Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

METIS structures

S Arun Kumar M.E.(struct)
+91 97900 06296
+91 90472 06296
*metisstructures@gmail.com*

Date: 09/10/2025

**STABILITY CERTIFICATE**

(To be furnished while filing application for registration of building)

The detailed engineering and structure design of the proposed building located in Site No:47,48 S.F.No: 462/1C2B, & 462/1C2C, Sri Vignesh Nagar, Palangarai Village & Panchayat, Avinashi Taluk ,Tiruppur District - Site area of 520 Sq.m (As per approved)- Block-1 RB (consist of 12 Residential dwelling units of Stilt + 3 floors)- FSI area of 1036.20 Sq.m. alone has been done by me/us based on the report of geotechnical investigation (soil test) done by M/s. Vijay Builders for Material Testing Report No. VB/SIR/2023/SEP/003 Dated 20.09.2023 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 **M25**

(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 **875 Part I to III** and

Design of earthquake resistant structure as per IS Code **1893**

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

**For METIS STRUCTURES**

S. ARUN KUMAR M.E. (struct)

Partner

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

# GOVT. OF TAMILNADU

## DIRECTORATE OF TOWN & COUNTRY PLANNING

### DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

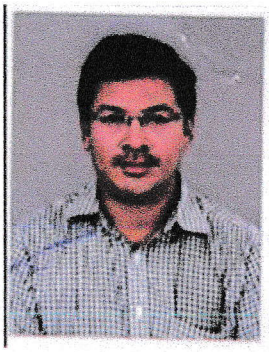
Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**S.ARUN KUMAR** has enrolled as **Structural Engineer Grade –I(SE)** with District Town and country Planning, Coimbatore who has the qualification of **M.E(Structural Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/SE/GR-I/066/2024 on 01.08.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu in part V, "Registration of Professionals " ,Tamil Nadu Combined Development and Building Rules ,2019 approved vide G.O (Ms) No .18 MAWS (MA1) Dept.Dated .04.02.2029

