Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DESIGN BASIS REPORT

FOR

RESIDENTIAL APPARTMENT - MP VARAM - STILT FLOOR + 5TH FLOORS, RESIDENTIAL BUILDING WITH 60 DWELLING UNITS AT VANAGARAM MAIN ROAD, VANAGARAM, CHENNAI COMPRISED IN S.NO.285/2(AS PER DOCUMENT) AND S.NO.285/2A2 & 285/2B OF VANAGARAM VILLAGE, POONAMALLEE TALUK WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION.

Developers

TRUST FOREVER

MP DEVELOPERS CONSTRUCTION Pvt Ltd.

SEPTEMBER –2025

1. DESIGN ASSUMPTION

a) STRUCTURAL SYSTEM

The structural system for the "PROPOSED **RESIDENTIAL MP VARAM - STILT FLOOR + 5TH FLOORS, RESIDENTIAL BUILDING WITH 60 DWELLING UNITS AT VANAGARAM MAIN ROAD, VANAGARAM, CHENNAI COMPRISED IN S.NO.285/2(AS PER DOCUMENT) AND S.NO.285/2A2 & 285/2B OF VANAGARAM VILLAGE, POONAMALLEE TALUK WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION. – CHENNAI.",** consists of Stilt + 5 upper floors and OHT. The total height of the building is about 18 m from Stilt floor level. The structure is supported on Deep pile foundation below basement level as per the soil test report recommendation.

2. DESIGN LOADS

a) Dead Load:

Dead Load considered on slab: Self Weight + 1.5 kN/m^2 for Floor Finish.

Wall load	= 5 kN/m (200mm thick)
Wall load	= 3 kN/m (100mm thick)
Wall load(Parapet)	= 4.5kN/m (200mm thick)
Staircase load	= 15 kN/m (RCC staircase)
Sunken load	= 4kN/m^2
Water Tank	= 15kN/m^2 (1500 mm height)
Floor finish	= 2kN/m^2 (Terrace)

b) Roof Live Load:

The super imposed load or otherwise live load is assessed based on the occupancy classifications as per IS = 0.75 kN/m^2 on Solar panel roof.

Live Load considered on slab	=2 kN/m^2
Live Load considered on slab	=3 kN/m^2 (Lobby & Staircase)
Live Load considered on slab	=1.5 kN/m^2 (Terrace)

3. EARTHQUAKE LOAD

The loading due to earthquake is assessed based on the provisions of IS: 1893(Part-1):2016

Seismic Zone	= III
Table-2 Zone factor (Z)	= 0.16
Table-6 Importance Factor (I)	= 1.2
Table-7 Response Reduction Factor (R)	= 5

A.N.MAGESH RAJA, M.E.,(Structural Engineer)
CMDA/GCC REGISTERED STRUCTURAL ENGINEER GRADE-I(RSE)
CMDA REG.No:SE/GR-I/2022/0
GCC REG.No:RSE
CELL:97870 72100
magistructure@gmail.com

Building frame system (SMRF) as per table 7 clause 6.4.2 of IS 1893 2016

Height of building (H) =18m

Base dimension of part of the building along the considered direction of lateral force (D)

Fundamental Natural time period

T_s **= 0.09H/√d** from CL - 7.6.2 - IS 1893 (Part-I) 2016

S_a/g = from FIG-2 IS 1893 (part-I) 2016

The respective natural time period can be referred from the respective model.

Horizontal Seismic Co-efficient

Ah = (Z/2) x (I/R) x (S_a/g)

Seismic Base Shear

Vb = Ah x W

Structure with ductile detailing is considered as per IS: 13920-2016

As per IS: 1893 – 2016, percentage of imposed loads to be considered for seismic weight calculation is mentioned below:

Imposed Uniformity Distributed Floor Load Loads (kN/ m2)	Percentage of Imposed
Up to & including 3.0	25
Above 3.0	50

4. **WIND LOAD**

Wind loads are one of the most significant lateral forces acting on medium and high-rise structures. For the proposed G+5 building, wind load calculations are carried out in accordance with IS 875 (Part 3): Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures – Wind Loads

Vz=Vb·k1·k2·k3·k4=50×1.0×1.0×1.0×1.0=50 m/s.

pz=0.6Vz2=0.6×502=0.6×2500=1500 Pa=1.50 kN/m2.

pnet,windward=pd·(Cpe−Cpi)=1500×(0.7−0.2)=1500×0.5=750 Pa=0.75 kN/m2.

F=pnet×W×h=0.75×10×18=135 kN (acting as lateral resultant).

