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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

DIMENSIONS
Structural Engineering Consultancy | Project Management Consultancy | Architectural & Interior Design
Constructions | Repair & Rehabilitation Solutions | Training | Structural Audits

COIMBATORE
04-02-2026

STABILITY CERTIFICATE

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

The detailed engineering and structure design of the proposed building comprising of Basement - 1&2, Stilt Floor, First To Eleventh Floor and Terrace Floor Residential Apartment Building with 86 dwelling unit in T.S.Nos. 130/12, 130/13, 130/14, Ward No. (AR) 44, Block No. 9, (Old S.F. No. 15/1BP, 15/2P, 16/1P), at Chokkampudur Road, Kumarapalayam Village, Coimbatore Corporation, Perur Taluk, Coimbatore District has been done by us based on the report of geotechnical investigation (soil test) done by Geocare Engineering Consultancy Report No. 012518 Dated 10 February 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. We have checked various parameters and found that the proposed building would be safe.

3. We further certify that:

(i) The minimum grade of concrete is M40

(ii) The design and analysis has been done using the code of practice for plain and reinforced concrete as per IS456, design loads as per IS Codes No 875 (Part 1 to 5) and design of earthquake resistant structure as per IS Code No 1895 (Part -1) 2016 and IS 13920:2016

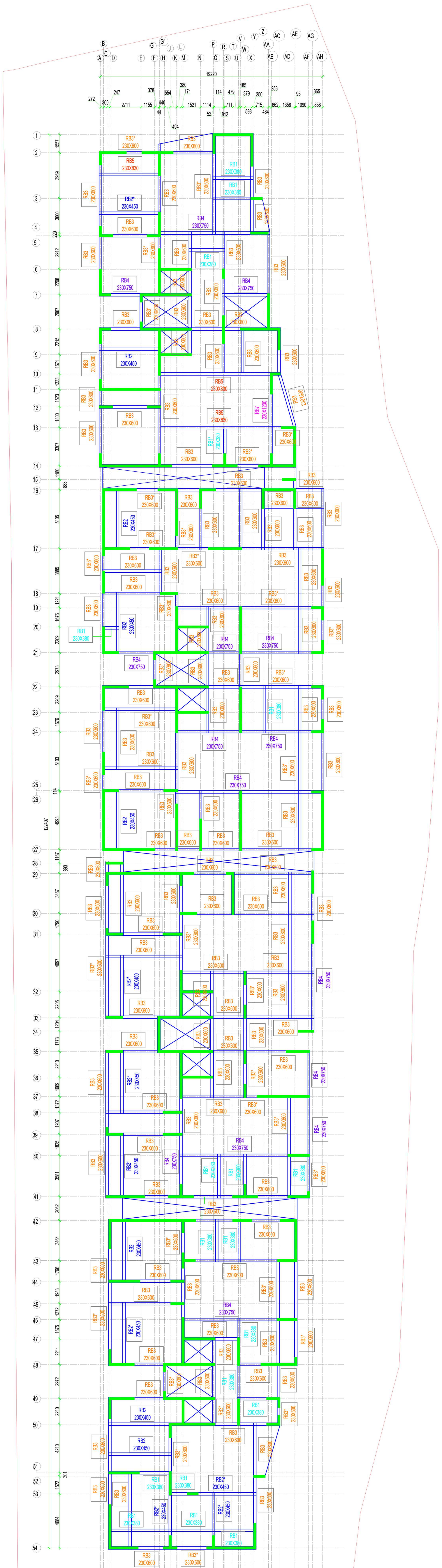
4. The building will be safe and sound when used for the purpose for which it is designed.

Stamp and Signature

Dr.A.Sudhahar,B.E(Civil),M.E(Struct),Ph.D
Registered Structural Engineer Grade-I
Coimbatore LPA/SE/GR-I/036/2024
#15, Alagesan Road No: 2, Saibaba Colony
Coimbatore - 641 011 office@dimensionscbe.com

Encl.: Structural Design Calculation

No.15, Alagesan Road, No - 2, Saibaba Colony,
Coimbatore - 641 011. Ph : 0422 - 4373400 I Mob : 9047023400
GSTIN : 33AAMFD3564E1ZL



TYPICAL FLOOR ROOF BEAM LAYOUT
(FIRST FLOOR TO TENTH FLOOR)

