Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Friday, 13 February 2026

Structural Stability for IT Park_Coimbatore

Sl. No.	Description	Information	Notes
1	Site Address	SF. NO. : 964/2C2, 964/2C3, Kalapatti Village (East), Coimbatore District – 641048.	
2	Name of Owner	**RamC Infra Pvt Ltd.**	
3	Name of Registered Architect	**Atelier Nord**	
4	Name of Registered Structural Consultant	**ARM Structures**	
5	Use of Building	Commercial	
6	Number of Stories above ground level (including stories to be added later, if any)	4	
7	Number of Basement below ground level	3	
8	Type of Structure	Ordinary Moment resisting Frame with shear walls.	
9	Soil data Type of Soil Design safe bearing capacity Water Table	 Soft Disintegrated Rock 41.05 T/sq.m. @ 9m depth Not encountered till 20m	IS: 6403-1981
10	Dead Load Earth Water Masonry Plain Cement Concrete Reinforced Cement Concrete Floor finish	 18 kN/m^3 1 kN/m^3 10 kN/m^3 24 kN/m^3 25 kN/m^3 5 kN/m^3	
11	Imposed Load Floor Load Roof Load Basement	 3.0 kN/m^3 1.5 kN/m^3 2. 5 kN/m^3	IS: 875 Part 2
12	Wind Load Speed	 50m/s	IS: 875 Part 3
13	Seismic Load Zone factor Importance factor Response reduction factor Type of Structure Damping ratio	 0.16 1 3 1 0.05	IS: 1893-2002
14	Horizontal floor system Beams Flat Slab with drop	 Around staircase and services area Typical arrangement for remaining slab area	
15	Foundation Recommended type & depth Provided	 Isolated @ 9m depth Raft @ 9m depth	
16	System of Interconnecting foundation	Continuous raft	
17	Grade of Concrete	M30	
18	Grade of Steel	Fe550	
19	Code used for design and analysis	IS: 456-2000	
20	Torsion Included	Yes	
21	Computer software used For Frame analysis For Beam, Slab and raft design	 STAAD PRO Advanced 2024 -Version 24.00.02.354 SAFE – Version 22.1.0	

Software Analysis -

Frame as modelled in STAAD.

