Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Structural Design Basis Report

S.No	Description	Information	Notes
1	Site Address	T.S.NO 33/7 & 33/8, T.S. WARD NO.37, BLOCK NO.3, S.F.NO.472PT., SINGANALLUR VILLAGE CORPORATION, SINGANALLUR	
2	Use of the building	RESIDENTIAL FLATS	
3	Number of stories above ground (including storey's to be added later, if any)	Stilt + 4 Floors	
4	Type of structure Load bearing walls R.C.C. frame R.C.C. frame and Shear Walls Steel frame	RCC Framed Structure	
5	Soil data Type of soil Design safe bearing capacity	Soft Disintegrated Rock 23 T/Sq.m	IS:1893C1.6.3.5.2 IS:1904 IS:1892 IS:2131 IS:2720
6	Dead loads (unit weight adopted) • Earth • Water • AAC Block masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials	Earth : 18/m3 Water : 10KN/m3 AAC Block masonry : 605KN/m3 Brick masonry : 20KN/m3 Plain Cement Concrete : 24KN/m3 R C Concrete : 25 KN/m3 Floor finish : 1.2 KN/m2	IS:875Part1
7	Imposed (live) loads • Floor loads • Roof loads	2.0 KN/Sq.m 2.5KN/Sq.m	IS:875Part2
8	Cyclone/Wind • Speed • Design pressure intensity	39m/Sec 1.0 KN/Sq.m	IS:875Part3
9	Seismic zone	Zone – II	IS:1893(2002)
10	Importance factor	1.0	IS:1893(2002) Table6
11	Seismic zone factor (Z)	0.10	IS:1893Table2
12	Response reduction factor	5.0	IS:1893Table7
13	Fundamental natural period approx.	0.17	IS:1893C1.7.6

B. SENTHILKUMAR, M.E.(Structural)
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14	Design horizontal acceleration spectrum value (A_h)	0.06	IS:1893C1.6.4.2
15	Building is regular/irregular	Regular	IS1893

	Load bearing masonry buildings		
S.No	**Description**	**Information**	**Notes**
1	Building category	Residential flats; Seismic zone II	IS:1893C17.1
2	Type of mortar mix	Cement mortar ; 1:5 mix	IS:4326 Cl.8.1.2
3	Re.size and position of openings (See note No(i)) • Min. distance (b_5) • Ratio(b_1+b_2+b_3)/1_1or (b_6+b_7)/1_2 • Min.pier width between consequent opening(b_4) • Vertical distance (h_3) • Ratio of wall height to thickness 4 • Ratio of wall length between cross wall to thickness	NOT APPLICABLE	IS:4326 Table 4 Fig:7
4	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 wall	NOT APPLICABLE	IS: 4326 Cl 8.4.6 IS: 4326 Cl 8.3 IS: 4326 Cl 8.4.2 IS: 4326 Cl 8.4.3 IS: 4326 Cl 8.4.3
5	Vertical reinforcing bar at corners and T junctions of walls at jambs of doors and windows openings	NOT APPLICABLE	IS: 4326 Cl 8.4.8 IS: 4326 Cl 8.4.4
6	Integration of prefab roofing/flooring elements through reinforced concrete screed	Not applicable	
7	Horizontal bracings in pitched truss in horizontal plane at the level of ties in the slopes of pitched roof	Not applicable	

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	Reinforced concrete framed building		
S.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 Cl 7.1
2	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams and slabs	
3	Soil datas • Type of soil • Recommended type of foundation -Independent footing -Rafts -Piles • Recommended bearing capacity of soil • Recommended type, length, dia and load capacity of piles • Depth of Water table • Chemical analysis of ground water • Chemical analysis of soil	Soft Disintegrated Rock Independent footing 23T/sq.m Not applicable Nil Nil Nil	As per the result
4	**Foundations** Depth below Ground level Type Independent Interconnected Raft Piles	2 M Independent	
5	System interconnection foundations Plinth beams Foundation beams	Plinth beams	IS:1893 Cl 7.12.1
6	Grades of concrete	M20 & M25	
7	Method of analysis used	Static	
8	Computer software used	STAAD pro v8i	

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9	Tension included	Yes	IS : 1893 Cl 7.9
10	Base Shear a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b	0.55	IS : 1893 Cl 7.5.3
11	Distribution of seismic forces along the height of the building	Yes	IS: 1893 Cl 7.7
12	The column of soft ground storey specially designed	Yes	IS: 1893 Cl 7.10
13	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Walls	Footing – 50mm Column – 40mm Beams – 25 mm Slabs – 20mm Walls – 25mm	IS: 456 Cl.26.4
14	Ductile detailing of RC frame • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement of beams at any cross section • Maximum percentage of reinforcement at any section of beam • Spacing of transverse reinforcement in 2d length of beams near the ends • Ratio of capacity of beams in shear to capacity of beams in flexure • Maximum percentage of reinforcement in column • Confining stirrups near ends of columns and in beam-columns joints Diameter Spacing Ratio of shear capacity of columns to maximum seismic shear in the storey	Fe 500 230x450mm 450x300mm 3% 6% 150mm 4% 10mm 100mm	IS:456Cl.5.6 IS:13920Cl.6.1 IS:13920Cl.7.1.2 IS:456Cl.26.5.1(a) IS:13920Cl.6.2.1 IS:456Cl.26.5.1.1(b) IS:13920Cl.6.2.2 IS:13920Cl.6.3.5 IS:456Cl.26.5.3.1 IS:13920Cl.7.4

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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.