Verified RealEstate™

RE REGULATORY RECORD

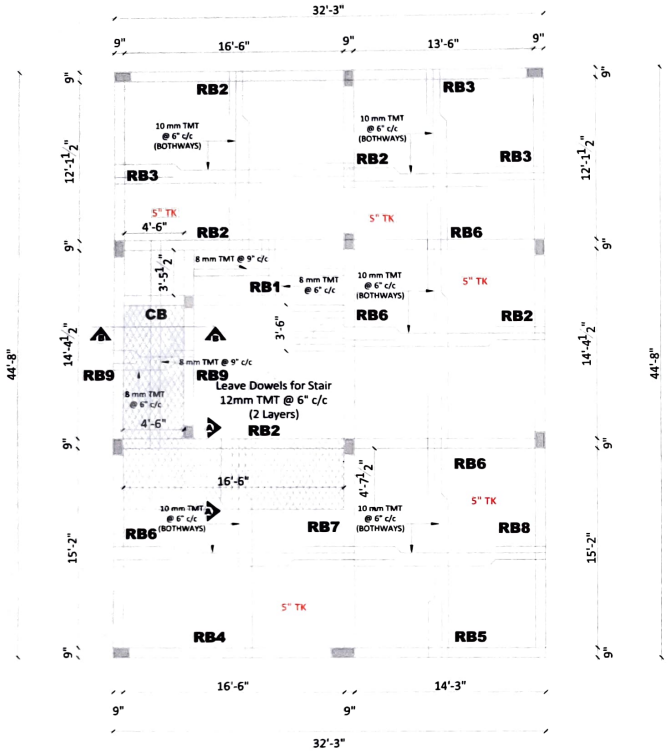
RERA Document

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

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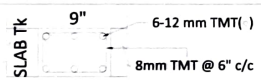


BEAM REINFORCEMENT DETAILS:

BEAM TYPE	END SECTION	MID SECTION
BEAM - RB1	9" / 12" → 3 - 12 Ø ( ) ; 8mmTMT@6"c/c ; 2 - 12 Ø ( )	9" / 12" → 2 - 12 Ø ( ) ; 8mmTMT@8"c/c ; 3 - 12 Ø ( )
BEAM - RB2	9" / 15" → 3-16 Ø ( ) ; 8mmTMT@6"c/c ; 2 - 16 Ø ( )	9" / 15" → 2 - 16 Ø ( ) ; 8mmTMT@8"c/c ; 3-16 Ø ( )
BEAM - RB3	9" / 12" → 3-16 Ø ( ) ; 8mmTMT@6"c/c ; 2 - 16 Ø ( )	9" / 12" → 2 - 16 Ø ( ) ; 8mmTMT@8"c/c ; 3-16 Ø ( )
BEAM - RB4	9" / 30" → 5-25 Ø ( ) ; 8mmTMT@6"c/c ; 4-12 Ø ( ) ; 3 - 25 Ø ( )	9" / 30" → 3-25 Ø ( ) ; 8mmTMT@8"c/c ; 4-12 Ø ( ) ; 3 - 25 Ø ( )
BEAM - RB5	9" / 30" → 5-25 Ø ( ) ; 8mmTMT@6"c/c ; 4-12 Ø ( ) ; 3 - 25 Ø ( )	CANTILEVER
BEAM - RB6	9" / 15" → 4-16 Ø ( ) ; 8mmTMT@6"c/c ; 2 - 16 Ø ( )	9" / 15" → 2 - 16 Ø ( ) ; 8mmTMT@8"c/c ; 3-16 Ø ( )
BEAM - RB7	9" / 15" → 5-16 Ø ( ) ; 8mmTMT@6"c/c ; 2 - 16 Ø ( )	9" / 15" → 2 - 16 Ø ( ) ; 8mmTMT@8"c/c ; 3-16 Ø ( )
BEAM - RB8	9" / 30" → 3-12 Ø ( ) ; 8mmTMT@6"c/c ; 4-12 Ø ( ) ; 2 - 12 Ø ( )	9" / 30" → 2 - 12 Ø ( ) ; 8mmTMT@8"c/c ; 4-12 Ø ( ) ; 3-12 Ø ( )
BEAM - RB9	9" / 15" → 3-12 Ø ( ) ; 8mmTMT@6"c/c ; 2 - 16 Ø ( )	9" / 15" → 2 - 12 Ø ( ) ; 8mmTMT@8"c/c ; 3-12 Ø ( )

NOTES:

01. ALL DIMENSIONS ARE IN "FEET & INCHES" UNLESS OTHERWISE SPECIFIED.
02. ALL LEVELS ARE IN "FEET".
03. ALL LEVELS ARE FROM FINISHED FLOOR LEVEL(FFL).
04. CONCRETE : M20 (1:1½:3) GRADE FOR BEAM
05. STEEL : Fe 500
06. CLEAR COVER TO MAIN REINFORCEMENT SHALL BE AS FOLLOWS:
    a) FOR BEAMS - 1" (25 mm)
    b) FOR SLABS - ½" (20mm)
07. PROVIDE A LAP LENGTH OF 50 Ø MINIMUM FOR BEAMS REINFORCEMENTS, WHERE Ø IS DIAMETER OF MAIN BARS.
08. USE 57 Ø FOR DEVELOPMENT LENGTH.
09. LEAVE DOWEL RODS BOTH TOP & BOTTOM FOR STAIRCASE.
10. FOR STAIRCASE DETAILS REFER SEPARATE DRAWINGS.
11. DRAWING TO BE READ IN CONJUNCTION WITH OTHER RELEVANT PLAN & ELEVATION DRAWINGS.
12. ALL DIMENSIONS & SECTIONS SHOULD BE CHECKED BY THE SITE ENGINEER BEFORE CONSTRUCTION.
13. **DO NOT SCALE THE DRAWING, FOLLOW THE GIVEN DIMENSIONS ONLY.**



CONCEALED BEAM - CB

LEGEND:

- SLAB & BEAM SUNK BY 9"
- CONCEALED BEAM

DRAWING TITLE:
GROUND FLOOR
ROOF BEAM LAYOUT & DETAILS

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING @ COIMBATORE

PROJECT NAME :
SLV AISWARYAM

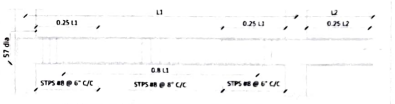
DATE	REV NO	DESCRIPTION	REV BY

CONSULTANTS :

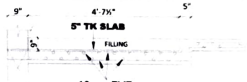
INFINUSTECH
ENGINEERING * ARCHITECTURE
13 A, 1ST FLOOR, JAWAHAR NAGAR,
RAJA ANNAMALAI ROAD,
COIMBATORE - 641 011.
Mobile : 98455 33324
Email : infinustech@gmail.com

DATE	DRAWING NO	DRAWN BY	CHECKED BY	SCALE
14-10-25	----------	LAKCHU	EBINESH	NTS

A2 Sheet



TYPICAL CURTAILMENT DETAILS



RB2
10 mm TMT @ 6" c/c (BOTHWAYS)

SECTION AA

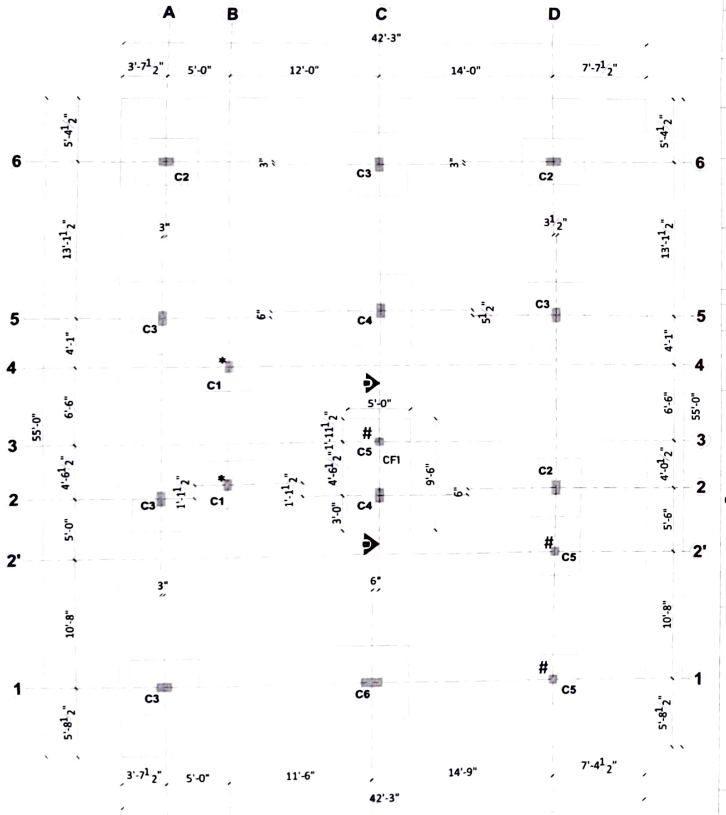


RB9
8 mm TMT @ 9" c/c
8 mm TMT @ 6" c/c
RB9

SECTION BB



J. PREM KUMAR
B.E (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/016/2024
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043



