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Chennai 600 097, India

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

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (STILT +5 FLOORS) AT KODAMBAKKAM, CHENNAI.

STRUCTURAL DESIGN CALCULATIONS

STRUCTURAL CONSULTANT: **GENUINE CONSULTANTS,**
K.RajKumar- M.Tech
STRUCTURAL CONSULTANT

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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K. RAJKUMAR, B.E., M.Tech.,
uctural Consultant
ed Structural Engineer
ade-I (SE)-CMDA
: SE/GR-I/19/03/035
ai, Chennai-600 100.
9843977835

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1. INTRODUCTION:

The structure is a "Proposed Construction of Residential Apartment Building" consisting of (Stilt + 5 Floors) at Rangarajapuram Main Road in R.S. No: 1 Nos: 1003, 1004 Patta No: 178/87-88, Plot No: 187, T.S.No: 35 as per New T.S.No: 35/5 Block No: 39, Old Door No: 23 New Door No: 154, Pasumarthy Street, Puliyur Village, Kodambakkam, Chennai-600 024. It is designed as a Reinforced Concrete Framed Structure which is supported on Pile foundation.

Building size

Length (X-direction)	–	24.4m
Width (Y-direction)	–	13.95m
Height		
Stilt floor	–	3.0m
First floor	–	3.0m
Second floor	–	3.0m
Third floor	–	3.0m
Fourth floor	–	3.0m
Fifth floor	–	3.0m

2. MATERIALS USED:

Following materials are generally used in the design of the various components of the structure.

1. M25 for all Reinforced concrete part of the structure.
2. Fe 500 grade reinforcement steel for all diameters.

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

Materials	Unit weight kN/m^3
Steel	78.50
Plain Cement Concrete	24.00
Reinforced Cement Concrete	25.00
Soil Fill (Landscape)	20.00 (Saturated)
Water	10.00
Cement Concrete screed	24.00
CLSM (Controlled low strength material)	20.00
Light weight Block (AAC)	8.00
Solid block wall (Concrete)	22.00

Normal weight aggregates shall be considered for arriving at self-weight of all Concrete works.

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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3. DESIGN STANDARDS

The relevant Indian Standard Codes, as given below, shall be followed for structural design:

Sl.No.	Code	Description
1.	IS-875 (Part 1) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Unit weights of buildings materials and stored material.
2.	IS-875 (Part 2) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Imposed loads.
3.	IS-875 (Part 3) – 2015	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Wind loads.
4.	IS-875 (Part 4) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Snow loads.
5.	IS-875 (Part 5) – 1987	Code of Practice for Design Loads (other than earthquake) for buildings and structures – Special loads and load combinations.
6.	IS: 456 – 2000	Code of Practice for Plain and Reinforced Concrete.
7.	IS: 1786 – 2008	High Strength Deformed Steel Bars and Wires for Concrete Reinforcement - Specification.
8.	IS: 13920 – 2016	Ductile detailing of reinforced concrete structures subjected to seismic forces - Code of practice
9	IS: 800 – 1984/2007	Code of Practice for General Construction in Steel.
10.	IS: 1893 – 2016	Criteria for Earthquake resistant design of structures.
11.	IS3370-(PART I & II)-2009	Code of Practice for Concrete structures for the storage of liquids – Reinforced concrete structures
12.	IS 2950 (Part I) -1981	Code of Practice for Design and construction of Raft foundation
13.	IS 1343-1980	Code of Practice for Prestressed Concrete
14.	BS8110	The Structural use of Concrete
15.	TR43	Post tensioned concrete floors-Design Handbook

RAJKUMAR, B.E
Structural Consu
gistered Structural
Grade-I (SE)-CM
No: SE/GR-I/

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4. DESIGN DATA:

1.	No. Of floors	= Stilt + 5 upper floors
2.	Height of floors	= 3.0m+3.0m+3.0m+3.0m+3.0m+3.0m
3.	Safe Bearing Capacity	= Low (Pile Foundation)
	Capacity of 600mm dia Pile	= 1200 kN = 120 Tonne
4.	Density of Concrete	=25kN/m^3
5.	D.L. due to partitions (Light Partition as per IS 875)	=1.25 kN/m^2
6.	D.L. due to flooring	=1.20 kN/m^2
7.	Live Load in lobby & corridors	=3.00 kN/m^2
8.	Live Load in Floor	=2.00 kN/m^2
9.	Live Load in stairs	=3.00 kN/m^2
10.	Live Load in Toilets & Bathrooms	=3.00 kN/m^2
11.	Basic wind speed	=50 m/sec
12.	Seismic Zone	= III
13.	Design mix	= M25 for all

5. ANALYSIS OF STRUCTURE:

The structure is analyzed using STAAD PRO V8i software. All beams & slabs are designed as conventional beam & slabs.