This Registration Certificate is valid upto **31.07.2029**

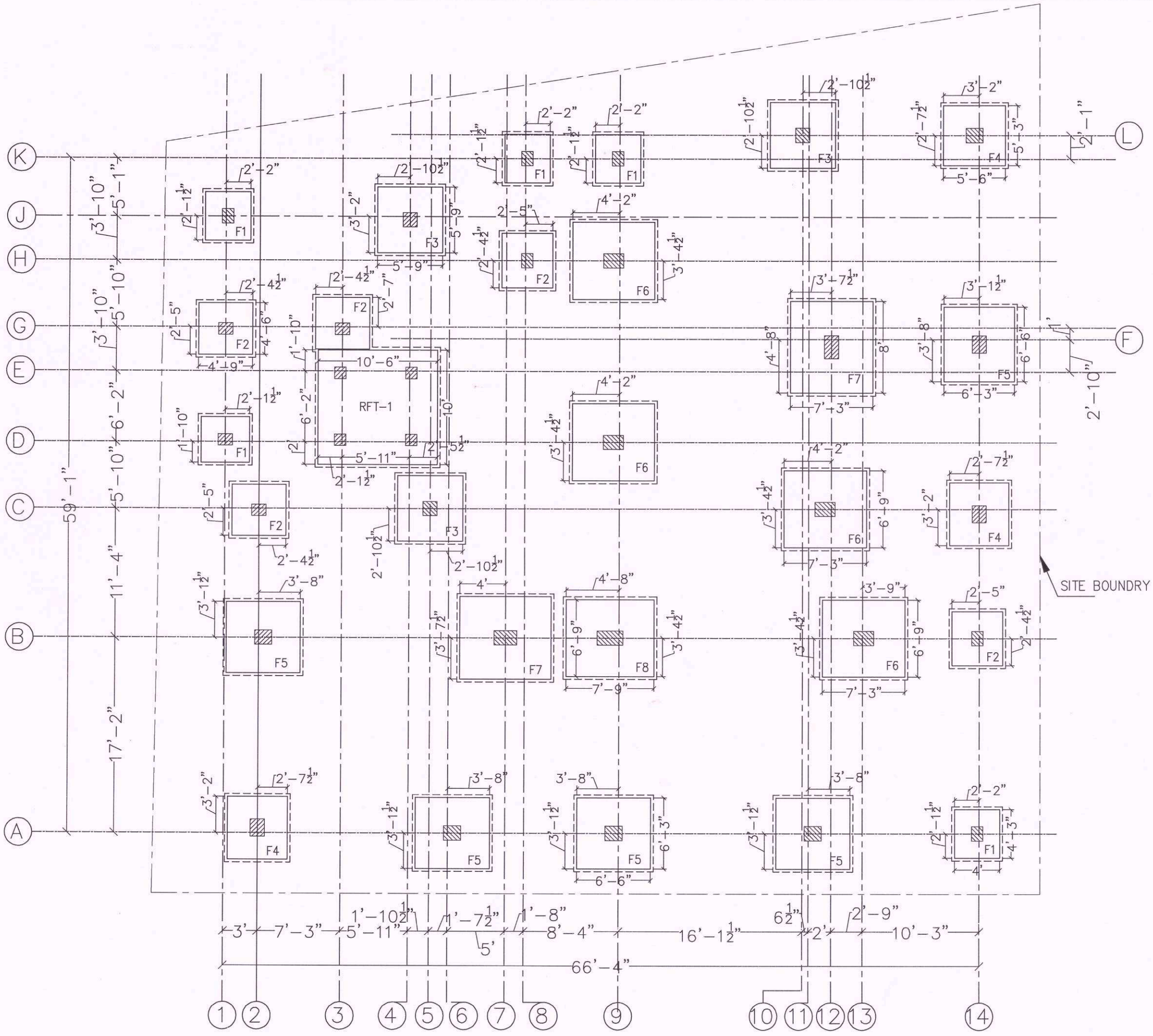


1/8/24.

**JOINT DIRECTOR (I/C)**

DISTRICT TOWN AND COUNTRY PLANNING,

COIMBATORE




## General Notes :-

1. ALL DIMENSIONS ARE IN "FEET & INCHES" UNLESS OTHERWISE MENTIONED.
2. DO NOT SCALE THE DRAWINGS, FOLLOW FIGURED DIMENSION ONLY.
3. USE M25 GRADE CONCRETE & Fe500 STEEL.
4. USE CLEAR COVER :
   * 40MM FOR COLUMN.
   * FOR FOOTING(75MM-SIDE FACE)&(50MM-BOTTOM).
5. THIS BUILDING IS DESIGNED FOR STILT+3 FLOOR ONLY.
6. SBC OF SOIL CONSIDERED =290kN@3.6M DEPTH.
7. LAP/DEVELOPMENT LENGTH FOR BARS IN TENSION = 57 DIA.
8. THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL DRAWINGS.
9. THE CONSULTANT IS NOT RESPONSIBLE FOR THE FAILURES DUE TO IMPROPER EXECUTION OF WORK AT SITE.
10. THE CUSTOMER IS RESPONSIBLE FOR ACCURATE LOCATIONS OF BUILDING LINES AND BENCH MARKS AT THE BUILDING SITE.
11. THIS BUILDING IS DESIGNED FOR AAC BLOCKS.


S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT


| REV | DESCRIPTION | DATE | BY |
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| FOR DISCUSSION | |
| FOR APPROVAL | |
| FOR CONSTRUCTION (GFC) | ✓ |

N

CLIENT :-
*Mr.Manivannan Apartment(Site-47&48).*
--

PROJECT TITLE :-
*Proposed Residential Apartment.*
--

ARCHITECT NAME :-
*Inner Space Architect.*
--

DRAWING TITLE :-
*Footing Layout.,*

STRUCTURAL CONSULTANTS


METIS STRUCTURES — re enforcing dream
S.ARUN KUMAR, M.E.,(Struct)
9,9-1,Lakshmi Garden,
Sankara College Road,
Saravanampatti,
Coimbatore-641 035.
Mobile : 979 000 6296.


