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

DIGITALLY VERIFIED RECORD

02. Structural Design Basis Note

Proposed Residential Apartment Building – Structural Stability Submission

Chinnavedampatti, Coimbatore

Item	Details
Project	Residential apartment building
Configuration	Ground + 5 upper floors
Structural System	RCC framed structure with slabs, beams, columns and isolated footings
Location	Chinnavedampatti, Coimbatore
Submission Purpose	Preliminary structural stability basis for RERA / statutory submission

1. Geotechnical Basis

• Foundation recommendation adopted: RCC isolated footings.

• Recommended founding level: 2.40 m below natural ground level.

• Safe Bearing Capacity adopted for preliminary design basis: 33.76 t/sq.m (approximately 331 kN/sq.m).

• Founding stratum shall be verified at site during excavation before footing concreting.

2. Design Materials

• Concrete grade proposed: M25 for RCC members unless revised in final design.

• Reinforcement steel proposed: Fe500.

• PCC below footing: M10 / M15 as per final structural detail.

3. Design Codes Proposed

• IS 456 – Plain and Reinforced Concrete.

• IS 875 – Design loads (relevant parts).

• IS 1893 – Earthquake resistant design criteria.

• IS 13920 – Ductile detailing, wherever applicable.

• IS 1904 – Design and construction of foundations in soils.

4. Structural Configuration

• The building is envisaged as a reinforced cement concrete framed structure.

• Floor system consists of RCC slabs supported on RCC beams and columns.

• Lift and staircase core zones shall be integrated into the overall framing system.

• Plinth / tie beams shall be provided to tie columns and improve structural integrity.

5. Preliminary Member Size Ranges

• Slabs: 125 mm to 150 mm thick.

• Secondary beams: 230 x 450 mm.

• Main beams: 300 x 500 mm to 300 x 600 mm.

• Columns: 300 x 450 mm to 450 x 450 mm / 300 x 600 mm.

• Footings: typical range 1.8 m x 1.8 m to 2.5 m x 2.5 m depending on load.

6. Design Loads (Preliminary Basis)

• Self-weight of RCC members shall be considered.

• Wall loads shall be taken based on actual architectural wall thicknesses.

• Floor finish loads, live loads, terrace loads, staircase loads and service loads shall be accounted for in detailed design.

• Seismic effects shall be considered in detailed analysis as per applicable code provisions.

7. Foundation Concept

• RCC isolated footings are proposed at a founding depth of approximately 2.40 m below natural ground level.

• Footings shall be sized based on actual service / factored column loads in final analysis.

• All footing sizes shown in preliminary submissions are indicative and subject to revision after detailed design.

8. Important Note

• This document is intended as a preliminary structural design basis note for RERA / statutory submission only.

• Final structural analysis, reinforcement detailing, working drawings and structural stability certification for execution shall be issued separately by the licensed structural engineer.

03. Preliminary Foundation Layout

Proposed Residential Apartment Building – Structural Stability Submission

	A	B	C	D	E	F	G
1	F2	F3	F3	F3	F3	F3	F2
2	F2	F3	F4	F4	F4	F3	F2
3	F2	F3	F4	F4	F4	F3	F2
4	F2	F3	F4	F4	F4	F3	F2
5	F2	F3	F4	F4	F4	F3	F2
6	F2	F3	F4	F4	F4	F3	F2
7	F2	F3	F3	F3	F3	F3	F2
8	F1	F2	F2	F2	F2	F2	F1

Preliminary Footing Schedule

Footing Type	Preliminary Size (mm)	Typical Use	Pedestal
F1	1800 x 1800 x 450	Light corner / edge columns	450 x 450
F2	2100 x 2100 x 500	Edge / medium columns	450 x 450

F3	2300 x 2300 x 550	Typical interior columns	500 x 500
F4	2500 x 2500 x 600	Heavy interior / core columns	500 x 500

General Notes

- Foundation system proposed: RCC isolated footings.
- Founding level adopted: 2.40 m below natural ground level.
- Safe Bearing Capacity adopted: 33.76 t/sq.m (approx. 331 kN/sq.m).
- All sizes shown are preliminary and subject to confirmation by final structural analysis.
- PCC bedding shall be provided below all footings.
- Founding strata shall be checked at site prior to concreting.

04. Preliminary Structural Framing Plan

Typical Floor – Conceptual Beam / Column / Slab Marking

	A	B	C	D	E	F	G
1	C1	C2	C2	C2	C2	C2	C1
2	C1	C2	C3	C3	C3	C2	C1
3	C1	C2	C3	C3	C3	C2	C1
4	C1	C2	C3	CORE	CORE	C2	C1
5	C1	C2	C3	C3	C3	C2	C1
6	C1	C2	C3	C3	C3	C2	C1
7	C1	C2	C2	C2	C2	C2	C1

Preliminary Member Legend

Member Mark	Preliminary Size / Description
C1	Column 300 x 450 mm
C2	Column 300 x 600 mm
C3	Column 450 x 450 mm
B1	Beam 230 x 450 mm

B2	Beam 300 x 500 mm
B3	Beam 300 x 600 mm
S1	Slab 125 mm thick
S2	Slab 150 mm thick
CORE	Lift / Stair core zone to be integrated in final design

General Notes

• The framing shown is a conceptual typical floor structural arrangement for statutory submission reference.

• Beam, column and slab sizes are preliminary and shall be finalized after detailed structural analysis.

• Openings, shafts, staircase, lift core and wall positions shall be coordinated with final architectural drawings.

• Detailed reinforcement drawings are not part of this preliminary submission.

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.