6. DESIGN CONCEPT

Limit State concept of design will be used as per IS: 456-2000 & SP - 16. The detailing of reinforcement shall be done satisfying the requirements of IS: 456, SP-16, IS: 13920, IS: 4326 and SP-34.

The Slabs and beams are checked for deflection as per IS 456. Cover for Reinforcement is considered as per Table 16A of NBC, for a Fire resistance of **2 hrs.**

7. LOAD CASES:

7.1. Primary Load:

1. Dead Load (DL)
2. Live Load (LL)
3. Earthquake Load (EL)

7.2. Load Combinations:

The following combinations of Loads as per IS 1893-2016 is considered in the staad Analysis

LIMIT STATE OF STRENGTH

1. 1.5DL+1.5LL
2. 1.2DL+1.2LL+1.2EX

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMD
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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3. 1.2DL+1.2LL-1.2EX
4. 1.2DL+1.2LL+1.2EZ
5. 1.2DL+1.2LL-1.2EZ
6. 1.5DL+1.5EX
7. 1.5DL-1.5EX
8. 1.5DL+1.5EZ
9. 1.5DL-1.5EZ
10. 0.9DL+1.5EX
11. 0.9DL-1.5EX
12. 0.9DL+1.5EZ
13. 0.9DL-1.5EZ

LIMIT STATE OF SERVICEABILITY

14. 1.0DL+1.0LL
15. 1.0DL+1.0EX
16. 1.0DL–1.0EX
17. 1.0DL+1.0EZ
18. 1.0DL–1.0EZ
19. 1.0DL+1.0LL+0.8EX
20. 1.0DL+1.0LL-0.8EX
21. 1.0DL+1.0LL+0.8EZ
22. 1.0DL+1.0LL-0.8EZ
23. 0.9DL+0.9EX
24. 0.9DL –0.9EX
25. 0.9DL+0.9EZ
26. 0.9DL-0.9EZ

8. SEISMIC ZONE:

The Proposed Residential building is at Chennai & it is falls in Seismic Zone III as per the IS Code. Response spectrum method shall be used for seismic analysis of R.C.C. Frames as recommended by **IS: 1893**.

Seismic Zone	=III
Zone Factor 'Z'	=0.16
Response Reduction Factor 'R' (for SMRF)	=5.00
Importance Factor 'I'	=1.0
Type of Structure	=1.00
Type of Soil	= III (Soft)

SEISMIC ANALYSIS:

8.1. STATIC ANALYSIS:

As per IS 1893:2016, the total design lateral force or seismic design base shear (Vb) is determined by the following expression.

$$V_b = A_h W$$

Where A_h is Design acceleration spectrum value using fundamental natural period and W is seismic weight of the building.

The seismic weight is estimated based on full dead load + % of live load

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9444977835
genuine.civil2018@gmail.com

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(live load up to 3 kN/m^2 75% reduction, above 3 kN/m^2 50% reduction)

The fundamental natural period of vibration (Ta) in seconds of a RC building is estimated by using the following formula

Ta = 0.075 h$^{0.75}$ (moment resisting building without brick infill panel)

Ta = 0.09 h/√d (moment resisting building with brick infill panel)

Where h is the height of building in meters.

"d" is the base dimension of the building at the plinth level in m.

From is 1893:2016 clause 6.4.2, Design horizontal seismic coefficient

$$Ah = \frac{Z\ I\ S_a}{2\ R\ g}$$

Where, Z for Zone III	= 0.16
I for Residential Building	= 1.0
R for SMRF	= 5.0

8.2. DYNAMIC ANALYSIS:

As per IS 1893 : 2016 clause 7.8.1, dynamic analysis shall be carried out to study the structural behavior of the building and to design the structural elements like columns and RC walls including floor elements etc .