SCHEDULE OF ROOF BEAM

S.NO.	ROOF BEAM	C/S @ END SPAN	C/S @ MID SPAN
1	RB1	230 x 380; 3#16 (T1); 3#16 (T2); #12 @ 100 C/C; 3#16 (B)	230 x 380; 3#16 (T); #12 @ 100 C/C; 3#16 (B2); 3#16 (B1)
1 A	RB1*	230 x 380; 3#16 (T1); 3#16 (T2); 2#16 (T3); #12 @ 100 C/C; 3#16 (B)	230 x 380; 3#16 (T); #12 @ 100 C/C; 2#16 (B3); 3#16 (B2); 3#16 (B1)
2	RB2	230 x 450; 3#16 (T1); 2#12 (T2); #10 @ 150 C/C; 3#16(B)	230 x 450; 3#16(T); #10 @ 150 C/C; 2#12 (B2); 3#16 (B1)
3	RB2*	230 x 450; 3#20 (T1); 2#20 (T2); #12 @ 100 C/C; 3#20(B)	230 x 450; 3#20(T); #12 @ 100 C/C; 2#20 (B2); 3#20 (B1)
4	RB3	230 x 600; 2#25 (T1); 2#25 (T2); #12 @ 100C/C; 2#12(SF); 2#25(B)	230 x 600; 2#25(T); #12 @ 100 C/C; 2#12(SF); 2#25 (B2); 2#25 (B1)
5	RB3*	230 x 600; 3#20 (T1); 3#20 (T2); 2#20 (T3); #12 @ 75 C/C; 2#12(SF); 3#20(B)	230 x 600; 3#20(T); #12 @ 75 C/C; 2#12(SF); 2#20 (B3); 3#20 (B2); 3#20 (B1)
5	RB4	230 x 750; 2#25 (T1); 2#25 (T2); 2#16(T3); #12 @ 75 C/C; 2#16(SF); 2#25(B)	230 x 750; 2#25(T); #12 @ 75 C/C; 2#16(SF); 2#16(B3); 2#25 (B2); 2#25 (B1)
6	RB5	230 x 830; 3#20 (T1); 2#20 (T2); #10 @ 100 C/C; 2#16(SF); 3#20(B)	230 x 830; 3#20(T); #10 @ 100 C/C; 2#16(SF); 2#20 (B2); 3#20 (B1)
7	RB7	230 x 1200; 3#20 (T1); 3#20 (T2); 2#16 (T3); #12 @ 100 C/C; 2#16(SF); 2#16(SF); 3#20(B)	230 x 1200; 3#20(T); #12 @ 100 C/C; 2#16(SF); 2#16(SF); 2#16 (B3); 3#20 (B2); 3#20 (B1)

NOTES:

1. ALL DIMENSIONS ARE IN "MILLIMETERS". UNLESS OTHERWISE MENTIONED.
2. ALL LEVELS ARE FROM FINISHED FLOOR LEVEL (FFL)
3. CONCRETE : M40 GRADE (USE DESIGN MIX)
4. REINFORCEMENT : FE500 TMT BARS
5. CLEAR COVER FOR MAIN REINFORCEMENT
   A) FOR BEAM : 1" (25mm) B) FOR SLAB : ¾"(20mm)
6. REMOVAL OF FORMWORK: AS PER IS 456: 2000
7. CURING PERIOD FOR ALL STRUCTURAL CONCRETE IS 28 DAYS.
8. LAPPING:
   A) FOR BEAM : THE BOTTOM STEEL SHALL BE LAPPED AT SUPPORT & TOP STEEL SHALL BE LAPPED NEAR MID SPAN
   B) NO LAPPING SHALL BE ALLOWED IN TOP STEEL OF CANTILEVER BEAMS, TOP STEEL AT CONTINUOUS SUPPORT, BOTTOM STEEL AT MID SPAN
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9. REINFORCEMENT IN THE SLAB SHALL BE CRANKED AT 0.25L FROM SUPPORT AND EXTRA BARS SHALL BE FOR 0.25L LENGTH, UNLESS OTHERWISE MENTIONED. WHERE L IS THE CLEAR SPAN
10. DETAILING AS PER IS13920: 2016
11. LEAVE DOWEL BARS BOTH TOP & BOTTOM FOR STAIRCASE
12. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS
13. ANY DISCREPANCY FOUND IN THE DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL CONSULTANT BEFORE EXECUTION
14. FOR STAIRCASE DETAILS REFER SEPARATE DETAILS.

LEGENDS:

- (green) - 230 TK,SHEAR WALL
- # - TOR STEEL REINFORCEMENT
- ● - LARGER DIA OF BARS
- ○ - SMALLER DIA OF BARS
- T - TOP BAR
- B - BOTTOM BAR
- RB - ROOF BEAM

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REV	DATE	DESCRIPTION	REV BY
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R2	26-03-2026	COMMENTS UPDATED FOR AU	RVS
R1	18-02-2026	COMMENTS UPDATED FOR AU	RVS

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FOR DISCUSSION ☐
GOOD FOR CONSTRUCTION ☐

N W E S

CHIEF ENGINEER

SCALE	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
NTS	10-02-2026	SRR	RVS	DP	DR. A.S

DRG.NO : **D - 24167 - STR - SH - 010** REV **R0**

SHEET	PROJECT NO	CADD FILE
A1	D-24167	

PROJECT : ANVAYA HEIGHTS OF JOY APARTMENT

CLIENT : Mr.BALAJI (KCR FOUNDATION)

CONTRACTOR : -

TITLE : **TYPICAL FLOOR ROOF BEAM DETAIL**
(FIRST TO TENTH FLOOR)

ARCHITECT:

STRUCTURAL CONSULTANT:

DIMENSIONS
Dr.A.Sudhahar M.E., Ph.D.
No:15,Alagesan Road,No:2
Saibaba Colony,
Coimbatore - 641011.
PH : 0422 4373400, 90470 23400
Email : dimensionscbe@gmail.com

THIS DRAWING IS THE PROPERTY OF M/S DIMENSIONS STRUCTURAL DESIGNS & SHOULD NOT BE USED OR REPRODUCED WITH OUT THEIR CONSENT.



