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RE REGULATORY RECORD

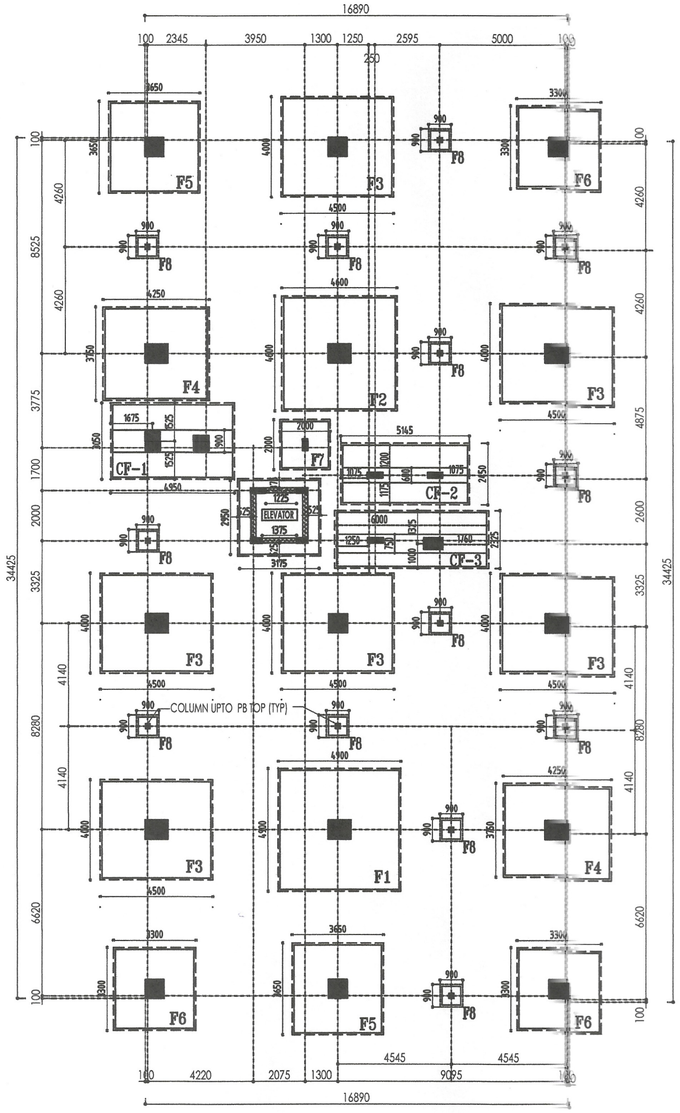
# RERA Document

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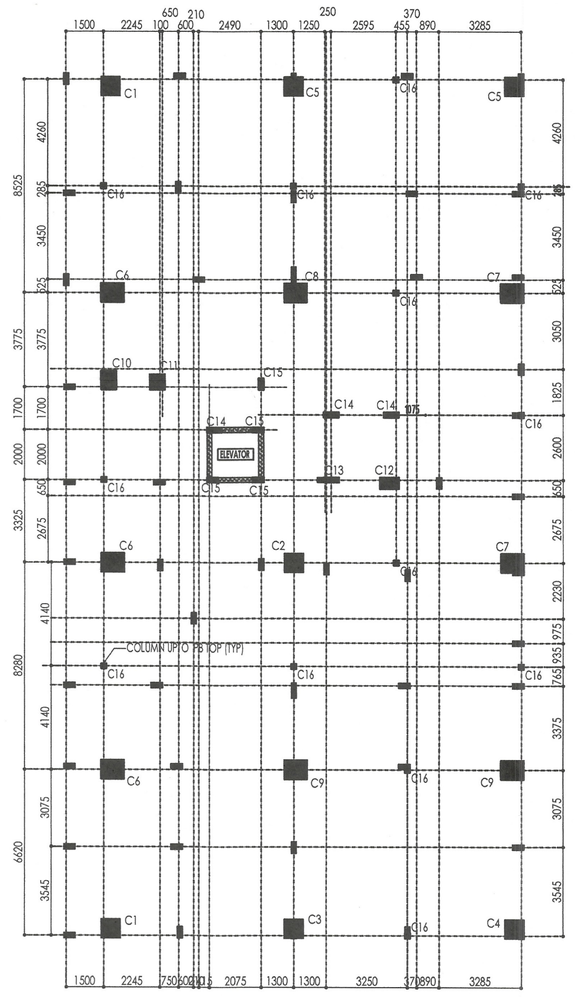
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Chennai 600 097, India