Dynamic analysis shall be carried out using response spectrum method. The design base shear **(V_b)** from the analysis shall be compared with a base shear **(V_b·)** calculated manually using a fundamental period Table as per 10.1 or same as static analysis.

9. COVER FOR REINFORCEMENT:

Cover for Reinforcement is considered as per Table 16A of NBC, for a Fire resistance of **2 hrs.**

1. Pile = 50mm (Circular Cover)
2. Pile cap = 75mm
3. Columns = 40mm
4. Beams = 30mm
5. Slabs = 25mm

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.sm.2010@gmail.com

10. FLOOR LOADS ON RESIDENTIAL BUILDING:

The Typical floor slab and beams are designed as a conventional R.C.C beam & slab for floor loads as mentioned below. Thickness of slab is 125mm. The load considered on the floor slab is 8.5 kN/m^2.

Self-Weight of 125 thk. Slab	= 3.125 kN/m^2
Load due to Floor Finish	= 1.20 kN/m^2
Load due to Partition	= 1.5 kN/m^2(Light weight)
Live load	= 2.00 kN/m^2
Total load taken	= **8.45 kN/m^2**

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11. FOUNDATION SYSTEM:

The support condition for columns in STAAD model is considered as Fixed support. The soil investigation work was entrusted to Velciti Consulting Engineers India Pvt Ltd by the Client.

PILE CAPACITY SUMMARY

Location	Dia. Of Pile (mm)	Length of Pile (m)	Allowable Pile Capacity (ton)
BH-01- KODAMBAKKAM	450	25	61.23
	600	25	96.77

12.1 Typical Design of Column:

Results from the STAAD analysis are taken out and using Excel work sheet format, three worst forces from all load combinations are considered for the design of the Columns. Percentage of steel required for the most required case is considered as the final reinforcement. A typical Design calculation is furnished below for Stilt +5 floors Column C1.

C1 - Columns: (for maximum axial load case)

Total load on column = 3273 kN
Moment in Y-Direction = 52 kNm
Moment in Z-Direction = 101 kNm

Column Size = 300X750mm
A_{st} = 6863 mm^2
pt = 3.05 %
p/f_{ck} = 0.12
$P_u / f_{ck}\, bd$ = 0.58
$M_u / f_{ck}\, b^2 d$ = 0.102
$M_u / f_{ck}\, bd^2$ = 0.140
Muy_1 = 172 kNm
Muz_1 = 591 kNm
Puz/Ag = 23 N/mm^2
Muy/Muy_1 = 0.304
Muz/Muz_1 = 0.172
∞n = 1.73

$(Muy/Muy_1)^{\infty n} + (Muz/Muz_1)^{\infty n} = 0.18$ Hence safe.

Provide 300X750columns with 14 No's 25mm (3.05%) up to Stilt floor roof.

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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C1 - Columns: (for maximum bending moment case)

Total load on column = 2660 kN
Moment in Y-Direction = 144 kNm
Moment in Z-Direction = 82 kNm

Column Size = 300X750mm
A_{st} = 6863 mm^2
pt = 3.05 %
p/f_{ck} = 0.12
$P_u / f_{ck}\, bd$ = 0.47
$M_u / f_{ck}\, b^2d$ = 0.122
$M_u / f_{ck}\, bd^2$ = 0.162
Muy_1 = 206 kNm
Muz_1 = 683 kNm
Puz/Ag = 23 N/mm^2
Muy/Muy_1 = 0.698
Muz/Muz_1 = 0.121
∞n = 1.53
$(Muy/Muy_1)^{\infty n} + (Muz/Muz_1)^{\infty n} = 0.62$ Hence safe.

Provide 300X750columns with 14 No's 25mm (3.05%) up to Stilt floor roof.

C1 - Columns: (for maximum axial load case)

Total load on column = 2573 kN
Moment in Y-Direction = 54 kNm
Moment in Z-Direction = 79 kNm

Column Size = 230X750mm
A_{st} = 5899 mm^2
pt = 3.42 %
p/f_{ck} = 0.14
$P_u / f_{ck}\, bd$ = 0.59
$M_u / f_{ck}\, b^2d$ = 0.110
$M_u / f_{ck}\, bd^2$ = 0.150
Muy_1 = 109 kNm
Muz_1 = 485 kNm
Puz/Ag = 24 N/mm^2
Muy/Muy_1 = 0.62
Muz/Muz_1 = 0.50
∞n = 1.69
$(Muy/Muy_1)^{\infty n} + (Muz/Muz_1)^{\infty n} = 0.35$ Hence safe.