ELEVENTH FLOOR ROOF BEAM LAYOUT

SCHEDULE OF ROOF BEAM

S.NO.	ROOF BEAM	C/S @ END SPAN	C/S @ MID SPAN
1	RB1	230 × 380: 3#16 (T1), 3#16 (T2), #12 @ 100 C/C, 3#16 (B)	230 × 380: 3#16 (T), #12 @ 100 C/C, 3#16 (B2), 3#16 (B1)
2	RB2	230 × 450: 3#16 (T1), 2#12 (T2), #10 @ 150 C/C, 3#16(B)	230 × 450: 3#16(T), #10 @ 150 C/C, 2#12 (B2), 3#16 (B1)
3	RB2*	230 × 450: 3#20 (T1), 2#20 (T2), #12 @ 100 C/C, 3#20(B)	230 × 450: 3#20(T), #12 @ 100 C/C, 2#20 (B2), 3#20 (B1)
4	RB3	230 × 600: 2#25 (T1), 2#25 (T2), #12 @ 100C/C, 2#12(SF), 2#25(B)	230 × 600: 2#25(T), #12 @ 100 C/C, 2#12(SF), 2#25 (B2), 2#25 (B1)
5	RB3*	230 × 600: 3#20 (T1), 3#20 (T2), 2#20 (T3), #12 @ 75 C/C, 2#12(SF), 3#20(B)	230 × 600: 3#20(T), #12 @ 75 C/C, 2#12(SF), 2#20 (B3), 3#20 (B2), 3#20 (B1)
5	RB4	230 × 750: 2#25 (T1), 2#25 (T2), 2#16(T3), #12 @ 75 C/C, 2#16(SF), 2#25(B)	230 × 750: 2#25(T), #12 @ 75 C/C, 2#16(SF), 2#16(B3), 2#25 (B2), 2#25 (B1)
6	RB5	230 × 830: 3#20 (T1), 2#20 (T2), #10 @ 100 C/C, 2#16(SF), 3#20(B)	230 × 830: 3#20(T), #10 @ 100 C/C, 2#16(SF), 2#20 (B2), 3#20 (B1)
7	RB7	230 × 1200: 3#20 (T1), 3#20 (T2), 2#16 (T3), #12 @ 100 C/C, 2#16(SF), 2#16(SF), 3#20(B)	230 × 1200: 3#20(T), #12 @ 100 C/C, 2#16(SF), 2#16(SF), 2#16 (B3), 3#20 (B2), 3#20 (B1)

NOTES:

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3. CONCRETE : M40 GRADE (USE DESIGN MIX)
4. REINFORCEMENT : FE500 TMT BARS
5. CLEAR COVER FOR MAIN REINFORCEMENT
   A) FOR BEAM : 1" (25mm) B) FOR SLAB : ¾"(20mm)
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LEGENDS:

- 230 TK,SHEAR WALL
- # - TOR STEEL REINFORCEMENT
- ● - LARGER DIA OF BARS
- ○ - SMALLER DIA OF BARS
- T - TOP BAR
- B - BOTTOM BAR
- RB - ROOF BEAM

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Coimbatore - 641 011

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R2	26-03-2026	COMMENTS UPDATED FOR AU	RVS
R1	18-02-2026	COMMENTS UPDATED FOR AU	RVS

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FOR DISCUSSION ☐
GOOD FOR CONSTRUCTION ☐

N W E S

CHIEF ENGINEER

SCALE	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
NTS	10-02-2026	SRR	RVS	DP	DR. A.S

DRG.NO : **D - 24167 - STR - SH - 012** REV **R0**

SHEET	PROJECT NO	CADD FILE
A1	D-24167	

PROJECT : ANVAYA HEIGHTS OF JOY APARTMENT

CLIENT : Mr.BALAJI (KCR FOUNDATION)

