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

Annexure–XIV

[See rule 51(3)]

Form1 (Structural Design Basis Report)

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

Part 1	General Data		
S.No	**Description**	**Information**	**Notes**
1	Site Address	S.F.NO: 514/1A1, 518/2B, 519/2B AT VADAVALLI VILLAGE, WEST ZONE, PERUR TALUK, COIMBATORE CORPORATION.	
2	Name of Owner	M/s. Promag foundations and structures private limited, M/s. SGK investments trust (POA)	
3	Name of Registered Developer along with the Registration Number	**PROMAG FOUNDATIONS and STRUCTURES PVT LTD.** **NO: 33AAGCP14555M1ZA**	
4	Name of Registered Architect/Engineer along with the Registration Number	**AR N. MAHESH** **CA/76/2881** TRIVANDRUM	
5	Name of Registered Structural engineer along with the Registration Number	**KANNA CHOKKALINGAM** **Reg No: Coimbatore LPA/SE/GR-1/006/2024**	
6	Use of the building	Residential group development villa buildings	
7	Number of stories above ground (including storey's to be added later, if any)	Ground + 2Floors	
8	Number of basements below ground level	Nil	

For SGK INVESTMENT TRUST

Authorized Signatory

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Authorised Signatory

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

S.No	Description	Information	Notes
9	Type of structure Load bearing walls R.C.C. frame R.C.C. frame and Shear Walls Steel frame	RCC Framed Structure	
10	Soil data Type of soil Design safe bearing capacity	Dense gravel 270 kN/Sq.m	IS:1893C1.6.3.5.2 IS:1904 IS:1892 IS:2131 IS:2720
11	Dead loads(unit weight adopted) • Earth • Water • AAC Block masonry • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials	Earth : 18 /m3 Water : 10 KN /m3 AAC Block masonry : 6.5KN/m3 Brick masonry : 20KN/m3 Plain Cement Concrete : 24 KN/m3 R C Concrete : 25 KN/m3 Floor finish : 1.2 KN/m2	IS:875Part1
12	Imposed (live) loads • Floor loads • Roof loads	 3 KN / Sq.m 2.5KN/Sq.m	IS:875Part2
13	Cyclone/Wind • Speed • Design pressure intensity	39m / Sec 1.0 KN / Sq.m	IS:875Part3
14	Seismic zone	Zone - II	IS:1893(2002)
15	Importance factor	1.0	IS:1893(2002) Table6
16	Seismic zone factor(Z)	0.10	IS:1893Table2
17	Response reduction factor	5.0	IS:1893Table7
18	Fundamental natural period approx.	0.17	IS:1893C1.7.6
19	Design horizontal acceleration spectrum value(A_h)	0.06	IS:1893C1.6.4.2
20	□Expansion/Separation Joints	No Expansion Joints	
21	Building is regular/irregular	Regular	IS1893

□ Enclose detailed drawings drawn to scale for each floor

◆ In case terrace garden as provided, indicate additional fill load and live load

Along with the detailed drawings drawn to scale.

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Authorised Signatory

For SGK INVESTMENT TRUST

2 sqn

Authorized Signatory

ENBA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

Part 2	Load bearing masonry buildings		
S.No	**Description**	**Information**	**Notes**
1	Building category	Residential building; Seismic zone II	IS:1893C17.1
2	Number of basements	Nil	
3	Number of floors including ground floor	Ground + 2 Floors	
4	Type of wall masonry	Brick masonry with English bond	
5	Type of mortar mix	Cement mortar ; 1:5 mix	IS : 4326 Cl.8.1.2
6	Resize and position of openings (See note No(i) • Min.distance (b_5) • Ratio$(b_1+b_2+b_3)/1_1$ or$(b_6+b_7)/1_2$ • 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	0 0.42mm 340mm 600mm 13 10.4	IS: 4326 Table 4 Fig:7
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 wall	Provided Provided Provided Provided Not applicable Not applicable 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
8	Vertical reinforcing bar at corners and T junctions of walls at jambs of doors and windows openings	Provided at corners Not applicable at jambs of doors and windows	IS:4326 Cl 8.4.8 IS :4326 Cl 8.4.4

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Authorised Signatory

For SGK INVESTMENT TRUST

Authorized Signatory

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

9	Integration of prefab roofing/flooring elements through reinforced concrete screed	Not applicable	
10	Horizontal bracings in pitched truss in horizontal plane at the level of ties in the slopes of pitched roof	Not applicable	
Part 3	**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	Number of basements	Nil	
3	Number of floors including ground floor	Ground +2 Floors = 3 floors	
4	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams and slabs	
5	Soil data's • Type of soil • Recommended type of foundation -Independent footings -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	Dense gravel Rock Independent footings 270 kN/Sq.m Not applicable Nil Nil	**As per the result obtained from Geocare Engineering Consultancy's (Project code: 102419, Dated 16 November 2024.**

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Authorised Signatory

For SGK INVESTMENT TRUST

Authorized Signatory

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

6	Foundations Depth below Ground level Type Independent Interconnected Raft Piles	Independent	
7	System interconnecting foundations Plinth beams Foundation beams	Plinth beams	IS : 1893 Cl 7.12.1
8	Grades of concrete	M20 & M25 FOR COLUMNS	
9	Method of analysis used	Static	
10	Computer software used	STAAD pro v8i	
11	Tension included	Yes	IS : 1893 Cl 7.9
12	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
13	Distribution of seismic forces along the height of the building	Yes	IS : 1893 Cl 7.7
14	The column of soft ground storey specially designed	Yes	IS : 1893 Cl 7.10
15	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Walls	Footing - 50mm Column – 40mm Beams – 25mm Slabs – 20mm Walls – 25mm	IS:456 Cl.26.4

For SGK INVESTMENT TRUST

Authorized Signatory

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Authorised Signatory

16	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-column joints Diameter Spacing Ratio of shear capacity of columns to maximum seismic shear in the storey	Fe 500 230 x 300mm 230x 300mm 4% 6% 170mm 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:456 Cl.26.5.1.1(b) IS:13920Cl.6.2.2 IS:13920Cl.6.3.5 IS:456Cl.26.5.3.1 IS:13920 Cl.7.4
17	Does the features require clearance by SDRP Example: High rise building Pre-fab 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. In case pile foundations have been used, give full particulars of the piles, type, dia, length, capacity

- In case of high water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

For PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED

Authorised Signatory

For SGK INVESTMENT TRUST

Authorized Signatory

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

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.