Provide 230X750columns with 12 No's 25mm (3.42%) from Stilt floor roof to Second floor roof.

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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C1 - Columns: (for maximum axial load case)

Total load on column	**= 2116 kN**
Moment in Y-Direction	**= 136 kNm**
Moment in Z-Direction	**= 66 kNm**
Column Size	= 230X750mm
A_{st}	= 5899 mm^2
pt	= 3.42 %
p/f_{ck}	= 0.14
$P_u / f_{ck}\, bd$	= 0.49
$M_u / f_{ck}\, b^2d$	= 0.122
$M_u / f_{ck}\, bd^2$	= 0.176
Muy_1	= 188 kNm
Muz_1	= 569 kNm
Puz/Ag	= 24 N/mm^2
Muy/Muy_1	= 0.62
Muz/Muz_1	= 0.50
∞n	= 1.69

$(Muy/Muy_1)^{\infty n} + (Muz/Muz_1)^{\infty n} = 0.84$ Hence safe.

Provide 230X750columns with 12 No's 25mm (3.42%) from Stilt floor roof to Second floor roof.

12.2 DESIGN OF PILE & PILE CAP:

Pile cap is analyzed using Truss Analogy theory.

DESIGN OF PILE:

Un factored load on column	= 2141kN
Carrying capacity of 600 mm dia Pile	= 1200 kN
Number of piles	= 2
Length of Pile	= 25m
2 no's of 500Dia Pile provided	= 2141/ 2
	= 1079kN < 1200 kN

Hence Safe

Provide 600 dia pile with 4 No's Y20 + 4 No's Y16 with Y8 rings @ 200 c/c as outer stirrups & Y12 rings @ 900 c/c as Inner stirrups.

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

This document is the property of GC and must not be copied, reproduced, duplicated nor disclosed totally or partially to any third party, nor used in any manner without prior written consent of GC.

DESIGN OF PILE CAP PC2 WITH 2 PILES:

Grade of Concrete	= M30
Grade of Steel Fy	= Fe 500
Pile cap depth,	= 900 mm
Cover	= 75 mm
Carrying capacity of 600 mm dia Pile	= 1200 kN
Un factored load on column	= 2141 kN
Number of piles	= 2

Centre to centre of piles, L = 1500 mm

a = 300 mm b = 750 mm c = 300 mm

Column size

Length along X axis, A = 300 mm

Length along Y axis, B = 750 mm

Tensile force to be resisted by reinforcement

Tension along Y-Y $= \underline{P\,(3L^2-A^2)}$

12LD

Tension along Y-Y = $2141(3x1.50^2 - 0.30^2)/ (12x1.50x0.825) = 960.20$ kN

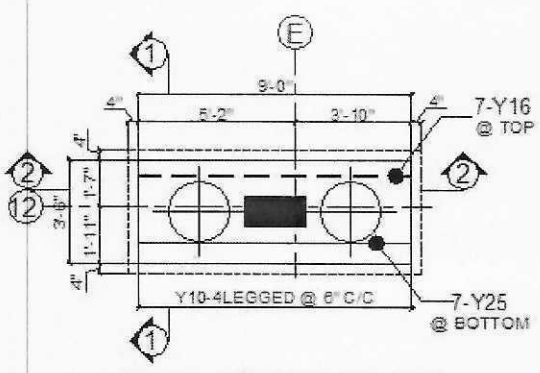
Area of steel = $\underline{\text{Tensile Force}} = 960.20 \times 10^3 \times 1.5/0.87 \times 500 = 3311\ mm^2$