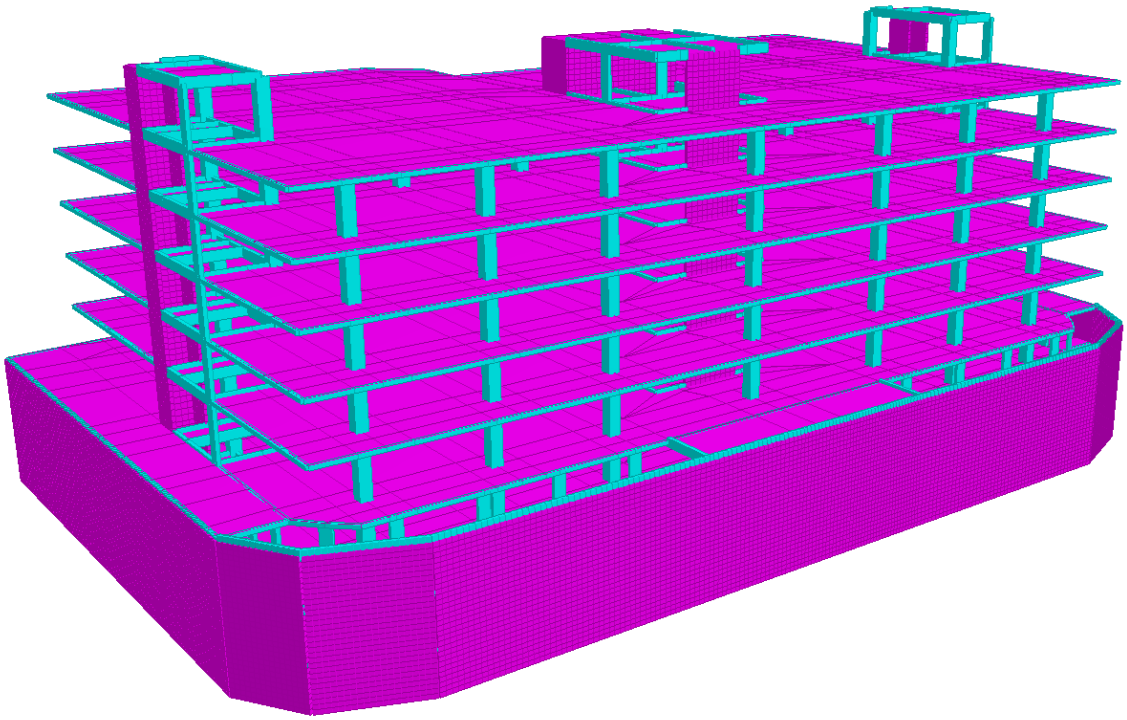


Figure 1 As modelled in Staad

This model in Staad has been used to analyse the frame, determine the adequate column sizes and get reactions for the foundation design.

Upon receiving the results from STAAD adequate SAFE model was developed with loading to design the slab