CONTRACTOR : -

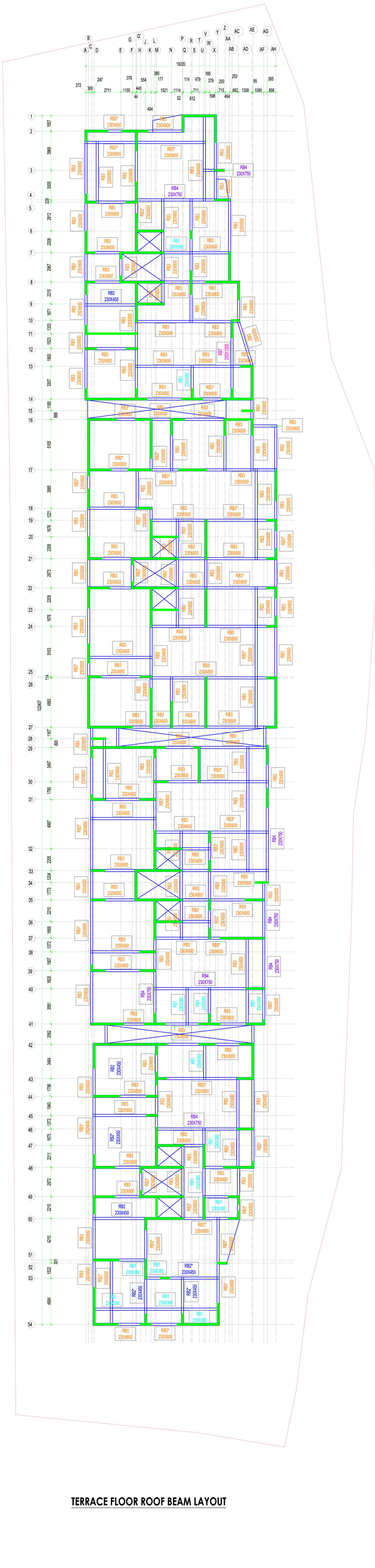
TITLE : **ELEVENTH FLOOR ROOF BEAM DETAIL**

ARCHITECT:

STRUCTURAL CONSULTANT:

DIMENSIONS
Dr.A.Sudhahar M.E., Ph.D.
No:15,Alagesan Road,No:2
Saibaba Colony,
Coimbatore - 641011.
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Email : dimensionscbe@gmail.com

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TERRACE FLOOR ROOF BEAM LAYOUT

SCHEDULE OF ROOF BEAM

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1	RB1	230 × 380: 3#16 (T1), 3#16 (T2), #12 @ 100 C/C, 3#16 (B)	230 × 380: 3#16 (T), #12 @ 100 C/C, 3#16 (B2), 3#16 (B1)
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3	RB2*	230 × 450: 3#20 (T1), 2#20 (T2), #12 @ 100 C/C, 3#20(B)	230 × 450: 3#20(T), #12 @ 100 C/C, 2#20 (B2), 3#20 (B1)
4	RB3	230 × 600: 2#25 (T1), 2#25 (T2), #12 @ 100C/C, 2#12(SF), 2#25(B)	230 × 600: 2#25(T), #12 @ 100 C/C, 2#12(SF), 2#25 (B2), 2#25 (B1)
5	RB3*	230 × 600: 3#20 (T1), 3#20 (T2), 2#20 (T3), #12 @ 75 C/C, 2#12(SF), 3#20(B)	230 × 600: 3#20(T), #12 @ 75 C/C, 2#12(SF), 2#20 (B3), 3#20 (B2), 3#20 (B1)
5	RB4	230 × 750: 2#25 (T1), 2#25 (T2), 2#16(T3), #12 @ 75 C/C, 2#16(SF), 2#25(B)	230 × 750: 2#25(T), #12 @ 75 C/C, 2#16(SF), 2#16(B3), 2#25 (B2), 2#25 (B1)
6	RB5	230 × 830: 3#20 (T1), 2#20 (T2), #10 @ 100 C/C, 2#16(SF), 3#20(B)	230 × 830: 3#20(T), #10 @ 100 C/C, 2#16(SF), 2#20 (B2), 3#20 (B1)
7	RB7	230 × 1200: 3#20 (T1), 3#20 (T2), 2#16 (T3), #12 @ 100 C/C, 2#16(SF), 2#16(SF), 3#20(B)	230 × 1200: 3#20(T), #12 @ 100 C/C, 2#16(SF), 2#16(SF), 2#16 (B3), 3#20 (B2), 3#20 (B1)

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LEGENDS:

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REV	DATE	DESCRIPTION	REV BY
R3	01-04-2026	COMMENTS UPDATED FOR AU	RVS
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R1	18-02-2026	COMMENTS UPDATED FOR AU	RVS

ADVANCE COPY ☑
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N W E S

CHIEF ENGINEER

SCALE	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
NTS	10-02-2026	SRR	RVS	DP	DR. A.S

DRG.NO : **D - 24167 - STR - SH - 014** REV **R0**

SHEET	PROJECT NO	CADD FILE
A1	D-24167	

PROJECT : ANVAYA HEIGHTS OF JOY APARTMENT

CLIENT : Mr.BALAJI (KCR FOUNDATION)