0.87 Fy

Provide 7 nos 25mm dia at Bottom

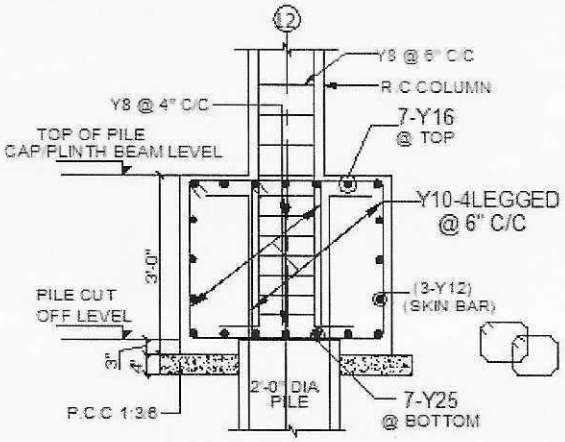
Provide 7 nos 16mm dia at Top

Hence Pile cap size – 1000 x 2700 x 900mm depth



PLAN OF PILECAP "PC2"

(3'-6" X 9'-0")



SECTION "1-1"

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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12.3 DESIGN OF STILT FLOOR ROOF BEAM:

Design of beam "B1-7": 300 x 600 mm

Results from STAAD

Mu (+)	= 259 kN.m
Mu (-)	= 299 kN.m
Shear	= 261 kN
Beam size	= 300 X 600mm
bf	= 1000 mm
Effective depth	= 550 mm
Grade of Concrete	= M25
Grade of Steel	= Fe500

Tension Reinforcement Details:

Mu (+) / (bf * d^2) = (259 x 10^6) / (1000 * 550 * 550)
= 1.63N/mm^2
For 1.63N/mm^2; p_t = 0.41%
Then Ast = 0.41* 1000 *550/100
= 1150 mm^2
No of bars = 1150/ ((π * 25^2) / 4)
= 3 Nos.

Provide 3-Y25 (throughout) +2-Y20 (Extra) @ middle in bottom

Mu (-) / (B * d^2) = (299 * 10^6) / (300 * 550 * 550)
= 3.13 N/mm^2

For 3.13 N/mm^2; From SP16, p_t = 0.87 %
Then Ast = 0.87* 300 * 550/100
= 1475 mm^2
Provide 3-Y16 (throughout) + 3-Y25 (Extra) @ support in top.

Shear Reinforcement Details:

τv = Vu / (B*d)
τv = 261*10^3 / (300 * 550)
= 1.54
τc = 0.28

Hence $\tau v > \tau c$
Provide 8mm dia stirrup- 2legged
Vus = ($\tau v - \tau c$) * B *d
Sv = (0.96 *fy* d * Asv) / (Vus)
Sv = 136 mm

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

Reinforcement Details:

Provide 3-Y25 (throughout) + 2-Y20 (Extra) @ middle in bottom
Provide 3-Y16 (throughout) + 3-Y25 (Extra) @ support in top.
Provide 8mm dia rod 2 legged with 100C/C @ supports & 150 C/C in mid span

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12.3.2 DESIGN OF STILT FLOOR ROOF SLAB:

Slab marked : **S6**

Design data

Length of shorter span	L_x	=	**3590**	mm
Length of longer span	L_Y	=	**4570**	mm
Thickness of Slab	D	=	**125**	mm
Concrete grade	f_{ck}	=	**25**	N/mm²
Reinforcement grade	f_y	=	**500**	N/mm²
Nominal cover to reinf.		=	**20**	mm
Finishes Load		=	**2.7**	kN/m²
False ceiling, ducts etc		=	**0.0**	kN/m²
Equipment Load		=	**0**	kN/m²
Thickness of fill		=	**0**	mm
Unit weight of fill		=	**0**	kN/m³
Unit weight of concrete		=	**25**	kN/m³
Live load on the slab		=	**3.0**	kN/m²
Dia of reinforcement bar		=	**10**	mm
Ratio	l_y / l_x	=	1.27	< 2, Hence Two way slab design procedure is followed

Type of slab Panel = One short edge continuous

Bending moment coefficient For the above ratio as per *IS456:2000, Annexure-D, Table 26*

Bending Moment coefficient		+ ve moment	- ve moment
Short span coefficient	α_x	0.063	0.000
Long span coefficient	α_y	0.043	0.057

Loadings

Self weight of slab	=	0.13	x	25	=	3.13	kN/m²	
Finishes load on slab	=					2.70	kN/m²	
False ceiling, ducts etc	=					0.00	kN/m²	
Equipment Load	=					0.00	kN/m²	
Fill Load	=	0.00	x	0	=	0.00	kN/m²	
Live Load	=					3.00	kN/m²	
	Total Load				=	8.83	kN/m²	
Factored Load on slab	w =	8.83	x	1.5	=	**13.24**	kN/m²	