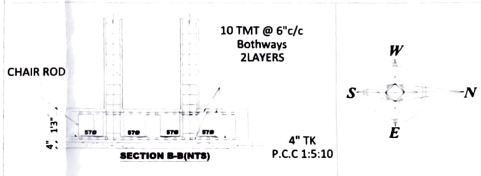
J. PREM KUMAR
B.E (CIVIL) M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/016/2024
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043

COLUMN / FOOTING REINFORCEMENT DETAILS:

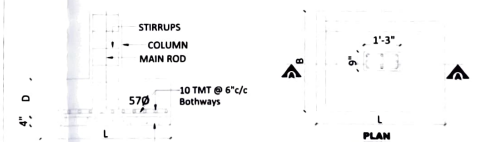
COLUMN TYPE	COLUMN SIZE	GRIDS	COLUMN REINFORCEMENT	COLUMN MIX	FOOTING SIZE (L X B X D) & REINFORCEMENT	FOOTING MIX	Total No. of Columns
C1	9"X12"	B2,B4	8 - 12mm Ø ( ) 8mmØ TMT @ 7" c/c (1 Tie + 1 Link)	M20 (1:1½:3)	4'0" x 4'0" x 1'3" 10mmØ TMT @ 6"c/c (Both ways)	M20 (1:1½:3)	02
C2	9"X15"	A6,D2,D6	4 - 12mm Ø ( ) 4 - 16mm Ø (+) 8mmØ TMT @ 8" c/c (1 Tie + 1 Link)	M20 (1:1½:3)	4'0" x 5'0" x 1'3" 10mmØ TMT @ 6"c/c (Both ways)	M20 (1:1½:3)	03
C3	9"X15"	A1,A2,A5, C6,D5	8 - 16mm Ø ( ) 8mmØ TMT @ 8" c/c (1 Tie + 1 Link)	M20 (1:1½:3)	4'6" x 5'6" x 1'3" 10mmØ TMT @ 6"c/c (Both ways)	M20 (1:1½:3)	05
C4	9"X15"	C2,C5	10 - 16mm Ø ( ) 8mmØ TMT @ 8" c/c (2 Ties)	M20 (1:1½:3)	5'0" x 6'0" x 1'3" 10mmØ TMT @ 6"c/c (Both ways)	M20 (1:1½:3)	02
C5	9"X9"	C3,D1,D2'	4 - 12mm Ø ( ) 8mmØ TMT @ 8" c/c (1 Tie)	M20 (1:1½:3)	4'0" x 4'0" x 1'0" 10mmØ TMT @ 6"c/c (Both ways)	M20 (1:1½:3)	03
C6	9"X 21"	C1	12 - 16mm Ø ( ) 8mmØ TMT @ 8"c/c (2 Ties + 1 Link)	M20 (1:1½:3)	6'0" x 6'0" x 1'3" 10mmØ TMT @ 6"c/c (Both ways)	M20 (1:1½:3)	01
					TOTAL NO.OF COLUMNS		16

COMBINED FOOTING DETAILS:

FOOTING TYPE	COLUMN TYPES	GRIDS	FOOTING SIZE (L X B X D) & REINFORCEMENT	MIX	TOTAL NO. OF COLUMNS
CF1	C4,C5	C2,C3	5'0" x 9'6" x 1'3" - 10 mmØ TMT @ 6"c/c Both ways (2 LAYERS)	M20 (1:1½:3)	02



SECTION B-B(NTS)



SECTION A-A P.C.C 1:5:10

PLAN

TYPICAL FOOTING DETAILS

NOTE:

* - TERMINATE INDICATED COLUMN AT GROUND FLOOR ROOF LEVEL

\# - TERMINATE INDICATED COLUMN AT GRADE BEAM TOP LEVEL

NOTES

01. ALL DIMENSIONS ARE IN "FEET & INCHES" UNLESS OTHERWISE SPECIFIED.
02. ALL LEVELS ARE IN "FEET".
03. ALL LEVELS ARE FROM FINISHED FLOOR LEVEL (FFL).
04. CONCRETE :M20 (1:1½:3) GRADE FOR COLUMN, M20 (1:1½:3) GRADE FOR FOOTING.
05. STEEL : Fe 500
06. CLEAR COVER TO MAIN REINFORCEMENT :
    a) FOR FOOTINGS - 2" (50mm)
    b) FOR COLUMNS - 1½ " (40mm)
07. USE 57 Ø FOR DEVELOPMENT LENGTH AS SHOWN IN FOOTING CROSS SECTION.
08. PROVIDE A LAP LENGTH OF 50 Ø MINIMUM FOR COLUMN & FOOTING REINFORCEMENTS, WHERE Ø IS DIAMETER OF MAIN BARS.
09. SBC ADOPTED FOR THE DESIGN -265 kN/m² AT A DEPTH OF 1.7m FROM EXISTING GROUND LEVEL
10. THE STRUCTURE IS DESIGNED FOR GROUND +1 FLOORS ONLY.
11. DRAWING TO BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURE DRAWINGS.
12. ALL DIMENSIONS & SECTIONS SHOULD BE CHECKED BY THE SITE ENGINEER BEFORE CONSTRUCTION.
13. DO NOT SCALE THIS DRAWING, FOLLOW GIVEN DIMENSIONS ONLY.

DRAWING TITLE:

VILLA 1-8
COLUMN / CENTRE LINE & FOOTING LAYOUT & DETAILS

PROJECT TITLE :

PROPOSED RESIDENTIAL BUILDING @ COIMBATORE

CLIENT NAME :

SLV AISWARYAM

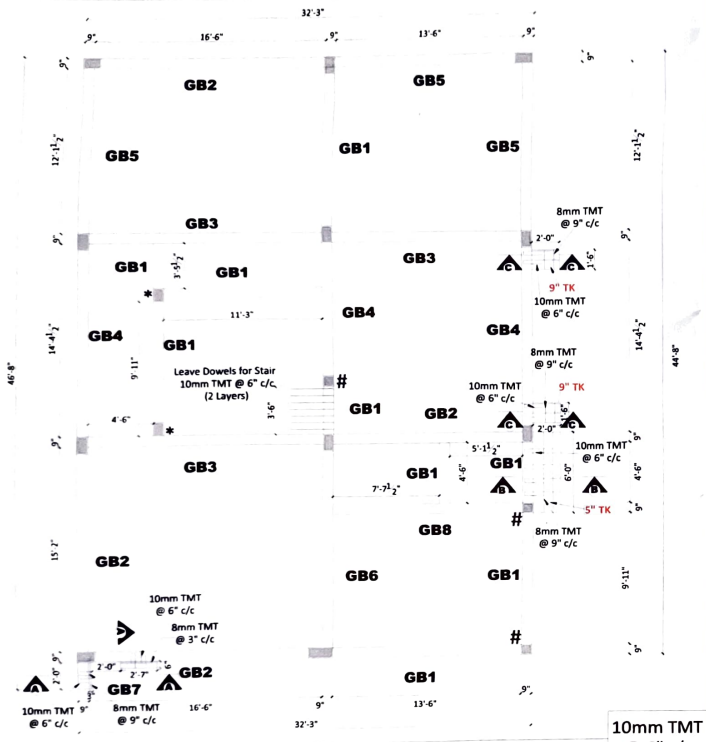
DATE	REV NO	DESCRIPTION	REV BY

CONSULTANTS :

INFINUSTECH
ENGINEERING * ARCHITECTURE
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RAJA ANNAMALAI ROAD
COIMBATORE- 641 011.
Mobile : 98455 33324
Email :infinustech@gmail.com

DATE	DWG NO	DRAWN BY	CHECKED BY	SCALE
16.10.25	----------	SUKUMARAN	EBINESH	NTS

A3 Sheet

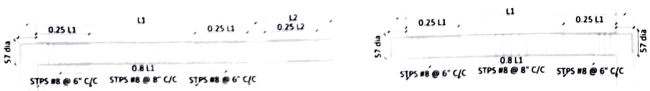


NOTE:

* - TERMINATE INDICATED COLUMN AT GROUND FLOOR ROOF LEVEL

\# - TERMINATE INDICATED COLUMN AT GRADE BEAM TOP LEVEL

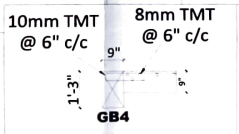
J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/016/2024
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Near Annamalai Road, Saibaba Colony, Coimbatore - 641 043.