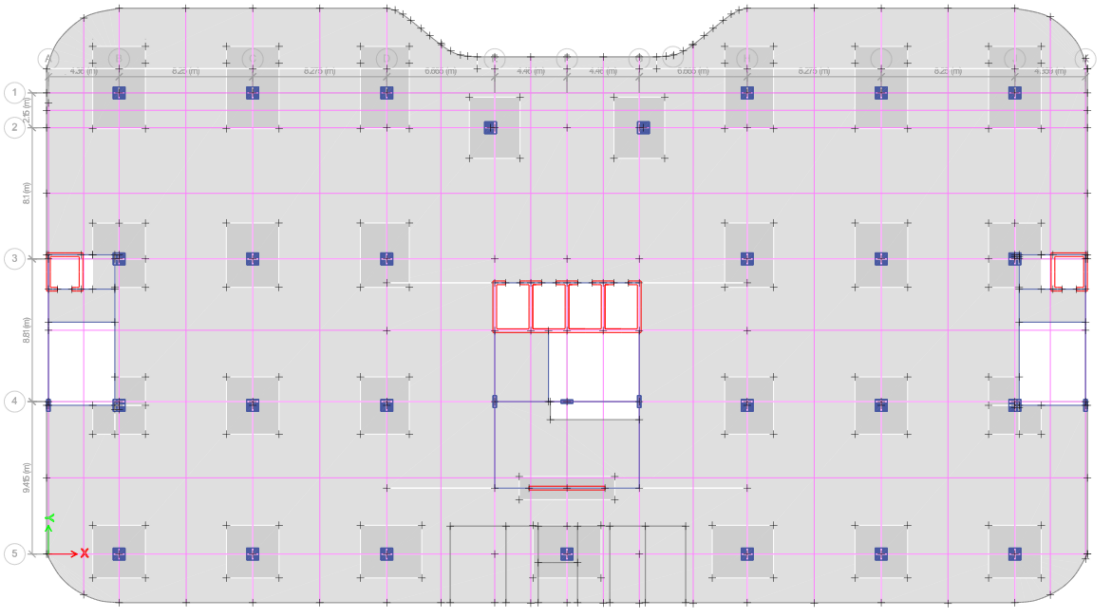


Figure 2 Typical Slab as modelled in SAFE

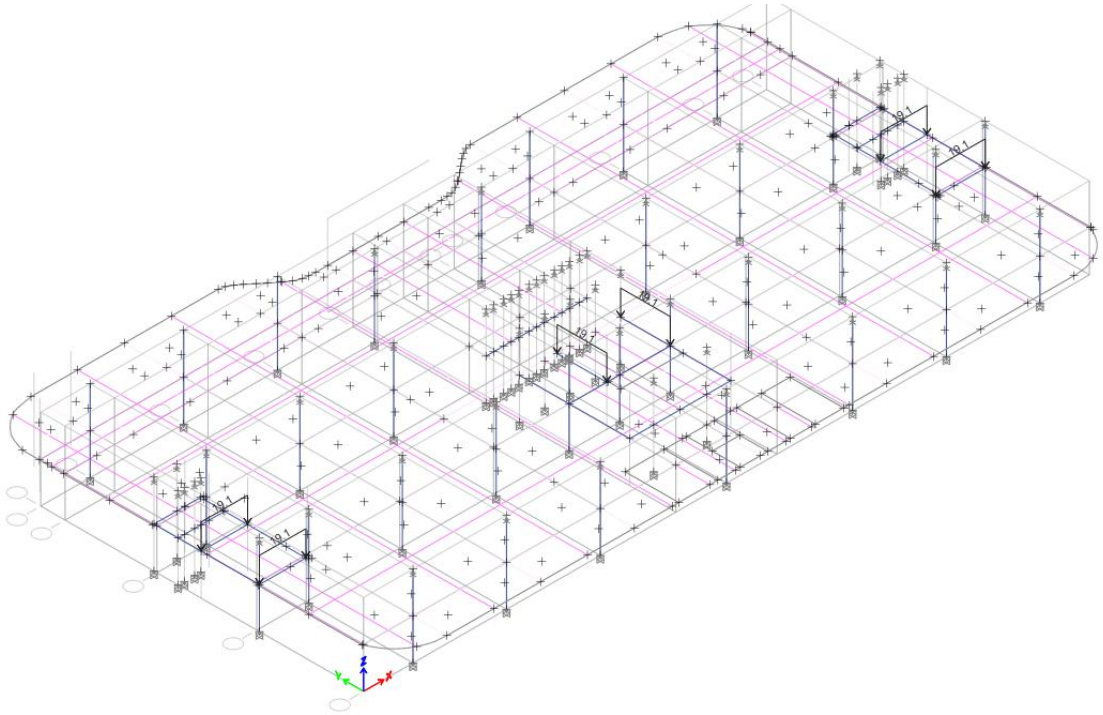


Figure 3 Dead loads as applied in SAFE model