A.N.MAGESH RAJA, M.E.,(Structural Engineer)
CMDA/GCC REGISTERED STRUCTURAL ENGINEER GRADE-I(RSE)
CMDA REG.No:SE/GR-I/2022/06/325
GCC REG.No:RSE101432021
CELL:97870 72100
magistructure@gmail.com

5. LOAD COMBINATIONS

Strength combinations:

- 1.5DL + 1.5 LL
- 1.5DL (+/-)1.5 WL/EQ Load
- 1.2DL +1.2LL (+/-) 1.5 WL/EQ Load
- 0.9DL (+/-) 1.5 WL/EQ Load

Serviceability combinations:

- DL + LL
- DL +0.8 LL(+/-) 0.8 WL/EQ Load
- DL (+/-) WL/EQ Load

6. ANALYSIS METHOD

The structure is analyzed by static for gravity due to Earthquake loads and its combinations.

7. DESIGN METHODOLOGY

All structures have been designed according to the Limit State Method as specified in IS: 456-2000 & IS 1893 - 2016. Appropriate loads and its combinations, as per relevant clauses in IS 456:2000 code, for the most unfavorable effects are chosen for design.

8. MATERIALS

The self-weight of the various elements is computed based on the built weight of materials as given below: -

Materials	Unit weight in kN/m^3
Steel	78.5
Plain concrete	24
Reinforced concrete	25
Soil	18
AAC Brick	6.5

9. CONCRETE

All the concrete items for the construction have the following characteristics

Grade of Concrete = M25

Aggregate = 20mm and down size, mechanically crushed Aggregate.

A.N.MAGESHRAJA, M.E.,(Structural Engineer)
CMDA/GCC REGISTERED STRUCTURAL ENGINEER GRADE-I(RSE)
CMDA REG.No:SE/GR-I/2022/06/325
GCC REG.No:RSE101432021
CELL:97870 72100
magistructure@gmail.com

10. STEEL

Steel reinforcement shall be of Grade Fe500 & Fe550 conforming to IS: 1786-2008.

11. COVER TO REINFORCEMENT

The clear cover to main reinforcement shall be as follows.

Foundation	= Bottom: 50mm, Sides: 50mm
Slab	= 20mm
Columns	= 40mm
Beams	= 25m

12. FOUNDATION SYSTEM

Foundation systems are based on recommendations given as per soil investigation report by **GEO ENGINEERING CONSULTANTS & SERVICES.**

13. CODES & STANDARDS

All the design are conforming to the relevant Indian Standards. Some of the relevant Indian Standard Codes, which have been followed for the structural design are given below.

	Description
IS:875 (Part-1)-1987	Code of Practice for Design Loads (Other than Earthquake) for Building and Structures-Unit Weights of Buildings Materials and Stored Material.
IS:875 (Part-2)-1987	Code of Practice for Design Loads (Other than Earthquake) for Building and Structures-Imposed loads
IS:875 (Part-3)-2015	Code of Practice for Design Loads (Other than Earthquake) for Buildings and Structures –Wind Load.
IS:456 (Part-1)-2000	Code of Practice for Plain and Reinforced Concrete
IS:1893 (Part-1)-2016	Indian Standard Criteria for Earthquake Resistant Design of Structures.
IS:432 (Part-2)-1982	Specification of Mild Steel and Medium Tensile Steel bars and Hard drawn Steel Wire for concrete reinforcement – Hard drawn Steel Wire.
IS:1786-2008	Specification for High Strength Deformed Steel Bars and Wires for Concrete Reinforcement
IS:1904	Indian Standard Code of practice for Design & Construction foundations in Soil: General Requirements.
IS:1642-1989	Indian Standard Code of practice for Fire Safety Of Buildings (General): Details Of Construction.

A.N.MAGESH RAJA, M.E., (Structural Engineer)
CMDA/GCC REGISTERED STRUCTURAL ENGINEER GRADE-I(RSE)
CMDA REG.No:SE/GR-I/2022/06/325
GCC REG.No:RSE101432021
CELL:97870 72100
magistructure@gmail.com

IS: 1786-2008 Specification for High Strength Deformed Steel Bars and Wires for

Concrete Reinforcement. IS: 1904 Indian Standard Code of practice for Design & Construction foundations in Soil: General Requirements IS: 1642-1989 Indian Standard Code of practice for Fire Safety of buildings (General): Details of Construction.

14. STRUCTURAL ANALYSIS

The structural analysis of the proposed G+5 building has been carried out using **STAAD.Pro** software. The building is modeled as a three-dimensional space frame system with beam, column, and slab elements. Supports are assumed fixed at foundation level.

- Linear elastic analysis is performed.
- Distribution of wind loads across storeys is modeled by applying calculated pressures at each floor diaphragm.
- Seismic loads are modeled using STAAD's seismic definition command, specifying zone factor, importance factor, response reduction factor, and soil type.
- Member forces, bending moments, shear forces, axial forces, and deflections are extracted from the software for design

A.N.MAGESH AJA, M.E.,(Structural Engineer)
CMDA/GCC REGISTERED STRUCTURAL ENGINEER GRADE-I(RSE)
CMDA REG.No:SE/GR-I/2022/06/325
GCC REG.No:RSE101432021
CELL:97870 72100
magistructure@gmail.com

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
3/350/2 Mettukuppam,
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.