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Annexure – XIV

[See rule 51 (3)]

Form 1

Structural Design Basis Report

(1) This report to accompany the application for Building Developments

Structural Stability Requirements for a Building

1. The applicant shall to engage an Architect/Engineer, Structural Engineer, Geo-technical Engineer and Construction Engineer as per the guide lines.

2. For ordinary building, the applicant shall submit their requested site plan and detailed structural plans duly prepared by the registered civil engineer.

3. The applicant shall get the building evaluated structurally and geo- technically by the relevant registered professional and submit a report on the stability of the building endangered by either the violation or otherwise, along with the application. The applicant shall also submit all the building and site details as per the proposed guidelines for evaluation as per Structural Design Format appended herein.

4. The competent authority will evaluate the building and site details submitted by the applicant and the Competent Authority shall decide on the corrective measures, if any, and communicate the same to the applicant for carrying out the corrections, within a time period as specified by the competent Authority but not more than six months. The applicant shall carryout the corrective measures and submit compliance report to the competent authority within the stipulated time failing which the regularization application shall be rejected.

M. Vinodhini Yuvashree
Er. M. VINODHINI YUVASHREE, M.E., (Stucutural)
DD. T&CP Reg.. No. SE / Gr.-II / 02 / 2020 / 027
No. 59 / 38, IIIrd Street, Town Hall
Arakkonam - 631 001.
Ph : 9486940290

Part1	General Data		
S.No.	Description	Information	Notes
1.	Site Address: - Old S.F.No. 189/2 Sub divisionT.S.No.81, Block No. 5, Plot No. A2/65,D.no10 11th East cross Street Gandhi Nagar, KatpadiTaluk, Vellore District.		
2.	Name of Owner	1. Sethumanickam & 2.Nandhini,	
3.	Name of Registered Developer along with the Registration Number.		
4.	Name of Registered Architect/Engineer along Registration Number.	k.kalaiselvan RE/GRIII/oct-2024/033	
5.	Name of Registered Structural Engineer along With the Registration Number.	M. VinothiniYuvasri, Reg. No. SE / Gr-II /02 2020/ 027.	
6.	Use of the building	Residential Building.	
7.	Number of stories above ground level (including storeys to be added later, if any)	Stilt Floor, First Floor. Second Floor, Third Floor, Fourth Floor and fifth Floor Plan	
8.	Number of basements below ground level.	- Nil -	
9.	Type of structure Load bearing Walls R.C.C. frame R.C.C. frame and Shear Walls Steel frame.	R.C.C. Frame	
10.	Soil data Type of soil Design safe bearing capacity.	Silty with Clay and Clayey with Black Gravelly Soil.	IS:1893 C1.6.3.5.2. IS: 1904. IS: 1892. IS: 2131. IS: 2720.

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11.	Dead loads (unit weight adopted) • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish Other fill materials	1602KG/M3 1000KG/M3 1922-2563KG/M3 2400KG/M3 2500KG/M3 600-1000N/M2 1650KG/M3	IS: 875 Part 1
12.	Imposed (live) loads Floor loads Roof loads.	5.0KN/M2 4.5KN/M2	IS: 875 Part 2

13.	Cyclone / Wind •Speed Design pressure intensity	50M/S 6.4psf	IS: 875 Part 3
14.	Seismic Zone	111	IS: 1893 (2002)
15.	Importance factor	1.0	IS: 1893 (2002) Table 6.
16.	Seismic zone factor (Z)	0.15	IS: 1893 Table 2.
17.	Response reduction factor	3	IS:1893 Table 7.
18.	Fundamental natural period – approx.	10 - 20	IS:1893 C1.7.6
19.	Design horizontal acceleration spectrum value (Ah)	0.09	IS: 1893 C1.6.4.2
20.	Expansion/Separation Joints		
21.	Building is regular/irregular	Regular	IS 1893

• Enclose detailed drawings drawn to scale for each floor.

Note : In case terrace garden is provided, indicate additional fill load and live load along with the detailed drawings drawn to scale.