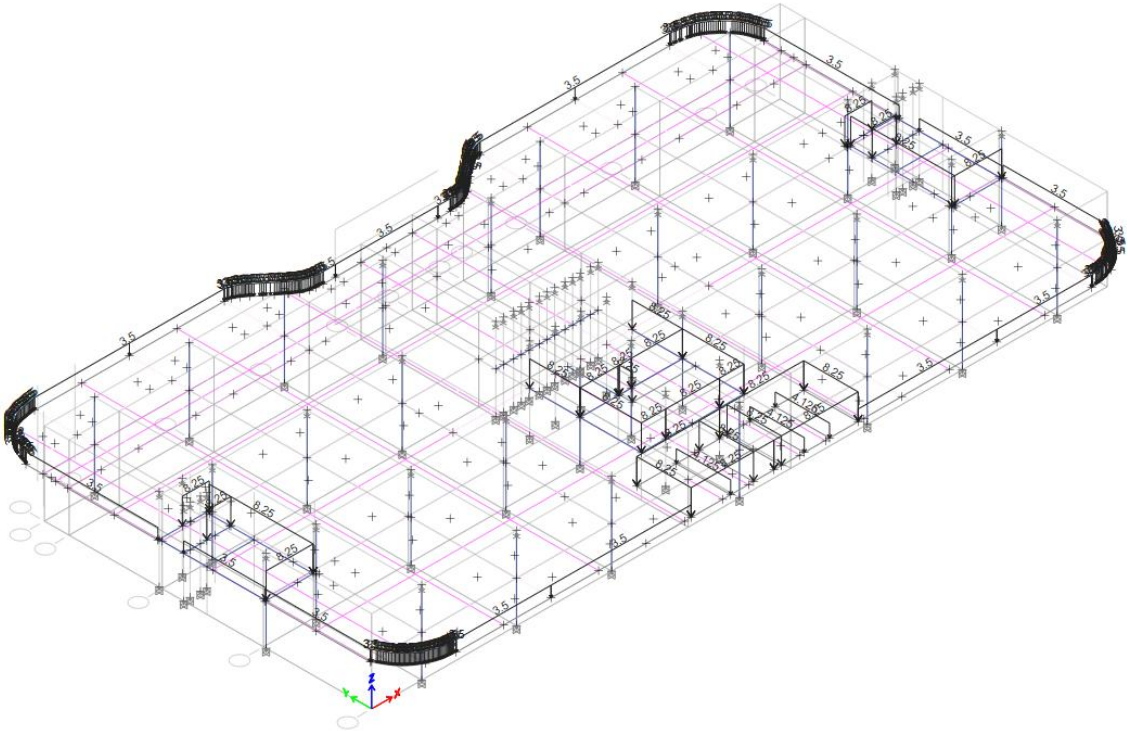


Figure 4 Wall and glazing loads as applied in the SAFE Model 3kn/m

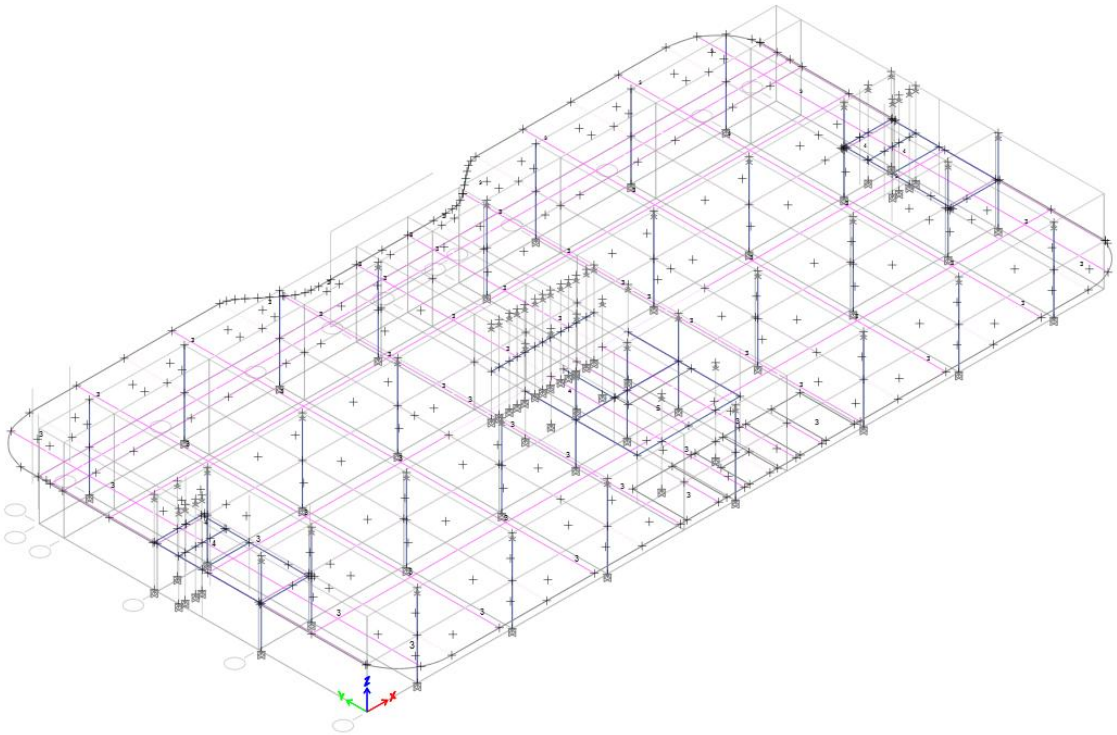


Figure 5 Live Loads as applied in the Safe Model 3kn/sq.m.