CONTRACTOR : -

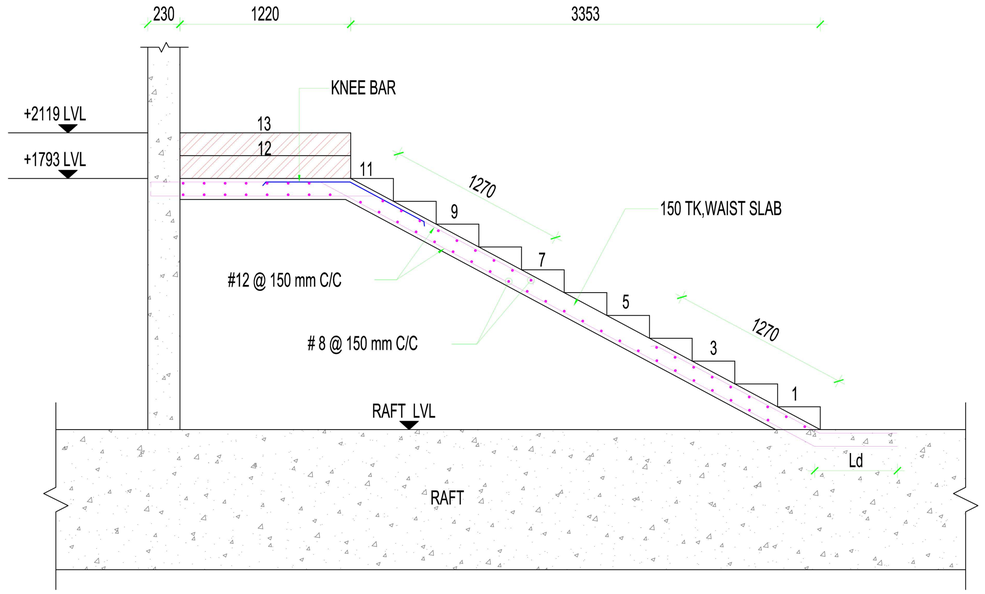
TITLE : **TERRACE FLOOR ROOF BEAM DETAIL**

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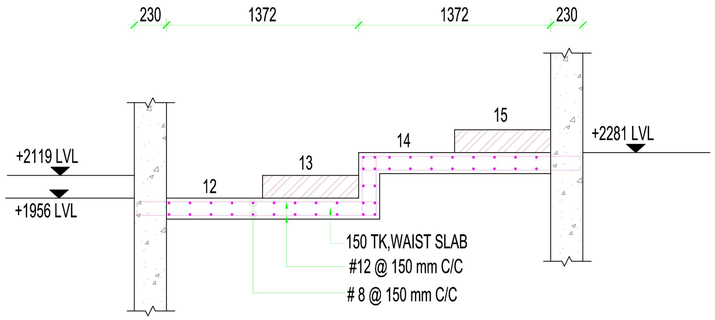
STRUCTURAL CONSULTANT:

DIMENSIONS
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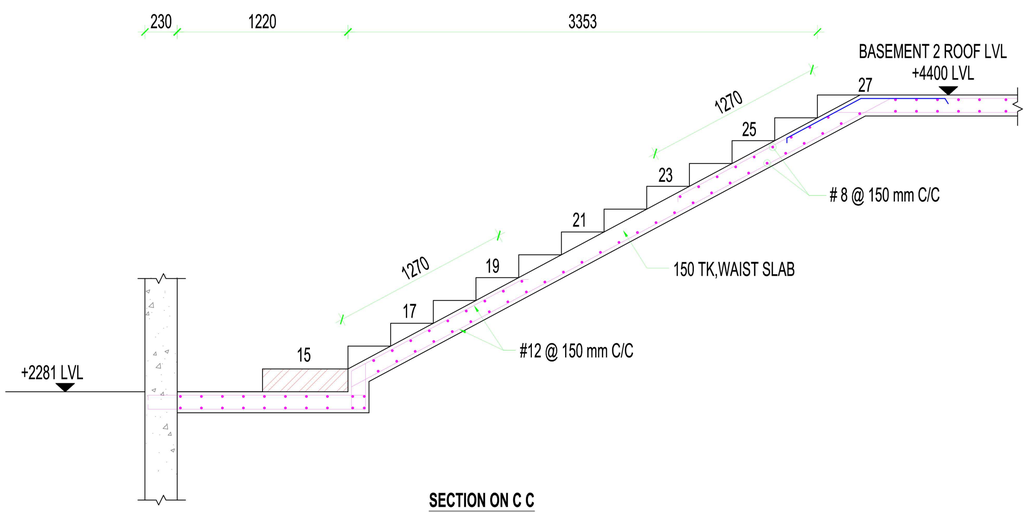
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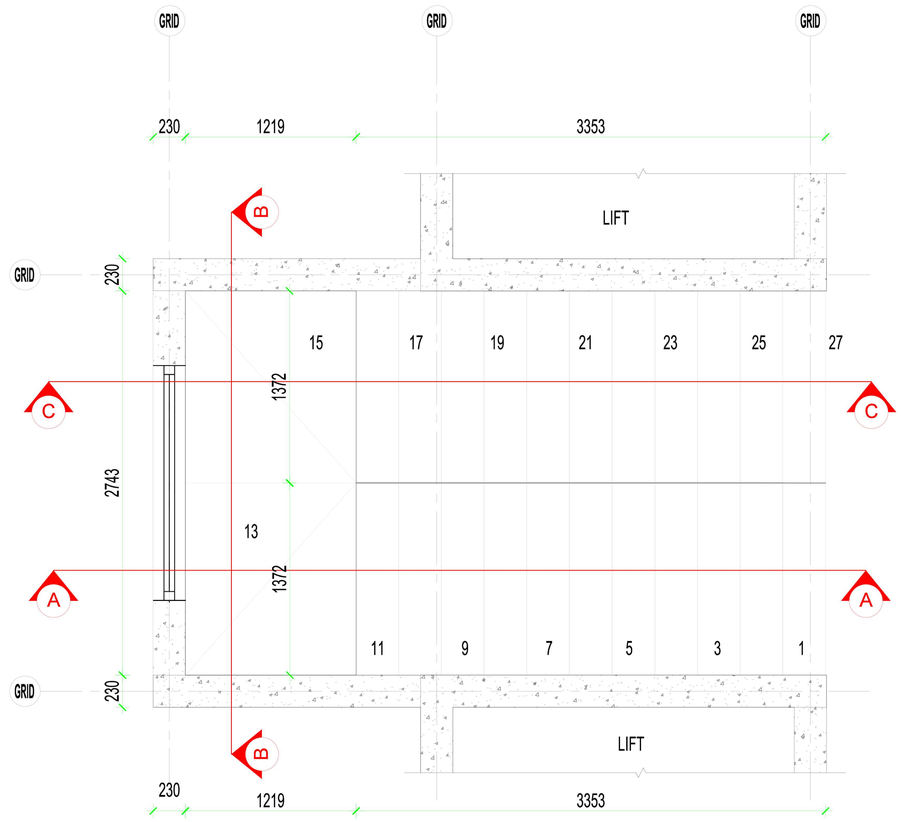
SECTION ON A A