Part 2	Load bearing Mansory building		
Sl.No.	Description	Information	Notes
1.	Building category	III(C)	IS: 4326 C1.7 Read with IS:1893
			Bldg. II III IV V
			Ordinary B C D E
			Important C D E E
2.	Basement Provided	0.46m	
3.	Number of floors including Ground Floor (all floors including steppedfloors in hill slopes)	Stilt Floor, First Floor. Second Floor, Third Floor, Fourth Floor and fifth Floor Plan	

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4.	Type of wall masonry	Renacon Block Wall	
5.	Type and mix of Mortar	CEMENT	IS: 4326 C1.8.1.2

6.	Re: size and position of Openings (See note No.[i]) • Minimum distance (b5) • Ratio (b1+b2+b3)/11 or (b6+b7)/12 • Minimum pier width betweenconsequent opening (b4) • Vertical distance (h3) • Ratio of wall height to thickness4 Ratio of wall length between cross wall to thickness	 0.6m 0.42 0.9m 0.6m	IS: 4326 Table 4,
7.	Horizontal seismic band • at plinth level • at window sill level • at lintel level • at ceiling level • at eave level of sloping roof • at top of gable walls at top of ridge walls	P IP NA ☐	(see note No.2) IS: 4326 C1 8.4.6 IS: 4326 C1 8.3 IS: 4326 C1 8.4.2 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.4
8.	Vertical reinforcing bar at corners and T junction of wallsat jambs of doors and window openings	☐ ☐ ☐ ☐ ☐ ☐	IS: 4326 C1 8.4.8. IS: 4326 C1 8.4.9
9.	Integration of prefab roofing/flooring elements through reinforced concrete screed.	☐ ☐ ☐ ☐ ☐ ☐	IS:4326 C1 9.1.4
10.	Horizontal bracings in pitched truss inhorizontal plane at the level of ties in the slopes Of pitched roofs	☐ ☐ ☐ ☐ ☐ ☐	

Notes: (i) Information in Item 6 should be given on separate A4 sheets for all walls with large number ofopenings

(ii) IP indicated "Information Provided"
IP indicates "Information to be provided"NA indicates "Not Applicable"
Tick mark one box

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Part 3	Reinforced concrete framed buildings		
Sl. No.	Description	Information	Notes
1.	Type of building • Regular frames • Regular frames with Shear Walls • Irregular frames • Irregular frames with Shear Walls • Soft storey	Regular frames	IS: 1893 C1 7.1
2.	Number of basements	Nil	
3.	Number of floors including ground floor	Stilt Floor, First Floor. Second Floor, Third Floor, Fourth Floor and fifth Floor Plan	
4.	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams and Slabs	
5.	Soil data • Type of soil • Recommended type of foundation – Independent footings -Raft-Piles • Recommended bearing capacity of soil • Recommended type, length, diameter and load capacity of piles • Depth of water table • Chemical analysis of ground water • Chemical analysis of soil	Yellowish Grey Silty Sandy Clay Independent footings 150kn/m2 - 2.50M Ordinary Water SILT	IS: 1498
6.	Foundations Depth below ground levelType Independent Interconnected Raft Piles	2.50m Independent	
7.	System of interconnecting foundationsPlinth beams Foundation beams	Plint Beam Depth-0.45m Plinth to Foundation Depth-2.2m	IS: 1893 C1 7.12.1