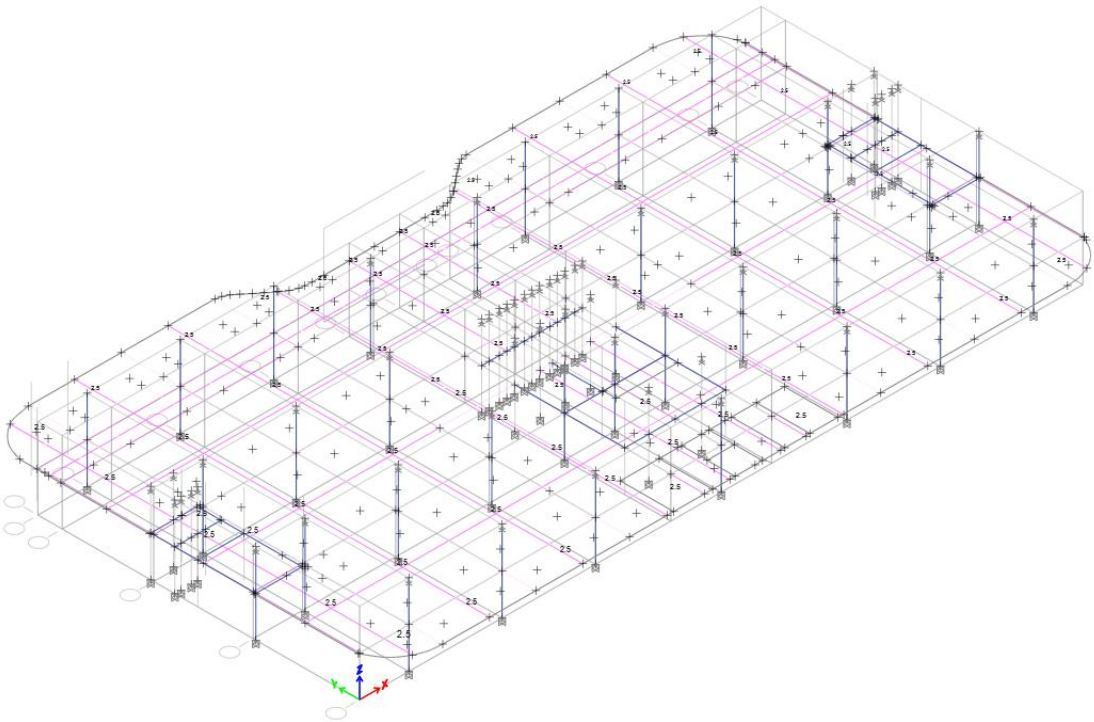


Figure 6 Floor finish and ceiling plaster load as defined in the SAFE model 2.5kn/sq.m.