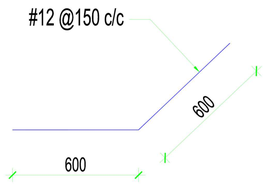
SECTION ON B B



SECTION ON C C



STAIRCASE - BASEMENT 2 TO BASMENT 1 FLOOR



KNEE BAR DETAILS

TREAD - 305 mm
RISER - 163 mm
WAIST SLAB - 150 TK

LEGENDS:

- TOR STEEL REINFORCEMENT

NOTES:

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R3	30-03-2026	COMMENTS UPDATED BY AU	RVS
R2	26-03-2026	COMMENTS UPDATED BY AU	RVS
R1	18-02-2026	COMMENTS UPDATED BY AU	RVS

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GOOD FOR CONSTRUCTION ☐

N W E S

CHIEF ENGINEER

SCALE	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
NTS	16-03-2026	SRR	RVS	DP	DR. A.S

DRG.NO : D - 24167 - STR - SH - 018 | REV

SHEET	PROJECT NO	CADD FILE
A3	D-24147	

PROJECT : ANVAYA HEIGHTS OF JOY APARTMENT
CLIENT : MR.BALAJI (KCR FOUNDATION)
CONTRACTOR : -
TITLE : STAIRCASE - BASEMENT 2 TO BASMENT 1 FLOOR

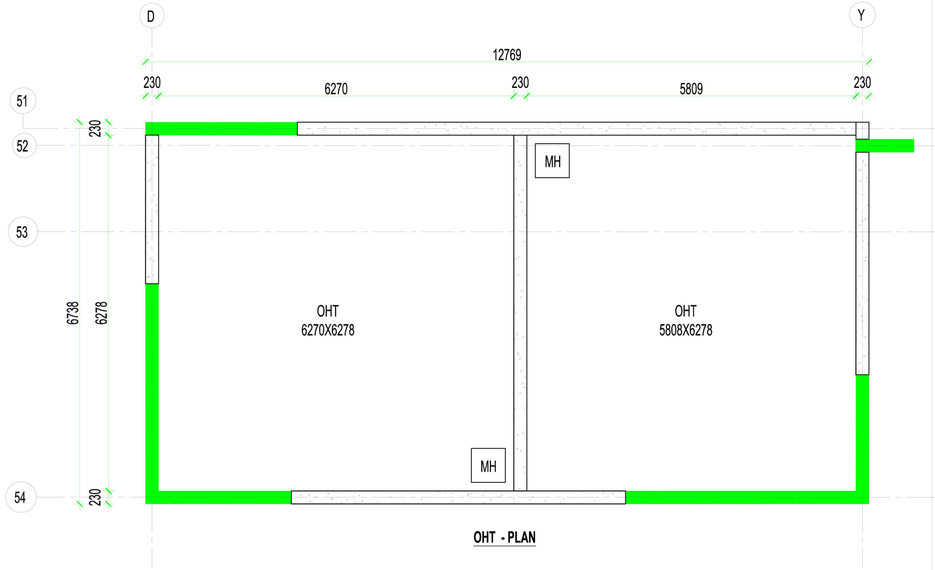
ARCHITECT:

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Registered Structural Engineer Grade-I
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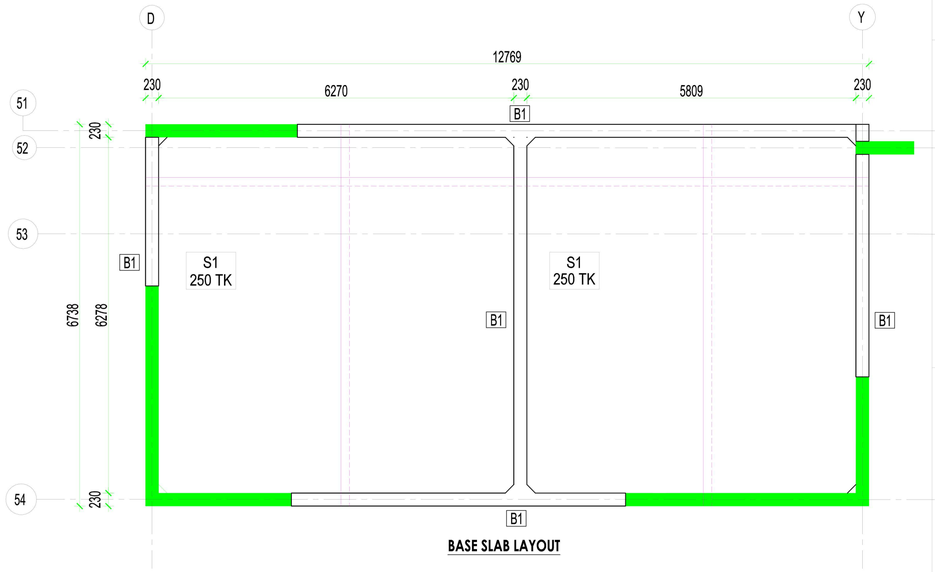
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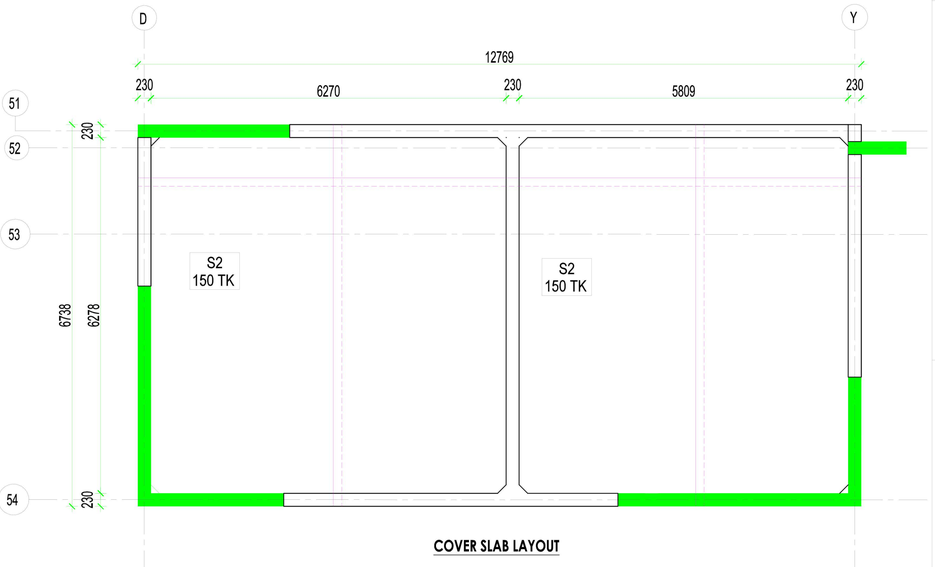
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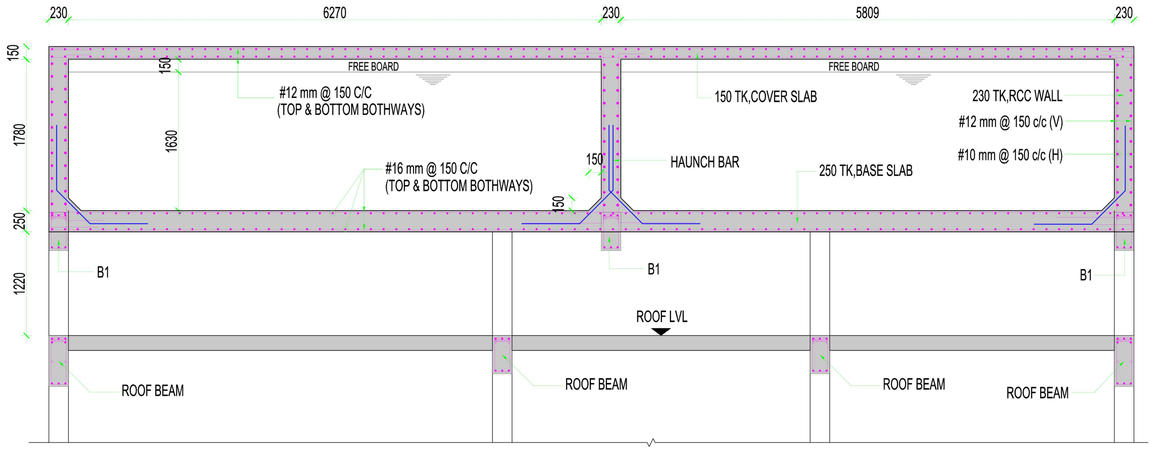
OHT - PLAN