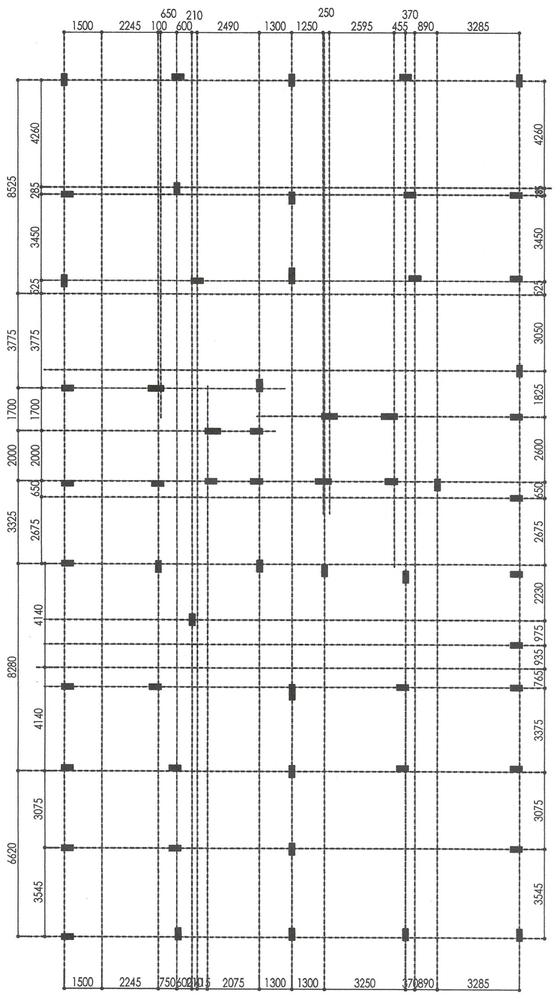
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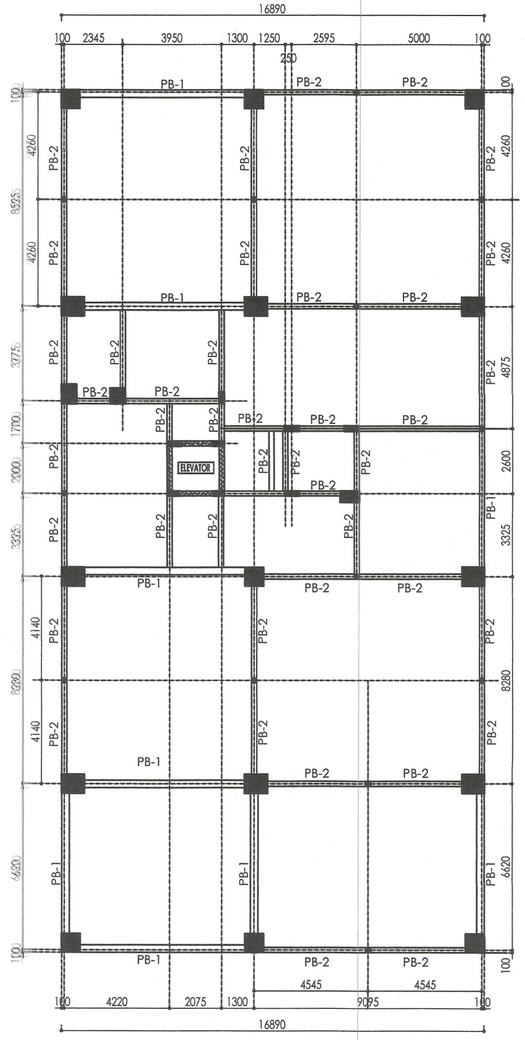

FOOTING LAYOUT




STILT FLOOR & FLOATING COLUMN & LAYOUT



TYPICAL FLOOR COLUMN LAYOUT




PLINTH BEAM LAYOUT

NOTES:

* FOUNDATION DEPTH ASPER SITE CONDITIONS
* SBC TAKEN AS 350KN/SQM ASPER SOIL REPORT
* M25 CONCRETE USED
* FE 500 STEEL USED
* FOOTING COVER 50 MM
* COLUMN COVER 40 MM
* BEAM COVER 25 MM
* SLAB COVER 20 MM
* HORIZONTAL LAP LENGTH 50D
* VERTICAL LAP LENGTH 40D
* CONDUIT PIPES SHOULD NOT GO THROUGH COLUMN
* ALL DIMENTIONS ARE IN MM

S1 – 125MM THICK SLAB REINFORCEMENT:

MAIN STEEL – 8# @ 200 MM C/C

DISTRIBUTOR – 8# @ 200 MM C/C

PT BEAM REINFORCEMENT:

ASPER PT CONSULTANT PT BEAM REINFORCEMENT TO BE FINALAISED

STILT FLOOR COLUMN:

ASPER PT CONSULTANT COLUMN TO BE FINALAISED

FLOATING COLUMN:

ASPER PT CONSULTANT FLOATING COLUMN TO BE FINALAISED

**TITLE:**

PROPOSED ~~RESIDENTIAL~~ BUILDING AT TIRUNELVELI

**DRWWING TITLE :**

STRUCTURAL DETAILS FOR FOOTING, COLUMN, PLINTH BEAM ROOF BEAM & ROOF SLAB LAYOUT

**CLIENT:**

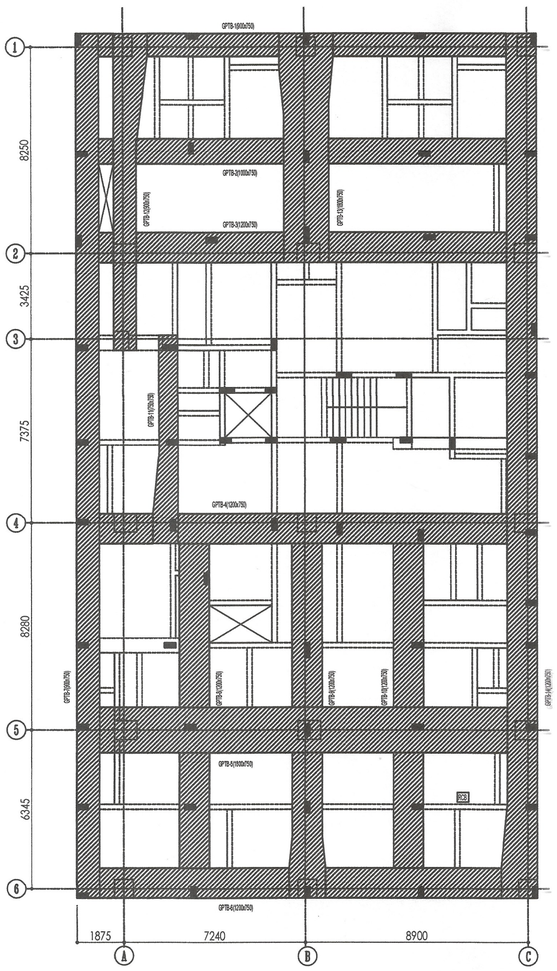
MR.S.R.SIVAUMAR DOSS MR.D.ARAVINTH PON PRABHU