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08.	Grades if concrete used in different parts of building	M20	
09.	Method of analysis used	STATIC	
10.	Computer software used	STAAD PRO	
11.	Torsion included	-	IS: 1893 C1 7.9
12.	Base shear a. Based on approximate fundamental period b. Based on dynamic analysis Ratio of a/b	 0.09/$\sqrt{d}$ 0.06	 IS: 1893 Cl. 7.5.3
13.	Distribution of seismic forces along the height of the building.	0.03N/MM2	IS:1893 Cl.7.7 (Provide sketch)
14.	The Column of soft ground storey Specially designed.	-	IS: 1893 Cl.7.10
15.	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Walls	 2″ 1.5″ 1″ 0.5″ 0.5″	IS: 456 Cl. 26.4
16.	Ductile detailing of RC frame • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement ofbeams at any cross section • Maximum percentage of reinforcement at anysection of beam • Spacing of transverse reinforcement in 2-dlength of beams near the ends • Ratio of capacity of beams in shear tocapacity of beams in flexure • Maximum percentage of reinforcement incolumn • Confining stirrups near ends of columns andin beam-column joints DiameterSpacing • Ratio of shear capacity of columns tomaximum seismic shear in the storey.	 RC 300 X 450 3% 2% 0.25LI 0.5-0.7 4% 8MM 175MM -	 IS: 456 Cl. 5.6 IS: 13920 Cl.6.1 IS: 13920 Cl.7.1.2 IS: 456 Cl.26.5.1(a) IS: 13920 Cl.6.2.1 IS: 456 Cl.26.5.1.1(b) IS: 13920 Cl.6.2.2 IS: 13920 Cl.6.3.5 IS: 456 Cl.26.5.3.1 IS: 13920 Cl. 7.4

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17.	Does the features require clearance by SDRP Example: High rise building Prefab building Building Building in hazard prone areas	NIL	

Foundation

i. In case raft foundation has been adopted, indicate K value used for analysis of the raft.
ii. Incase pile foundations have been used, give full particulars of the piles, type, dia, length,capacity
iii. In case of high-water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

Idealization for Earthquake analysis

i. In case of composite system of shear walls and rigid frames, give distribution of base shear in the two systems on the basis of analysis, and that used for design of each system
ii. Indicate the idealization of frames and shear walls adopted in the analysis with the help ofsketches.
iii. Submit framing plans of each floor
iv. In case of basements, indicate the system used to contain earth pressures.

Part 4	Buildings in structural steel		
1.	Adopted method ofdesign	O Simple O Semi-rigid O Rigid	IS:800 Cl 3.4.4 IS:800 Cl.3.4.5 IS:800 Cl.3.5.6
2.	Design based on	O Elastic Analysis O Plastic Analysis	IS: 800 Section-9 SP;6 (6)
3.	Floor construction	O Composite O Non composite O Boarded	
4.	Roof construction	O Composite O Non composite O Metal O Any other	
5.	Horizontal force resisting system adopted	Frames Braced frames Frames & shear walls	Note: Seismic force as per IS:1893 Would depend on system
6.	Slenderness ratios maintained	Members defined in Table 3.1, IS:800	IS 800; Cl.3.7
7.	Member deflection limited to	Beams, Rafters Crane Girders, PurlinsTop of columns	IS:800 Cl.3.13

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8.	Structural members	O Encased in concrete Not encased	IS: 800 Section-10
9.	Proposed material	O General weld-able O High strength O Cold formed O Tubular	IS: 2062 IS: 8500 IS: 801, 811 IS: 806
10.	Minimum metal thickness Specified for corrosion protection	O Hot rolled sections O Cold formed sections O Tubes	IS: 800, Cl.3.8 Cl.3.8.1 to Cl.3.8.4 Cl.3.8.5
11.	Structural connections	O Rivets O CT Bolts O S H F G Bolts O Black Bolts O Welding field Shop (Specify welding type proposed) Composite	IS: 800, Section-8 IS: 1929, 2155, 1149 IS 6639, 1367 IS 3757, 4000 IS: 1363, 1367 IS: 816, 814,1395, 7280, 3613, 6419, 6560, 813, 9595
12.	Minimum Fire rating proposed, with method	O Rating ……. hours O Method proposed. - In tumescent painting - Spraying - Quilting - Fire retardant boarding	IS: 1641, 1642, 1643