BASE SLAB LAYOUT

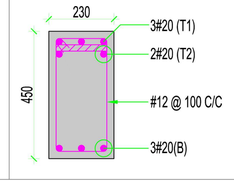
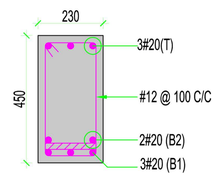


COVER SLAB LAYOUT



SECTION ON A A

SCHEDULE OF BEAM

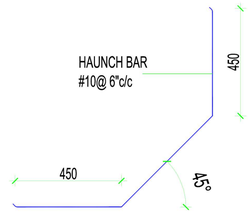
S.NO	BASE BEAM	C/S @ END SPAN	C/S @ MID SPAN
1	B1		

REMARKS :

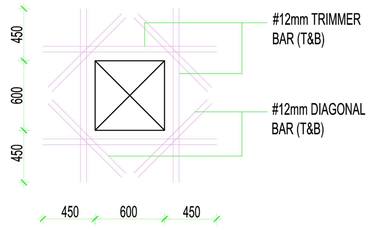
- • - INDICATES LARGER DIA BARS
- ○ - INDICATES SMALLER DIA BARS
- H - HORIZONTAL BAR
- V - VERTICAL BAR
- \- TOP BAR (T)
- \- BOTTOM BAR (B)
- Ld - DEVELOPMENT LENGTH
- # - INDICATES TOR STEEL REINFORCEMENT
- MH - INDICATES MANHOLE

SLAB REINFORCEMENT DETAIL

SLAB DESCRIPTION	SLAB THICKNESS	SHORTER DIRECTION		LONGER DIRECTION		REMARKS
		TOP BAR	BOTTOM BAR	TOP BAR	BOTTOM BAR	
S1	250	#16mm @ 150 c/c	#16mm @ 150c/c	#16mm @ 150 c/c	#16mm @ 150 c/c	TOP & BOTTOM MAT
S2	150	#12mm @ 150 c/c	#12mm @ 150 c/c	#12mm @ 150 c/c	#12mm @ 150 c/c	TOP & BOTTOM MAT



HAUNCH BAR DETAILS



PLAN VIEW
MANHOLE OPENING DETAILS

NOTES:

1. ALL DIMENSIONS ARE IN "FEET & INCHES". UNLESS OTHERWISE MENTIONED.
2. CONCRETE : M40 GRADE (USE DESIGN MIX)
3. REINFORCEMENT : FE500 TMT BARS
4. CLEAR COVER FOR MAIN REINFORCEMENT
   A) FOR BASE SLAB : 2" (50mm) B) FOR COVER SLAB : ¾"(20mm)
   C) FOR BEAM : 1" (25mm) D) FOR RCC WALL : 1"(25mm)
5. REMOVAL OF FORMWORK: AS PER IS 456: 2000
6. CURING PERIOD FOR ALL STRUCTURAL CONCRETE IS 28 DAYS.
7. DETAILING AS PER IS13920: 2016
8. PROVIDE MINIMUM LAP LENGTH OF 50Ø FOR BEAMS & SLAB REINFORCEMENT, WHERE Ø IS DIAMETER OF MAIN BARS
9. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL DRAWINGS
10. ANY DISCREPANCY FOUND IN THE DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL CONSULTANT BEFORE EXECUTION

REV	DATE	DESCRIPTION	REV BY
R4	01-04-2026	COMMENTS UPDATED BY AU	RVS
R3	30-03-2026	COMMENTS UPDATED BY AU	RVS
R2	26-03-2026	COMMENTS UPDATED BY AU	RVS
R1	18-02-2026	COMMENTS UPDATED BY AU	RVS

ADVANCE COPY ☑
FOR DISCUSSION ☐
GOOD FOR CONSTRUCTION ☐

N W E S

CHIEF ENGINEER

SCALE	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
NTS	16-03-2026	SRR	RVS	DP	DR. A.S

DRG.NO : **D - 24167 - STR - SH - 019** REV

SHEET	PROJECT NO	CADD FILE
A3	D-24147	

PROJECT : ANVAYA HEIGHTS OF JOY APARTMENT

CLIENT : MR.BALAJI (KCR FOUNDATION)

CONTRACTOR : -

TITLE : **OHT DETAIL**

ARCHITECT:

Dr.A.Sudhahar,B.E(Civil),M.E(Struct),Ph.D
Registered Structural Engineer Grade-I
Coimbatore LPA/SE/GR-I/036/2024
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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.