DRAWING NO: MS-2913-FD-01 R0

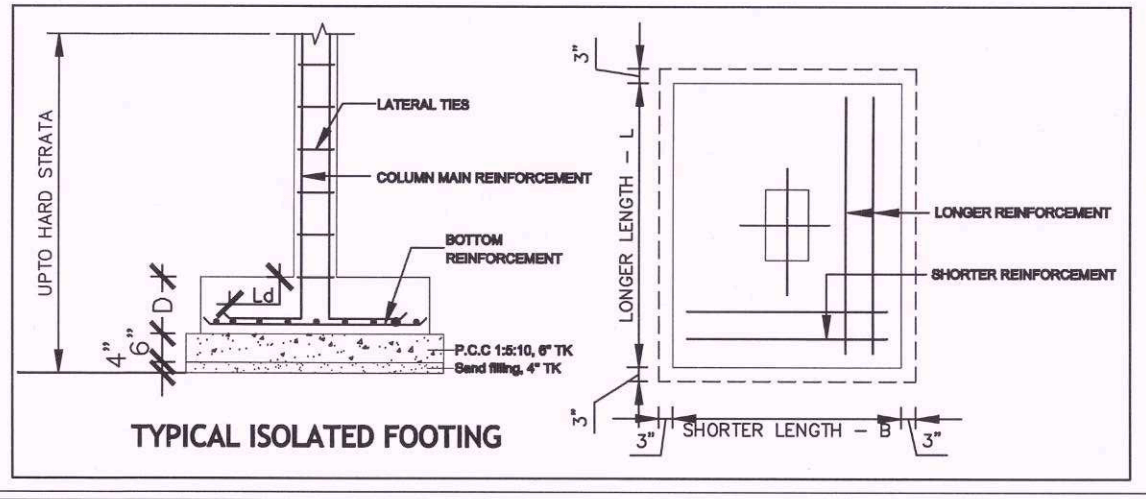
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|---|---|---|---|
| DESIGN BY : | LOKESH.M | APPD BY : | S.ARUN KUMAR |
| DRAWN BY : | ARAVIND.C | DATE : | 10.06.2024 |
| CHKD BY : | MOHAN VIGNESH.S | SH.SIZE : A3 | SCALE NTS |

# FOOTING SCHEDULE :

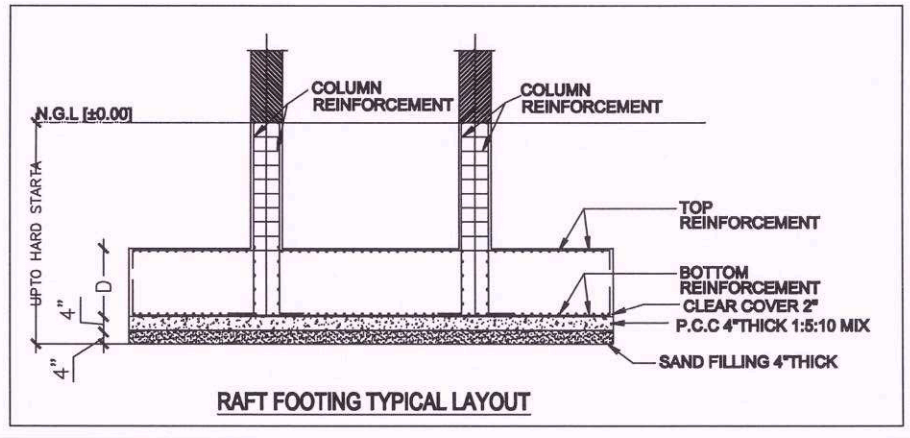
| TYPE | L | B | D | BOTTOM REINFORCEMENT | | COLUMN SIZE | NO OF FOOTINGS |
|---|---|---|---|---|---|---|---|
| | | | | SHORT | LONG | | |
| F1 | 4'3" | 4'0" | 1'3" | Y10@6"C/C | Y10@6"C/C | 1'3"X1'0" | 05 |
| F2 | 4'9" | 4'6" | 1'3" | Y10@6"C/C | Y10@6"C/C | 1'3"X1'0" | 05 |
| F3 | 5'9" | 5'9" | 1'6" | Y12@6"C/C | Y12@6"C/C | 1'3"X1'3" | 03 |
| F4 | 5'6" | 5'3" | 1'6" | Y10@5"C/C | Y10@5"C/C | 1'6"X1'3" | 03 |
| F5 | 6'6" | 6'3" | 1'9" | Y12@7"C/C | Y12@7"C/C | 1'6"X1'3" | 05 |
| F6 | 7'3" | 6'9" | 2'0" | Y12@6"C/C | Y12@6"C/C | 1'9"X1'3" | 04 |
| F7 | 8'0" | 7'3" | 2'3" | Y12@5"C/C | Y12@5"C/C | 2'0"X1'3" | 02 |
| F8 | 7'9" | 6'9" | 2'0" | Y12@6"C/C | Y12@6"C/C | 2'3"X1'3" | 01 |
| | | | | | | TOTAL | 28 |