Part-5

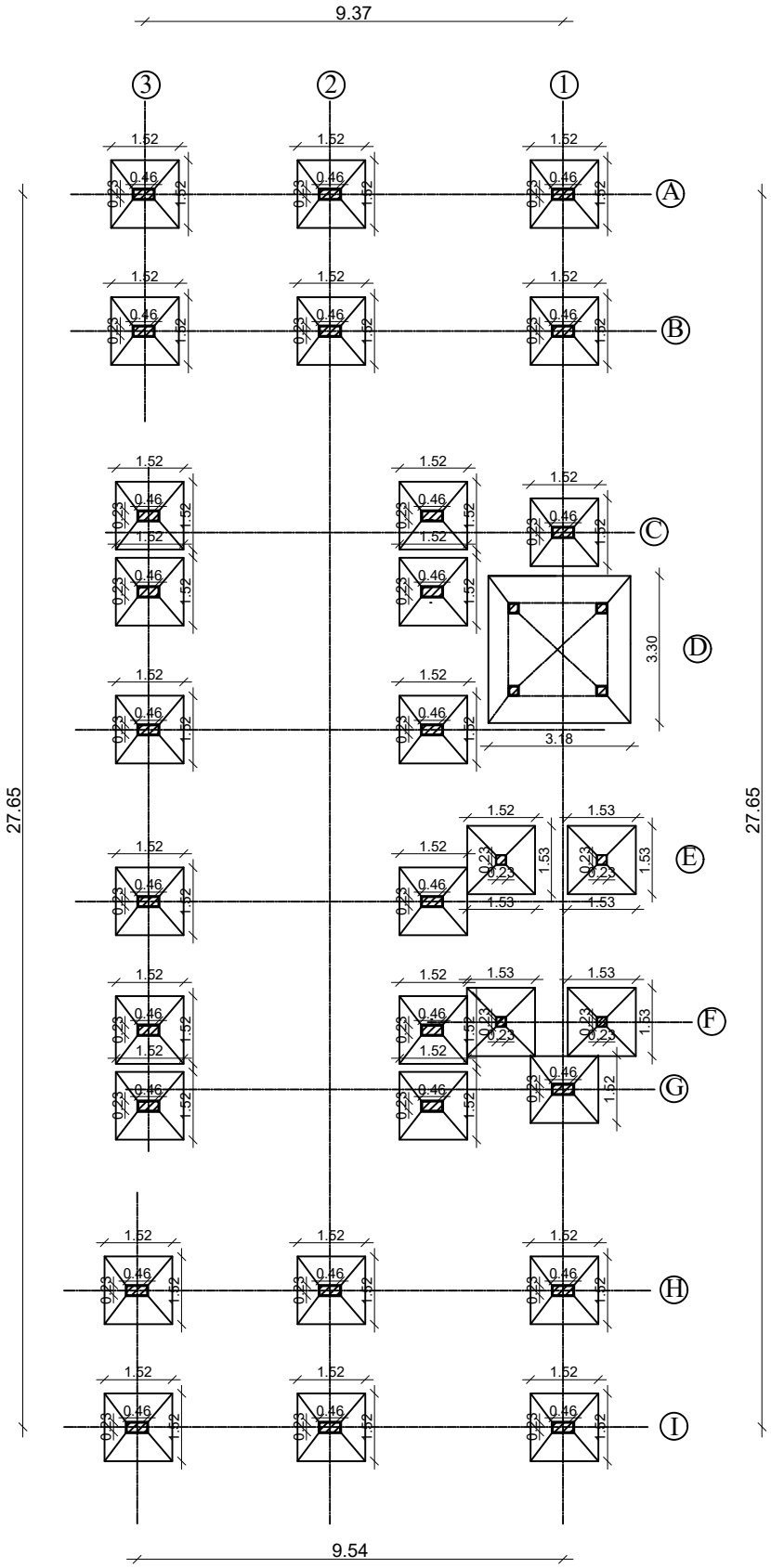
Any special weakness in the building making it vulnerable for stability related failure and the precaution to be taken during execution/completion and finishing to be indicated.

Part-6

Recommendations of structural Engineer with respect to special requirements needed with respect to structural safety and stability to be taken note of by competent authority feature like incorporation of swimming pool, heavy load on roof, prefabricated structure or any other hazardous features should be included.