| DESIGNED | DRAWN | CHECKED | APPROVED | DATE :06.03.2025 |
|---|---|---|---|---|
| JHS | JHS | AJD | SRS | R – 0 |

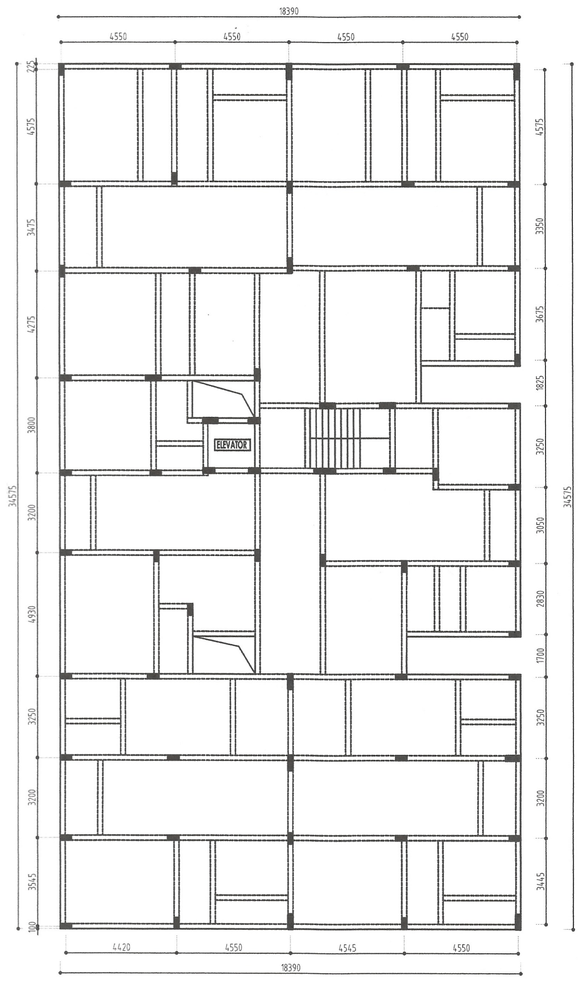
STRUCTURAL ENGINEER:

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Chartered Engineer (Civil)
Registered Structural Engineer
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6/9, Art of Ark, First Cross Street,
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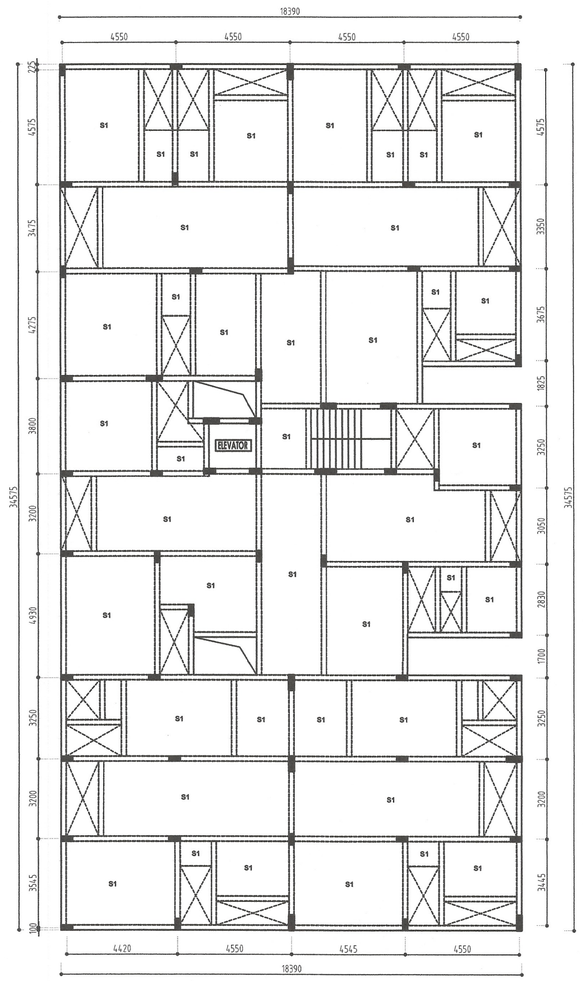
Sheet 1




STILT FLOOR ROOF LAYOUT PLAN. (POST-TENSIONED)