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2015@gmail.com

Moment and reinforcement Moments per unit width are given by the following equation:

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Bending Moment $M_x = \alpha_x w L_x^2 = \alpha_x \times 13.24 \times 3.59^2 = 171 \alpha_x$

Bending Moment $M_y = \alpha_y w L_x^2 = \alpha_y \times 13.24 \times 3.59^2 = 171 \alpha_y$

Depth Required = $\sqrt{M / (0.1338 f_{ck} b)}$

Ast Required = $((f_{ck}/(2 f_y)) \times (1-(\sqrt{(1-((4.6 R)/f_{ck}))}))) b d$

where, $R = M/(bd^2)$

	Moment	Depth Reqd	Eff. Depth	Reinf Reqd	Provided Reinf.			Summary	check
	kN.m/m	mm	mm	A_{st} mm^2	Bar dia		Spacing	A_{st} mm^2	
M_x(-ve)	0.00	0.00	100	150	T	**10**	**150 mm**	523	**OK**
M_x(+ve)	10.81	56.86	100	262	T	**10**	**150 mm**	523	**OK**
M_y(-ve)	9.72	53.92	90	264	T	**10**	**175 mm**	449	**OK**
M_y(+ve)	7.34	46.83	90	196	T	**10**	**175 mm**	449	**OK**

Check for deflection *IS456:2000, 23.2.1*

Span to depth ratio (L / d) should not exceed the values as calculated below.

Actual Span to depth ratio, L/d = 3590 / 100
= 35.9

Allowable span to depth ratio = $\alpha \beta \gamma \delta$

where α = **26** *20 for simply supported, 26 for continuous span*

β = 1.00 *For Span < 10m, β = 1 & for span > 10m, β = 10 / span*

Short span reinf. % = 0.52 % *at mid span*

Steel stress at service load f_s = 0.58 x f_y x area of steel required / area of steel provided
= 0.58 x 500 x 262 / 523
f_s = 145 N/mm²

Modification factor for tension reinforcement *as per IS456:2000, Fig. 4, page-38*

γ = 1.93 *For the above calculated steel stress*

Modification factor for compression reinforcement *as per IS456:2000, Fig. 5, Page no 39*

δ = **1.0** *No compression reinf. is provided*

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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Allowable L / d ratio = **50**

Actual L/d ratio < Allowable L/d ratio, Hence OK

Check for Crack Width

Permissible Compressive stress, σcbc	=	8.5	N/mm²
Modular ratio, m	=	10.98	
Modulus of Elasiticity of steel, Es	=	200000	N/mm²
Area of steel provided, Ast	=	448.57	mm²/m
Tension Steel percentage provided, Pt	=	0.498	%
Neutral axis depth factor, k	=	√((2x((Pt/100)xm))+(((Pt/100)xm)²)) - ((Pt/100)xm)	
	=	0.281	
Neutral axis depth, x	=	25.25	mm
Cracked Moment of Inertia, I_{cr}	=	((bx(x^3))/3)+((mxAst)x((d-x)²))	
	=	((1000x(25.25^3))/3)+((10.98x448.57)x((90-25.25)^2))	
	=	26015838.4 mm⁴	
Service load Moment, M	=	6.48	kNm/m
Tensile stress in steel, fst	=	((mxMx(d-x))/I_{cr}	
	=	(10.98x6.48x10^6x(90-25.25))/(26015838.43)	
	=	177.15 N/mm²	
Strain in concrete, ε1	=	(f_{st} x (D - x)) / (E_s x (d - x))	
	=	0.0013646	
Mean tensile Strain in concrete, εm	=	ε1 - ((b x ((D - x)²)) / (3 x E_s x Ast x (d - x)))	
	=	0.0007937 **OK**	
Status of Section	=	CRACKED	
Spacing of reinforcement, S	=	175	mm
Distance of point from surface of reinforcing bar, a_{cr}	=	√(((S/2)²) + (d_c²)) - (d_b/2)	
	=	86.00 mm	

[d_c = Effective cover
d_b = Bar diameter]

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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Crack width, Wcr = $(3 \times a_{cr} \times \varepsilon m) / [1 + 2(a_{cr} - c) / (D - x)]$