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COLUMN POSITION PLAN

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACE ROOF RESIDENTIAL BUILDING (15-DWELLINGS) IN STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR AT OLD S.F.NO: 189/2, WARD NO: 9, BLOCK NO: 5, T.S.NO: 81, PLOT NO: A2/65 IN APPROVED LAYOUT NO L.P.H./D.T.P. : 74/60, GANDHI NAGAR, ZONE - I, VELLORE CITY MUNICIPAL CORPORATION, KATPADI TALUK AND VELLORE DISTRICT.

VELLORE LOCAL PLANNING AUTHORITY / DISTRICT TOWN AND COUNTRY PLANNING OFFICE, VELLORE DISTRICT.

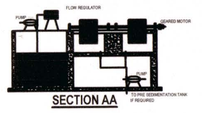
ROC NO. SWP/BPA/484073/2025.

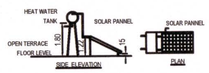
SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - D" & NUMBERED AS B.P./VELLORE-LPA/SITE APPROVAL NO. 12/2025

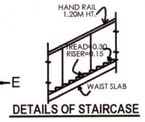
BUILDING PLANNING PERMISSION NO.

B.P./VELLORE-LPA/P. P. NO. 12/2025

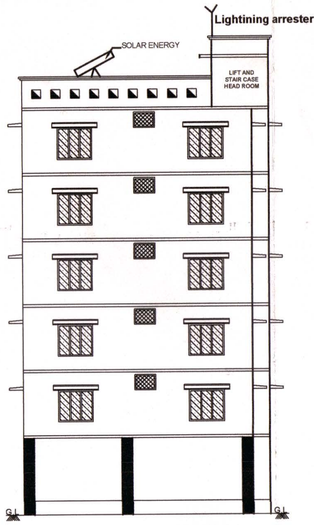




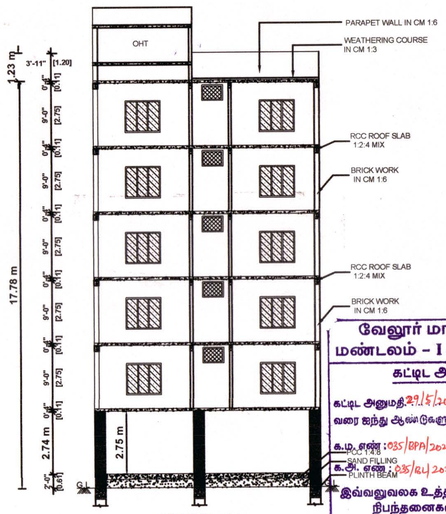
SOLAR WATER HEATER
(NOT TO SCALE)