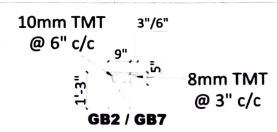
TYPICAL CURTAILMENT DETAILS

BEAM REINFORCEMENT DETAILS:

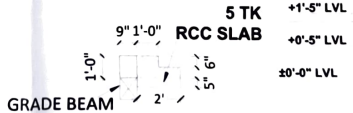
BEAM TYPE	END SECTION	MID SECTION
BEAM-GB1	9" / 12" / 3 - 12 Ø ( ) / 8mmTMT@6" c/c / 2 - 12 Ø ( )	9" / 12" / 2 - 12 Ø ( ) / 8mmTMT@8"c/c / 3 - 12 Ø ( )
BEAM-GB2	9" / 15" / 3 - 16 Ø ( ) / 8mmTMT@6" c/c / 2 - 16 Ø ( )	9" / 15" / 2 - 16 Ø ( ) / 8mmTMT@8"c/c / 3 - 16 Ø ( )
BEAM-GB3	9" / 15" / 3 - 12 Ø ( ) / 8mmTMT@6" c/c / 2 - 12 Ø ( )	9" / 15" / 2 - 12 Ø ( ) / 8mmTMT@8"c/c / 3 - 12 Ø ( )
BEAM-GB4	9" / 15" / 4 - 12 Ø ( ) / 8mmTMT@6" c/c / 2 - 12 Ø ( )	9" / 15" / 2 - 12 Ø ( ) / 8mmTMT@8"c/c / 4 - 12 Ø ( )
BEAM-GB5	9" / 12" / 3 - 16 Ø ( ) / 8mmTMT@6" c/c / 2 - 16 Ø ( )	9" / 12" / 2 - 16 Ø ( ) / 8mmTMT@8"c/c / 3 - 16 Ø ( )
BEAM-GB6	9" / 18" / 4 - 16 Ø ( ) / 8mmTMT@6" c/c / 2 - 16 Ø ( )	9" / 15" / 2 - 16 Ø ( ) / 8mmTMT@8"c/c / 3 - 16 Ø ( )
BEAM-GB7	9" / 15" / 3 - 16 Ø ( ) / 8mmTMT@6" c/c / 2 - 16 Ø ( )	CANTILEVER
BEAM-GB8	9" / 15" / 4 - 16 Ø ( ) / 8mmTMT@6" c/c / 2 - 16 Ø ( )	9" / 15" / 2 - 16 Ø ( ) / 8mmTMT@8"c/c / 4 - 16 Ø ( )



SECTION C-C



SECTION A-A



SECTION B-B

NOTES:

01. ALL DIMENSIONS ARE IN **"FEET & INCHES"** UNLESS OTHERWISE SPECIFIED.
02. ALL LEVELS ARE IN **"FEET"**.
03. ALL LEVELS ARE FROM FINISHED FLOOR LEVEL(FFL).
04. CONCRETE : M20 (1:1½:3) GRADE FOR BEAM
05. STEEL : Fe 500
06. CLEAR COVER TO MAIN REINFORCEMENT SHALL BE AS FOLLOWS:
    a) FOR BEAMS - 1" (25 mm).
07. PROVIDE A LAP LENGTH OF 50 Ø MINIMUM FOR BEAMS REINFORCEMENTS, WHERE Ø IS DIAMETER OF MAIN BARS.
08. USE 57 Ø FOR DEVELOPMENT LENGTH.
09. LEAVE DOWEL RODS BOTH TOP & BOTTOM FOR STAIRCASE.
10. FOR STAIRCASE DETAILS REFER SEPARATE DRAWINGS.
11. DRAWING TO BE READ IN CONJUNCTION WITH OTHER RELEVANT PLAN & ELEVATION DRAWINGS.
12. ALL DIMENSIONS & SECTIONS SHOULD BE CHECKED BY THE SITE ENGINEER BEFORE CONSTRUCTION.
13. **DO NOT SCALE THE DRAWING, FOLLOW THE GIVEN DIMENSIONS ONLY.**



DRAWING TITLE:

VILLA_1-8
GRADE BEAM LAYOUT & DETAILS

PROJECT TITLE :

PROPOSED RESIDENTIAL BUILDING @ COIMBATORE

CLIENT NAME :

SLV AISWARYAM

DATE	REV NO	DESCRIPTION	REV BY

CONSULTANTS :

ENGINEERING * ARCHITECTURE
205, ALAGESAN ROAD, SAIBABA COLONY,
COIMBATORE - 641 011.
Mobile : +9195855-33324.
Email : infinustech@gmail.com,

DATE	DWG NO	DRAWN BY	CHECKED BY	SCALE
13.10.25	----------	DESAPRIYAN	EBINESH	NTS

A3 Sheet

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

Verified RealEstate
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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.