# RAFT FOOTING SCHEDULE :

| TYPE | L | B | D | TOP/BOTTOM REINFORCEMENT | | NO.OF COLUMNS | NO OF FOOTINGS |
|---|---|---|---|---|---|---|---|
| | | | | SHORT/LONG | SHORT/LONG | | |
| RFT-1 | 10'6" | 10'0" | 1'3" | Y10@6"C/C | Y10@6"C/C | 04 | 01 |
| | | | | | | TOTAL | 01 |




TYPICAL ISOLATED FOOTING




RAFT FOOTING TYPICAL LAYOUT

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4. USE CLEAR COVER :
   - 40MM FOR COLUMN.
   - FOR FOOTING(75MM-SIDE FACE)&(50MM-BOTTOM).
5. THIS BUILDING IS DESIGNED FOR STILT+3 FLOOR ONLY.
6. SBC OF SOIL CONSIDERED =290kN@3.6M DEPTH.
7. LAP/DEVELOPMENT LENGTH FOR BARS IN TENSION = 57 DIA.
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S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT


| REV | DESCRIPTION | DATE | BY |
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|---|---|
| FOR DISCUSSION | |
| FOR APPROVAL | |
| FOR CONSTRUCTION (GFC) | ✓ |

N

CLIENT :-
*Mr.Manivannan Apartment(Site-47&48).*
--

PROJECT TITLE :-
*Proposed Residential Apartment.*
--

ARCHITECT NAME :-
*Inner Space Architect.*
--

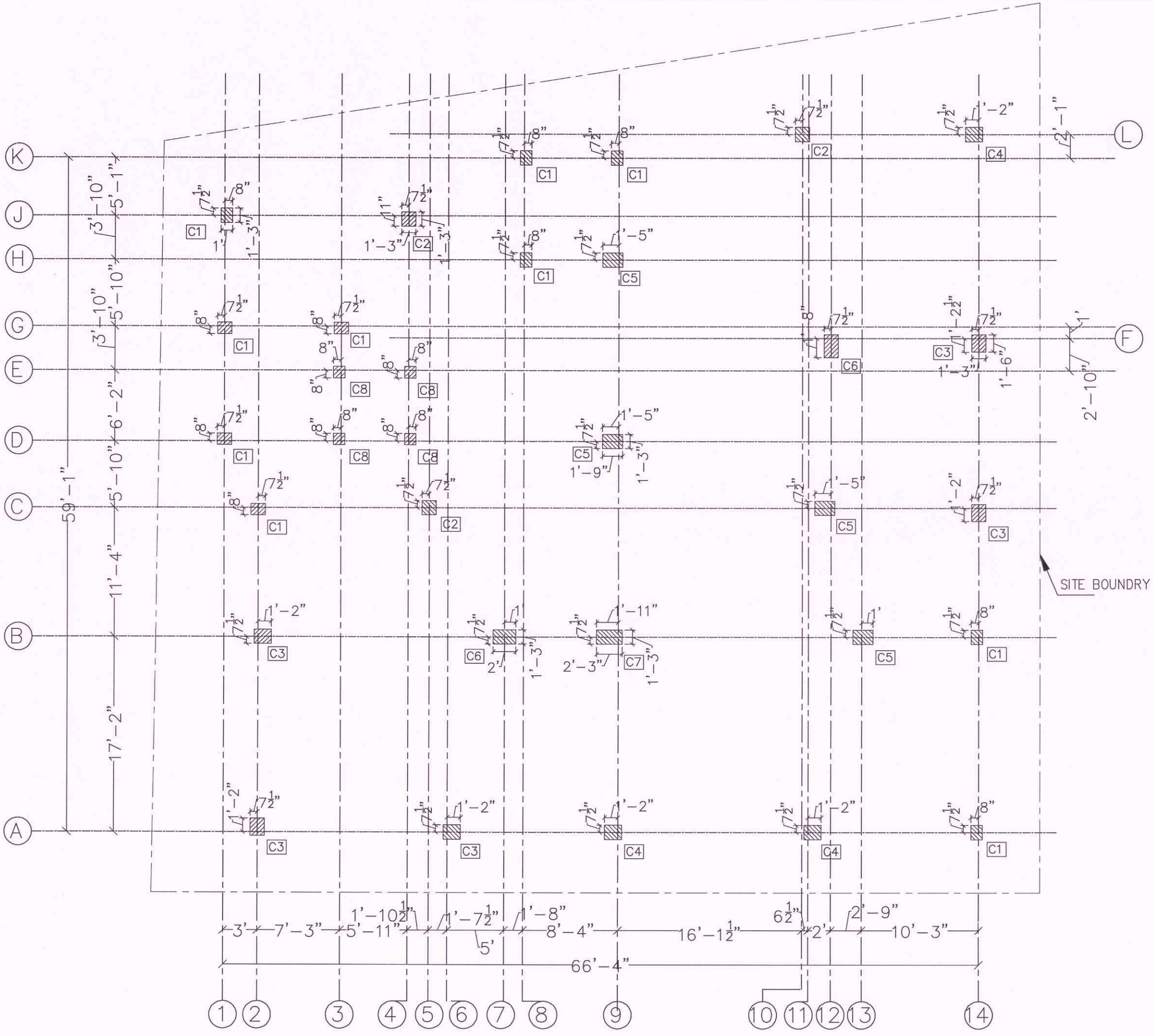
DRAWING TITLE :-
*Footing Layout Reinforcement Detail.,*