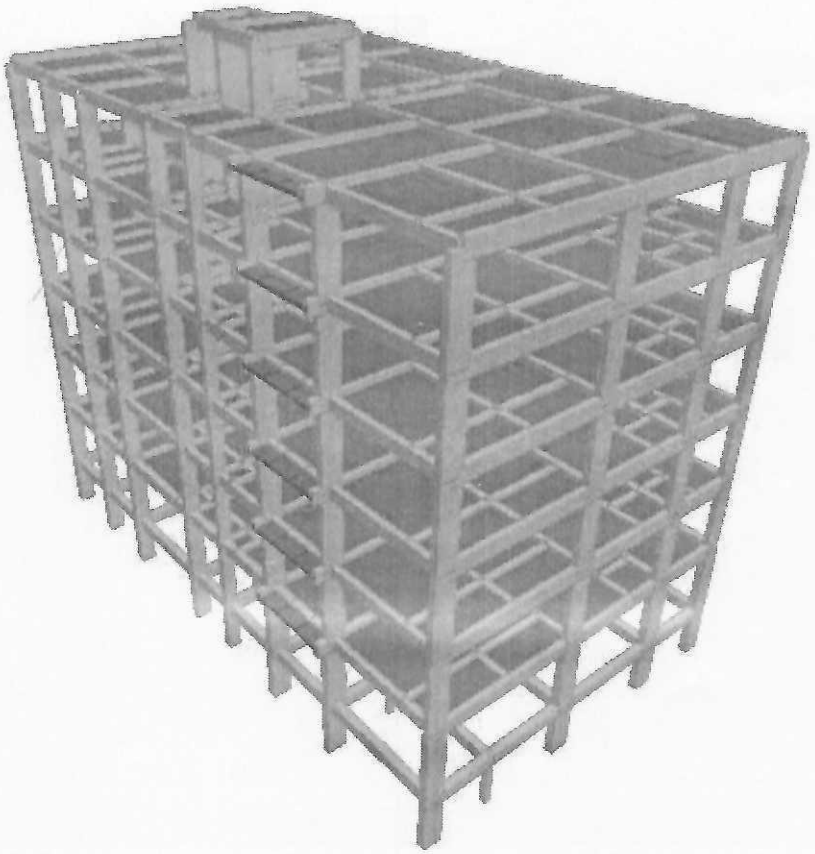
= 0.09 mm

< 0.2mm, Crack width is with in the Limit, Hence OK

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine ch...@gmail.com

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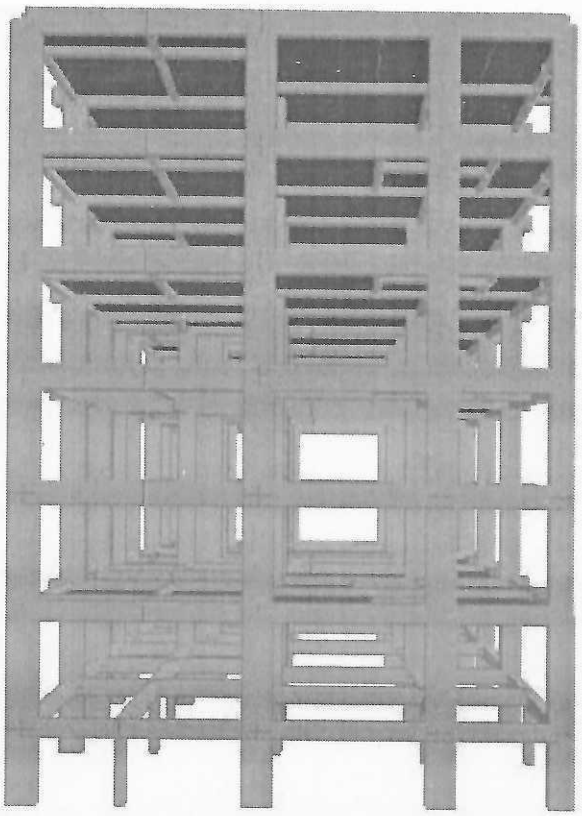
STAAD MODEL:



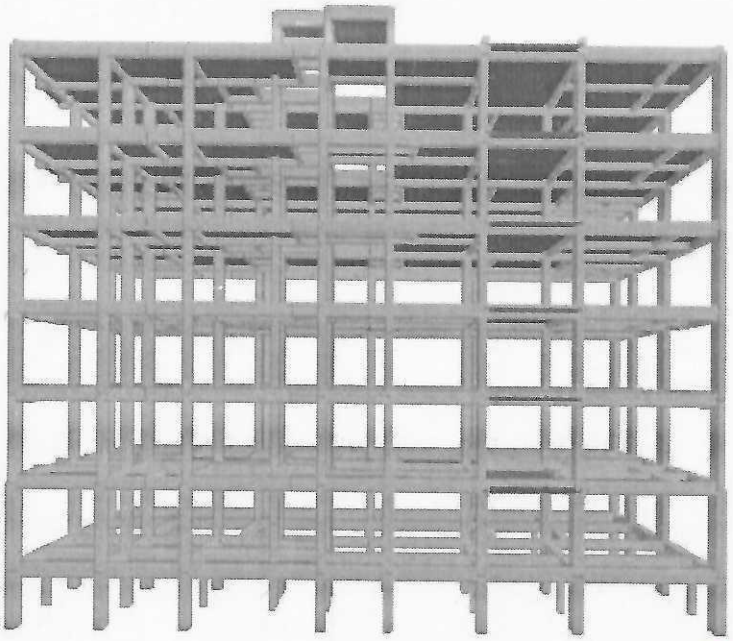
3D VIEW

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.civil2018@gmail.com

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FRONT VIEW

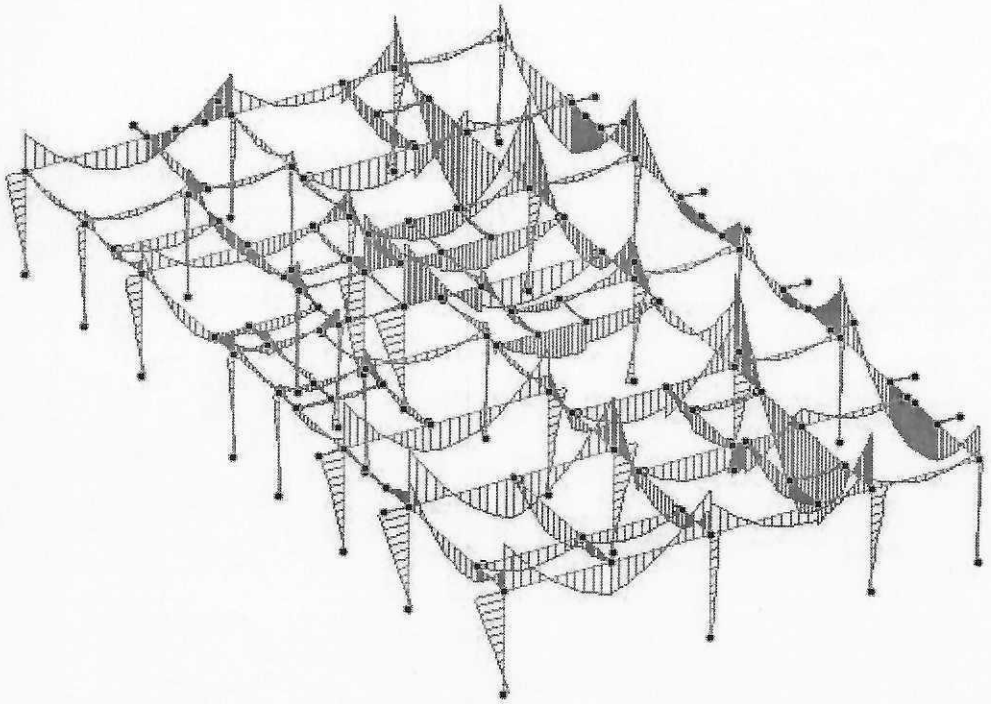


SIDE VIEW

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9843977835
genuine.rajkumar@gmail.com

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BENDING MOMENT DIAGRAM:



STILT FLOOR ROOF SLAB & BEAM

K. RAJKUMAR, B.E., M.Tech.,
Genuine Consultants
Registered Structural Engineer-CMDA
Pallikaranai, Chennai-600 100.
Cell: 9813977835
genuine.civil[illegible]@gmail.com

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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

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.