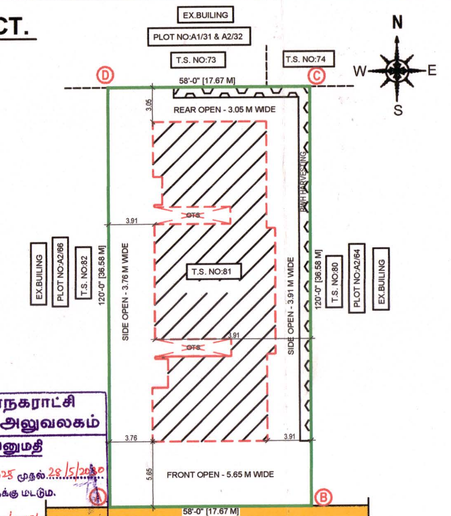
DETAILS OF STAIRCASE



ELEVATION

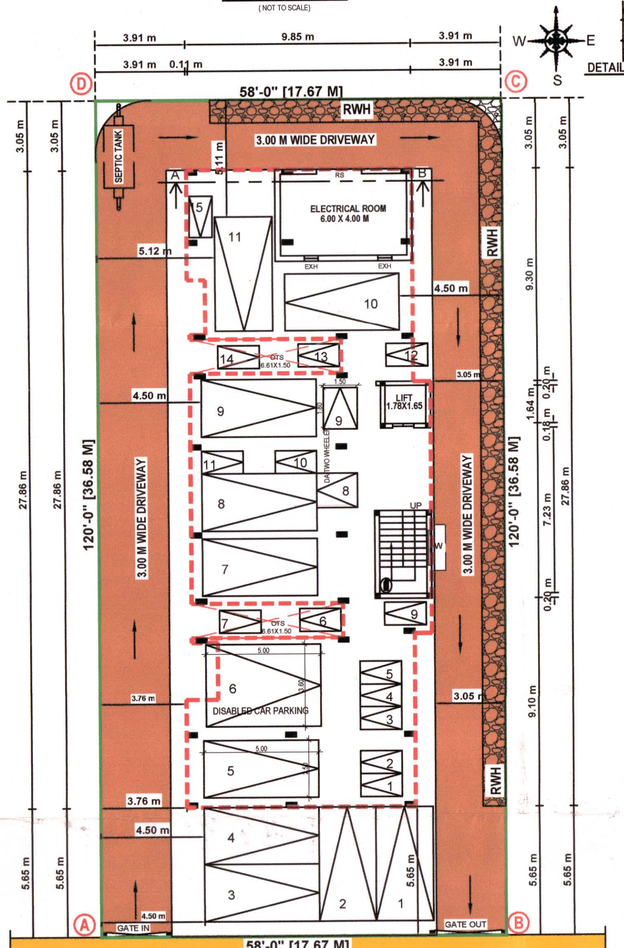


SECTION - AB

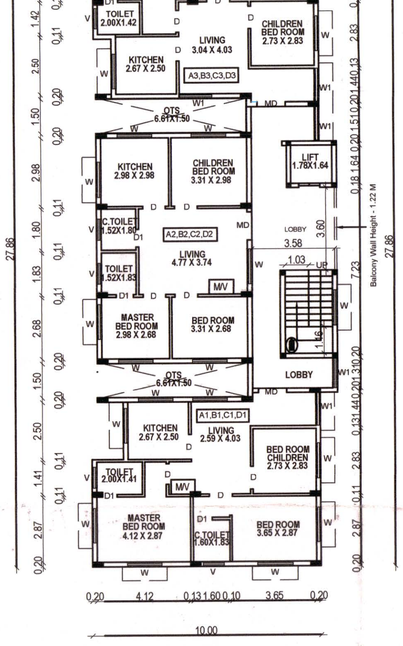


SITE PLAN
SCALE: 1:200

வேலூர் மாநகராட்சி
மண்டலம் – I அலுவலகம்
கட்டிட அனுமதி
கட்டிட அனுமதி 29/5/2025 முதல் 28/5/2030 வரை ஐந்து ஆண்டுகளுக்கு மடும்.
க.மு. எண் :035/BPA/2025/00156
க.அ. எண் :035/EW/2025/00127
நாள் : 29/5/25
இவ்வலுவலக உத்திரவில் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
அலுவலர்

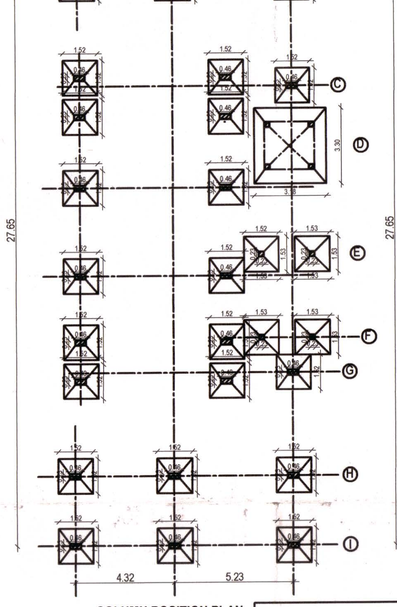


SITE CUM STILT FLOOR PLAN

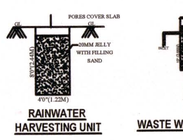


FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
TYPICAL FLOOR PLAN

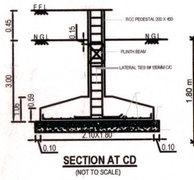
TERRACE FLOOR PLAN

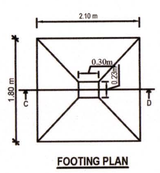


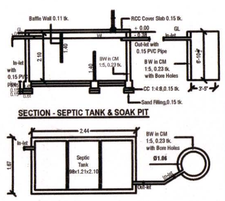
COLUMN POSITION PLAN











AREA DETAILS :

