Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**Innovative Design (Structural Consultant)**

No 4, KR Garden, Luna Nagar Extn

Edayarpalayam Post

Coimbatore - 641025

# STABILITY CERTIFICATE

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

The detailed engineering and structure design of the proposed building comprising of.....S+5..... Floors at. SF no 483, Ward No K-Sanganoor Village, Sanganoor, Coimbatore North, Coimbatore District,Tamilnadu-641012 has been done by me/us based on the report of geotechnical investigation (soil test) done by Alzum Geocivil Integrated Servicess Report No. AGIS/C-1200/25 Dated 11.10.2025 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 M20

(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 No...IS 875 (Part-2) and design of earthquake resistant structure as per IS Code No IS 1893 (Part 1)

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

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
Edayarpalayam (Post), Coimbatore - 641 025.
Tamilnadu, India

Stamp and Signature

**Innovative Design (Structural Consultant)**

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FORM-A

| | | |
|---|---|---|
| 1. | Location (Street Number, Ward No,Name of Place,i.e.Corporation Municipality/Panchayat Union/Township Cantonment) | SF no 483, Ward No K-Sanganoor Village, Sanganoor, Coimbatore North, Coimbatore District,Tamilnadu-641012. |
| 2 | Year of Construction | 2026-2028 |
| 3 | Approximate cost of construction as Per current rate | INR 6,00,00,000 |
| 4 | Purpose for which the building being Used or proposed to be used | Commercial |
| 5 | Details of construction of the building<br>(Particulars of the foundation soil, Specification of various parts under) | |
| | 1. Foundation | Isolated/Combined footing |
| | 2. Basement | Not applicable |
| | 3. Superstructure | Brick/Masonry<br>RCC columns with brick Partition |
| | 4. Roof Covering | RCC Roof slab |
| 6 | Structural Specifications | |

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A. Framed structure with reinforced

| | | |
|---|---|---|
| 1. | Maximum span of beam | 8.25 m |
| 2. | Maximum unstopped length of columns | 3 m |
| 3. | Minimum size of columns | 230 x 380 mm (Lift Column) |
| 4. | Minimum size of beams | 230 x 300 mm |

B. Design load on the structure

| | | |
|---|---|---|
| 1. | Live Load at Floor level | 3KN/sqm |
| 2. | Live load at Roof level | 1.5KN/sqm |
| 3. | Live load for stair & Corridor | 4KN/sqm |

C. Dead loads assumed other than self-weight

| | | |
|---|---|---|
| 1. | For Floor finishes | 1KN/sqm |
| 2. | For partitions | 1KN/sqm |
| 3. | For terrace finish | 1.5KN/sqm |

D. Wind pressure

| | |
|---|---|
| Basic Wind pressure | 39 m/sec |
| Category | II |

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| | | |
|---|---|---|
| | Type | III |
| E. | Seismic particulars | Zone 3 |
| F. | Number of storey | Stilt + 5 |
| G. | Area details | |
| | Stilt Floor | 365.15 Sqm |
| | First Floor | 365.15 Sqm |
| | Second Floor | 365.15 Sqm |
| | Third Floor | 365.15 Sqm |
| | Fourth Floor | 365.15 Sqm |
| | Fifth Floor | 365.15 Sqm |
| | Terrace floor | 25.99 Sqm |
| | Electrical room | 24.00 Sqm |

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FORM — B

(Form of Certificate of structural soundness under sub — section (4) of section 4 of the Tamilnadu public building (licensing) Act, 1965. (Tamilnadu Act, 12 of 1965) referred to inrule 4 of the Tamilnadu Public building (Licensing) Rule 1966)

Since the building is a proposed one – this certificate is not issued

Place: Coimbatore

Date: 04 – Nov - 2025

Applicant

Engineer

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
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Tamilnadu - India.

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STATEMENT TO ACCOMAPANY THE CERTIFICATE OF STRUCTURAL SOUNDESS

Location : SF no 483, Ward No K-Sanganoor Village, Sanganoor, Coimbatore North, Coimbatore District,Tamilnadu-641012.

| | | |
|---|---|---|
| 1. | Purpose for which the building will be structurally Sound | Commercial |
| 2. | Period for which the building will be structurally sound | 50 years |

This is Structurally Safe and Sound

Place: Coimbatore

Date: 04-Nov-25

Applicant

Engineer

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
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FORM — C

Form of Certificate of structural soundness under sub — section (4) of section 4 of the Tamilnadu public building (licensing) Act, 1965. (Tamilnadu Act, 12 of 1965) referred to in rule 4 of the Tamilnadu Public building (Licensing) Rule 1966)

| | | |
|---|---|---|
| 1. Foundation | | |
| | | |
| i. | Depth below ground level | : 4 m |
| ii. | ii.Natural of soil met with at Foundation level | :Soft disintegrated rock |
| iii. | Probable safe bearing capacity of the strata met with the foundation | 4 m Isolated / Combined Footing |
| iv. | Pressure at foundation | 150 kN/sq.m |
| | | |
| 2. Super Structure | | |
| i. | Maximum stress at in the most critical section of masonry and concrete | 0.35 kN/mm $^2$ |
| ii. | Nature of masonry and concrete Its safe permissible stress | Brick work in cm 1:6–0.35 N/ mm $^2$ and RCC M 20 mix – 5 N/ mm $^2$ |
| iii. | | |
| | This is stated that the building will be designed to take the seismic forces and other loads as the relevant IS codes. The structure is safe and sound | |
| APPLICANT | | ENGINEER<br>R. LOGANATHAN M.E.,(Str.) M.I.E.,<br>Chartered Engineer (M 163362-1)<br>Coimbatore LPA/SE/GR-I/014/2024<br>No. 4, K.R. Garden Ext, Luna Nagar,<br>Edayarpalayam (Post), Coimbatore - 641 025.<br>Tamilnadu - India. |

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.