column =40 mm
5) Lap length : Beam=55*dia=25
6) Development Length (Column) : 45 D
7) Development Length (Beam & Slab) : 57 D
8) Provide 10mm bar at every 75" intervals with hooks should overlap
9) Use concrete of bonding
10) All the columns & foundations are designed for SBC = 7 Tons/ sqm
11) Earthquake zone
12) Lap length 1.4 = 50d
13) Refer the architectural drawing and follow architectural drawing dimensions only
14) For changes shall be made, inform the Contractor of the structural consultant.

GOOD FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE

DRAWING NO : 1423-S1-S-01 | DATE : 10-05-2025

CLIENT:
M/s. A.G CONSTRUCTIONS

PROJECT TITLE:
PROPOSED CONSTUCTION OF RESIDENTIAL BUILDING AT HOSUR.

DRAWING TITLE:
COLUMN CENTER LINE LAYOUT

N

STRUCTURAL CONSULTANT:

Vilvaa Consultancy Private Limited
Er.I.R ARUNKUMAR,M.E.,M.I.E.,

SCALE	1" = 7'-6"	DRAWN BY	CHANDRU
SHEET SIZE	A1	APPROVED BY	AKR
DESIGNED BY		AKR	

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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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.