AREA OF SITE 646.60 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	--	257.77	257.77	PARKING
FIRST FLOOR	257.77	--	257.77	3 DWELLINGS
SECOND FLOOR	257.77	--	257.77	3 DWELLINGS
THIRD FLOOR	257.77	--	257.77	3 DWELLINGS
FOURTH FLOOR	257.77	--	257.77	3 DWELLINGS
FIFTH FLOOR	257.77	--	257.77	3 DWELLINGS
TERRACE FLOOR	--	22.76	22.76	HEAD ROOM
TOTAL AREA	1288.85	280.53	1569.38	15 DWELLINGS

FLOOR SPACE INDEX (FSI) :

FSI AREA / SITE AREA = 1288.85 / 646.60 = 1.993 < 2.0

PARKING DETAILS:

PARKING REQUIRED :

CAR PARKING - 11 Nos.

TWO WHEELER PARKING - 15 Nos.

PARKING PROVIDED :

CAR PARKING - 11 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING - 15 Nos.

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

TYPE	DESCRIPTION	IN METER
MD	MAIN DOOR	1.22 x 2.13
D	DOOR	0..99 x 2.13
D1	DOOR	0..76 x 2.13
LD	LIFT DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.37
V	VENTILATOR	0.99 x 0.61
GW	GRILL WINDOW	1.52 x 1.37
RS	ROLLING SHUTTER	2.44 x 2.40
EX	EXHAUST FAN	0.61 x 0.61
M/V	MECHANICAL VENTILATION PROVEDED	

DWELLING UNITS AREA STATEMENT:-

FLOORS	DWELLING REFERENCE	DWELLING AREA IN SQ.M.
FIRST FLOOR	A1	70.33
	A2	68.32
	A3	72.19
SECOND FLOOR	B1	70.33
	B2	68.32
	B3	72.19
THIRD FLOOR	C1	70.33
	C2	68.32
	C3	72.19
FOURTH FLOOR	D1	70.33
	D2	68.32
	D3	72.19
FIFTH FLOOR	E1	70.33
	E2	68.32
	E3	72.19
TOTAL AREA		1054.20

APPLICANT

K.KALAISELVAN, DCE
VCMC : RE/057/2019
DTCP : CE/19/05/021
DTCP : RE/Gr III/19/07/084
Construction Engineer & Registered Engineer
No 4 10th Cross Street Bharath Nagar Extn
Katpadi Vellore (Dt) Cell 98431 64476
CONSTRUCTION ENGINEER

Ln. Prof. Dr. G. KESAVAN, M.E., Ph.D.,
(MISTE, IGS, DFI, ISET, MIE, C.Engg., LBS, IAENG)
Geotechnical Engineer,
Reg. No. RGTE/001/2018.
No. 5/28, CHINNAKULANTHAI STREET,
ARUNACHALAM NAGAR, SEVELIMEDU,
KANCHEEPURAM - 631 502. Cell: 9791975310.
Email: soilk7g66@gmail.com
GEO TECH ENGINEER

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DD. T&CP Reg.: No. SE / Gr.-II / 02 / 2020 , 027
No. 59 / 38, IIIrd Street, Town Hall
Arakkonam - 631 001.
Ph : 9488940290
STRUCTURAL ENGINEER

Er. J. HARI PRASAD, B.E.,
Registred Engineer
DTCP Reg. No.RE/Gr-II/July-2024/28
No: 97/1, First Floor, Nethaji Stadium Road,
Vellore - 632 001. Mobile: 8667605
REGISTERED ENGINEER

Signature valid
Signed by: Joint Director
Location: Vellore
Date: 2025.04.25

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.