STRUCTURAL CONSULTANTS
METIS STRUCTURES
S.ARUN KUMAR, M.E.,(Struct)
9,9-1,Lakshmi Garden,
Sankara College Road,
Saravanampatti,
Coimbatore-641 035.
Mobile : 979 000 6296.


DRAWING NO: MS-2913-FD-01.A

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|---|---|---|---|
| DESIGN BY : | LOKESH.M | APPD BY : | S.ARUN KUMAR |
| DRAWN BY : | ARAVIND.C | DATE : | 10.06.2024 |
| CHKD BY : | MOHAN VIGNESH.S | SH.SIZE : A3 | SCALE NTS |




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Coimbatore LPA/SE/GR-I/066/2024
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9,9-1,Lakshmi Garden, Sankara Collage Road,
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| FOR DISCUSSION | |
| FOR APPROVAL | |
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PROJECT TITLE :-
*Proposed Residential Apartment.*
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ARCHITECT NAME :-
*Inner Space Architect.*
--

DRAWING TITLE :-
*Column Layout Upto Plinth .,*

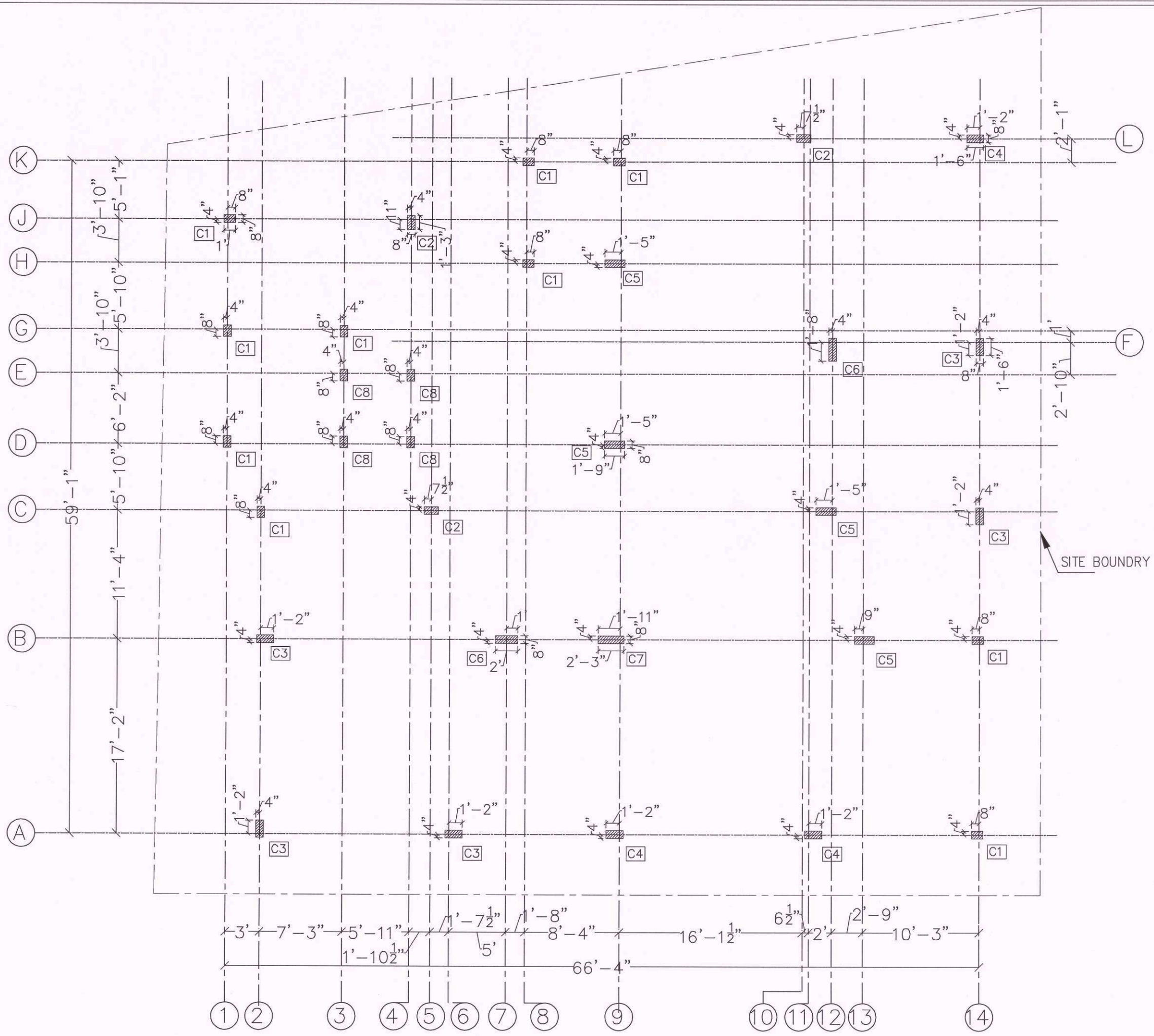
STRUCTURAL CONSULTANTS

METIS STRUCTURES —re enforcing dream—

S.ARUN KUMAR, M.E.,(Struct)
9,9-1,Lakshmi Garden,
Sankara College Road,
Saravanampatti,
Coimbatore-641 035.
Mobile : 979 000 6296.

DRAWING NO
MS-2913-CD-02
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| DESIGN BY : | LOKESH.M | APPD BY : | S.ARUN KUMAR |
| DRAWN BY : | ARAVIND.C | DATE : | 10.06.2024 |
| CHKD BY : | MOHAN VIGNESH.S | SH.SIZE : A3 | SCALE NTS |