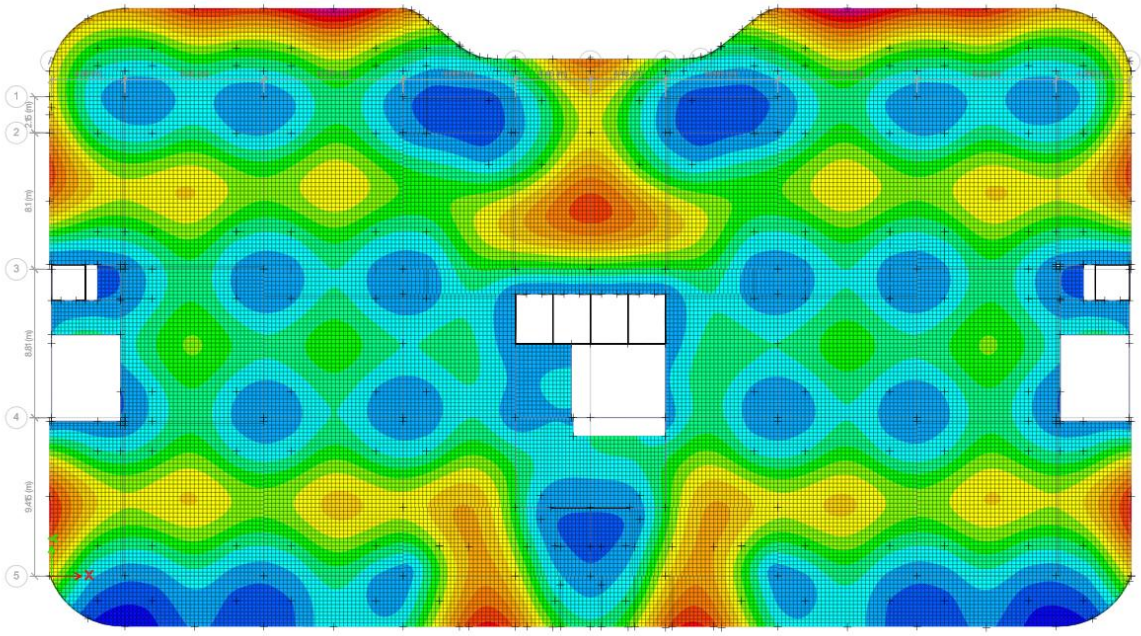


Figure 7 Final deflections observed as in SAFE model is 9.6mm

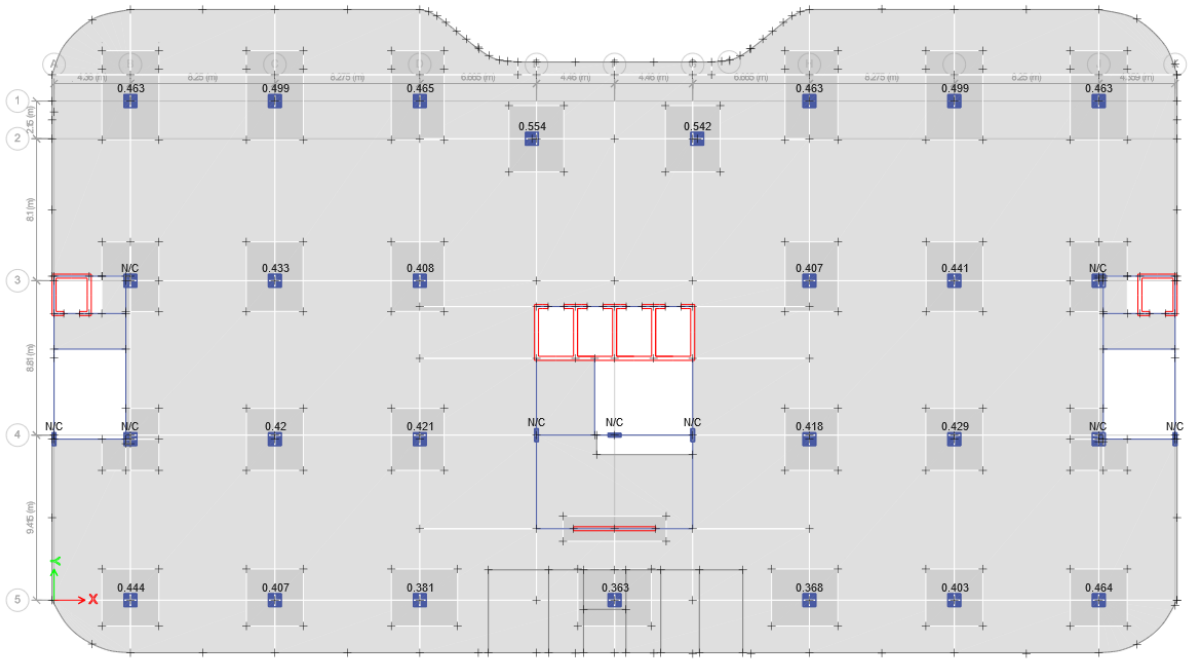


Figure 8 Punching shear values for all column <1

Based on the analysis the final deflections observed is 9.6mm < 20mm, maximum allowable. Similarly the punching shear and shear values are within safe limit, hence the slab design is safe.

Conclusion: After analysis and design, ***the structure is stable and serviceable for the intended use***. Respective detailing has been done based on design and shared along with the Structural Drawings.

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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