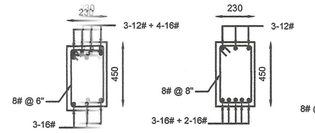



TYPICAL FLOOR BEAM LAYOUT

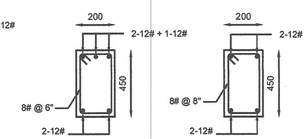



TYPICAL FLOOR SLAB LAYOUT

PB01




PB02




PLINTH BEAM REINFORCEMENT DETAILS

## FOOTING SCHEDULE

| TYPE | PIT SIZE ( x x y ) | FOOTING SIZE ( a x b ) | DEPTH ( h ) | FOOTING BOTTOM REBAR (BOTHWAYS) | FOOTING TOP REBAR (BOTHWAYS) |
|---|---|---|---|---|---|
| F1 | 4900 x 4900 | 4750 x 4750 | 1050 | 16 @ 100C/C | 10 @ 150C/C |
| F2 | 4600 x 4600 | 4450 x 4450 | 950 | 16 @ 100C/C | 10 @ 150C/C |
| F3 | 4000 x 4500 | 3850 x 4350 | 900 | 16 @ 115C/C | — |
| F4 | 3750 x 4250 | 3600 x 4100 | 900 | 16 @ 125C/C | — |
| F5 | 3650 x 3650 | 3500 x 3500 | 850 | 16 @ 125C/C | — |
| F6 | 3300 x 3300 | 3150 x 3150 | 700 | 12 @ 100C/C | — |
| F7 | 2000 x 2000 | 1850 x 1850 | 500 | 12 @ 125C/C | — |
| F10 | 900 x 900 | 750 x 750 | 200 | 10 @ 125C/C | — |

COLUMN REINFORCEMENT DETAILS

| Sl.No | Column ID | Column Size in M | | Steel | | | Stirupps |
|---|---|---|---|---|---|---|---|
| | | L | B | 20# | 25# | 32# | |
| 1 | C1 | 0.75 | 0.75 | | 16 | | 8# - 175 C/C |
| 2 | C2 | 0.75 | 0.75 | | 20 | | |
| 3 | C3 | 0.75 | 0.75 | | 20 | | |
| 4 | C4 | 0.75 | 0.75 | | 16 | | |
| 5 | C5 | 0.75 | 0.75 | | 8 | 12 | |
| 6 | C6 | 0.75 | 0.9 | | 20 | | |
| 7 | C7 | 0.75 | 0.9 | | 12 | 8 | |
| 8 | C8 | 0.75 | 0.9 | | 8 | 12 | |
| 9 | C9 | 0.75 | 0.9 | | 12 | 8 | |
| 10 | C10 | 0.6 | 0.75 | 6 | 8 | | |
| 11 | C11 | 0.6 | 0.6 | | 12 | | |
| 12 | C12 | 0.45 | 0.75 | 6 | 6 | | |
| 13 | C13 | 0.2 | 0.6 | 8 | | | |
| 14 | C14 | 0.2 | 0.6 | 4 | 4 | | |
| 15 | C15 | 0.2 | 0.45 | 6 | | | |

COMBINED FOOTING SCHEDULE

| TYPE | PIT SIZE (x X y ) | RAFT SLAB | | | RAFT BEAM | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | DEPTH (H) | MAIN BAR SHORT SPAN | DISTRIBUTOR LONG SPAN | BEAM SIZE (B X D) | REINFORCEMENT (BOTTOM) | REINFORCEMENT (TOP) | REINFORCEMENT (WEB BAR) | STIRRUPS |
| CF1 | REFER PLAN | 550 | 12 @ 100 C/C | 10 @ 200 C/C | 900 x 900 | 10 Nos 20 | 6 Nos 20 | 2 Nos 12+ 2 Nos 12 | 4 LEG 12 @ 125 C/C |
| CF2 | REFER PLAN | 500 | 12 @ 125 C/C | 10 @ 200 C/C | 600 x 750 | 6 Nos 20 | 7 Nos 20 | 2 Nos 12+ 2 Nos 12 | 4 LEG 12 @ 125 C/C |
| CF3 | REFER PLAN | 600 | 12 @ 100 C/C | 10 @ 200 C/C | 750 x 900 | 9 Nos 25 | 6 Nos 25 | 2 Nos 12+ 2 Nos 12 + 2 Nos 12 | 6 LEG 12 @ 125 C/C |

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ASPER PT CONSULTANT FLOATING COLUMN TO BE FINALAISED

TITLE:

PROPOSED ~~RESIDENTIAL~~ BUILDING AT TIRUNELVELI

DRWWING TITLE :

STRUCTURAL DETAILS FOR FOOTING, COLUMN, PLINTH BEAM ROOF BEAM & ROOF SLAB LAYOUT

CLIENT:

MR.S.R.SIVAUMAR DOSS MR.D.ARAVINTH PON PRABHU

| DESIGNED | DRAWN | CHECKED | APPROVED | DATE :06.03.2025 |
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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.