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Coimbatore LPA/SE/GR-I/066/2024
**METIS STRUCTURES**
9,9-1,Lakshmi Garden, Sankara Collage Road,
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ARCHITECT NAME :-
*Inner Space Architect.*
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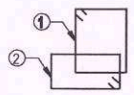
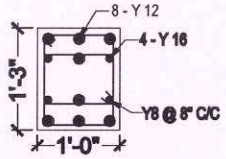
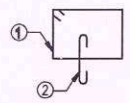
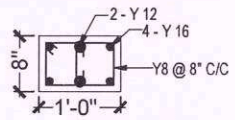
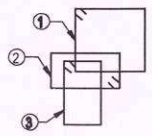
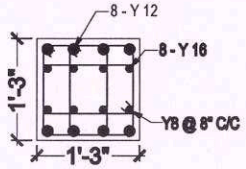
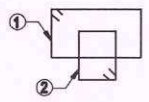
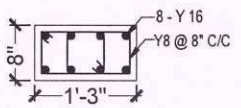
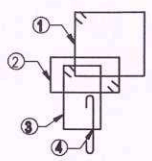
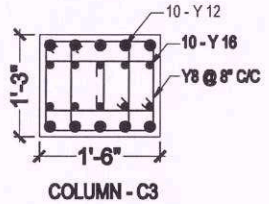
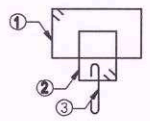
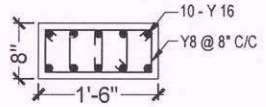
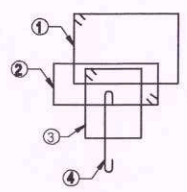
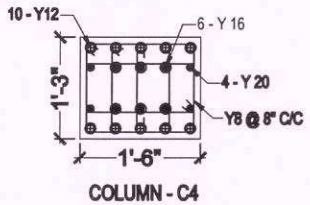
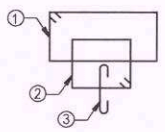
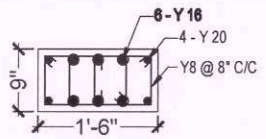
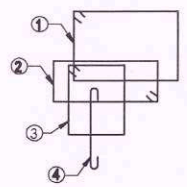
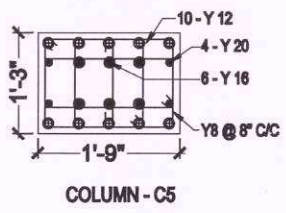
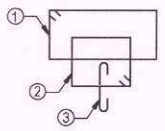
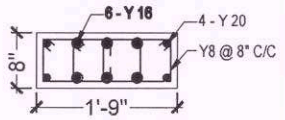
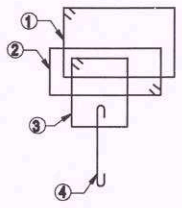
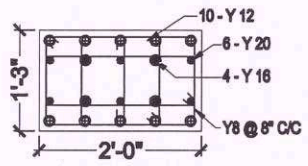
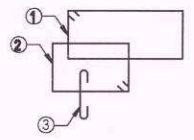
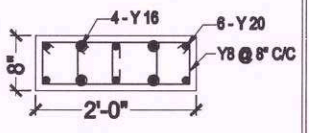
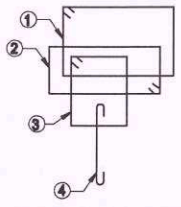
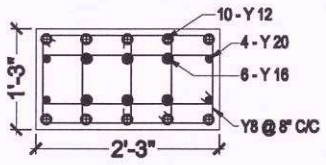
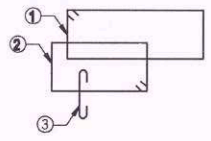
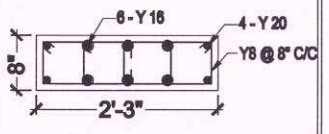
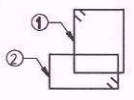
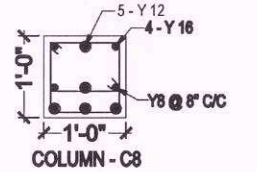
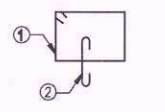
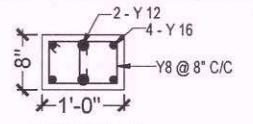
DRAWING TITLE :-
*Column Layout From Plinth to Terrace Beam.,*

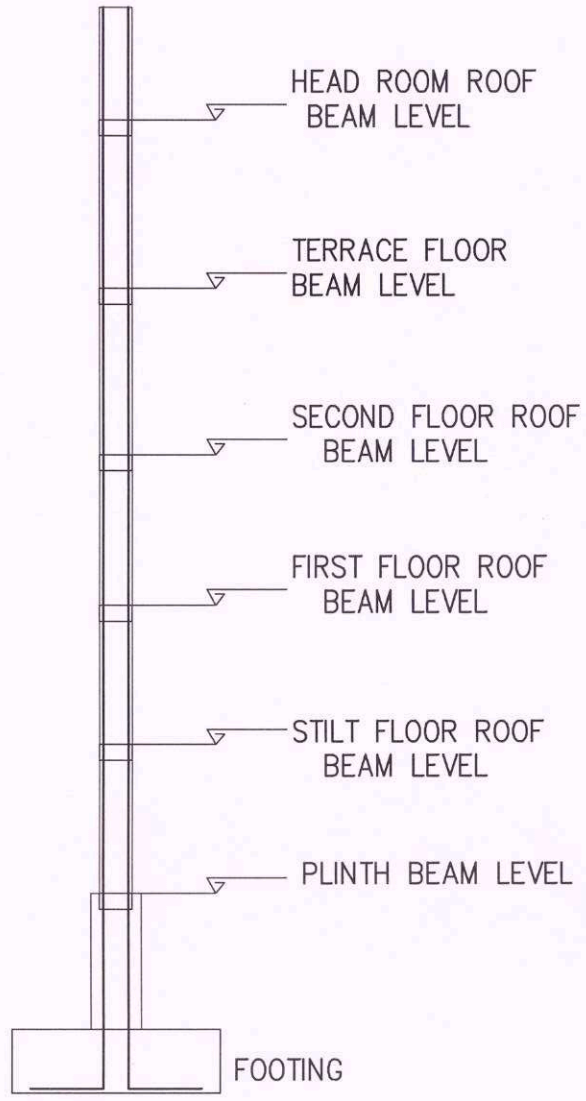

STRUCTURAL CONSULTANTS
METIS STRUCTURES — re enforcing dream —
S.ARUN KUMAR, M.E.,(Struct)
9,9-1,Lakshmi Garden,
Sankara College Road,
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Coimbatore-641 035.
Mobile : 979 000 6296.


DRAWING NO: MS-2913-CD-02.A
R0

| | | | |
|---|---|---|---|
| DESIGN BY : | LOKESH.M | APPD BY : | S.ARUN KUMAR |
| DRAWN BY : | ARAVIND.C | DATE : | 10.06.2024 |
| CHKD BY : | MOHAN VIGNESH.S | SH.SIZE : A3 | SCALE NTS |

# COLUMN REINFORCEMENT DETAIL:

| TIES PATTERN | FROM FOOTING TO PLINTH BEAM LEVEL | TIES PATTERN | FROM FOOTING TO HEAD ROOM BEAM LEVEL | NO.OF COLUMN |
|---|---|---|---|---|
|  |  COLUMN - C1 |  |  COLUMN - C1 | 10 |
|  |  COLUMN - C2 |  |  COLUMN - C2 | 03 |
|  |  COLUMN - C3 |  |  COLUMN - C3 | 05 |
|  |  COLUMN - C4 |  |  COLUMN - C4 | 03 |
|  |  COLUMN - C5 |  |  COLUMN - C5 | 04 |
|  |  COLUMN - C6 |  |  COLUMN - C6 | 02 |
|  |  COLUMN - C7 |  |  COLUMN - C7 | 01 |
|  |  COLUMN - C8 |  |  COLUMN - C8 | 04 |
| | | | TOTAL | 32 |




TYPICAL C/S OF A COLUMN

## NOTES:-

- ● -LARGER DIA ROD
- ◉ -SMALLER DIA ROD (1)
- ⊕ -SMALLER DIA ROD (2)

## General Notes :-

1. ALL DIMENSIONS ARE IN "FEET & INCHES" UNLESS OTHERWISE MENTIONED.
2. DO NOT SCALE THE DRAWINGS, FOLLOW FIGURED DIMENSION ONLY.
3. USE M25 GRADE CONCRETE & Fe500 STEEL.
4. USE CLEAR COVER :
   * 40MM FOR COLUMN.
   * FOR FOOTING(75MM-SIDE FACE)&(50MM-BOTTOM).
5. THIS BUILDING IS DESIGNED FOR STILT+3 FLOOR ONLY.
6. SBC OF SOIL CONSIDERED =290kN@3.6M DEPTH.
7. LAP/DEVELOPMENT LENGTH FOR BARS IN TENSION = 57 DIA.
8. THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL DRAWINGS.
9. THE CONSULTANT IS NOT RESPONSIBLE FOR THE FAILURES DUE TO IMPROPER EXECUTION OF WORK AT SITE.
10. THE CUSTOMER IS RESPONSIBLE FOR ACCURATE LOCATIONS OF BUILDING LINES AND BENCH MARKS AT THE BUILDING SITE.
11. THIS BUILDING IS DESIGNED FOR AAC BLOCKS.


S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT


| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

| | |
|---|---|
| FOR DISCUSSION | |
| FOR APPROVAL | |
| FOR CONSTRUCTION (GFC) | ✓ |

N

CLIENT :-
*Mr. Manivannan Apartment(Site-47&48).*
--

PROJECT TITLE :-
*Proposed Residential Apartment.*
--

ARCHITECT NAME :-
*Inner Space Architect.*
--

DRAWING TITLE :-
*Column Layout.,*


STRUCTURAL CONSULTANTS
METIS STRUCTURES — re enforcing dream
S.ARUN KUMAR, M.E.,(Struct)
9,9-1,Lakshmi Garden,
Sankara College Road,
Saravanampatti,
Coimbatore-641 035.
Mobile : 979 000 6296.


DRAWING NO
MS-2913-CD-02.B
R0

| | | | |
|---|---|---|---|
| DESIGN BY : | LOKESH.M | APPD BY : | S.ARUN KUMAR |
| DRAWN BY : | ARAVIND.C | DATE : | 10.06.2024 |
| CHKD BY : | MOHAN VIGNESH.S | SH.SIZE : A3 | SCALE NTS |

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.