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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

KAARVENS

Date :04.06.2026

STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of **Stilt Floor + 5 Floors (95 Dwelling Units)** at **Plot No. 406, 407 & 408 South Part**, Survey Nos. **205/4D2, 205/4H1B2, 205/4I2A2, 205/4I2B, 205/5A1A2, 207/2A1B, 207/1B1A2 & 208/1A1A2 Morais City Extension-I, Keelakurichi Village, Thiruverumbur Panchayat Union, Thiruverumbur Taluk, Tiruchirappalli District** has been done by me/us based on the report of geotechnical investigation (soil test) done by **Dr. B.N. KRISHNASWAMI** Report No.**18A** Dated **February 09, 2024** and considering the functional requirement of the building.

2. It is certified that among other factors, the proposed building has been designed to resist earthquake. I have checked various parameters and found that the proposed building would be safe.

3. I further certify that:

(i) The minimum grade of concrete is M30 for column & M25 for all otherstructural elements.

(ii) The design and analysis has been done using the code of practice for plain and reinforced concrete as per IS 456, design loads as per IS Codes No IS : 875 (Part – 1) – 1987 & IS : 875 (Part 2) – 1987 and design of earthquake resistant structure as per IS Code No IS 1893 (Part 1) – 2016.

4. The building will be **SAFE and SOUND** when used for the purpose for which it is designed.

S.K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),M.I.A.,M.I.E.,
Chartered Structural Engineer, Reg: C[illegible]/CP/
SE/GR-I/034/2024, Chennai SE/1/2025/4[illegible]
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, K[illegible]
E: skarun@kaarvens.com, M: +91-9894215019

Stamp and Signature

KAARVENS
STRUCTURAL CONSULTANCY
41, BR Nagar, 3rd Street,
Kothari layout,
Ramanathapuram,
Coimbatore 641 005.
kaarvens.com, +91 82700 05019

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STRUCTURAL DESIGN CALCULATION REPORT

PROPOSED CONSTRUCTION OF STILT+5FLOORS (HEIGHT-20.73m) RESIDENTIAL APARTMENT BUILDING AT SURVEY NO: 205/4D2,205/4H1B2, 205/4I2A2,205/4I2B,205/5A1A2,207/2A1B,207/1B1A2&208/1A1A2, PLOT NO. 406,407&408 SOUTH PART ,MORAIS CITY EXTENSION-I KEELAKURICHI VILLAGE, THIRUVERUMBUR TALUK, THIRUCHIRAPALLI DISTRICT.

REV. NO.	R0		R1		R2		R3		ISSUE
	INITIALS	SIGN.	INITIALS	SIGN.	INITIALS	SIGN.	INITIALS	SIGN.	
PPD. BY	JS								R0
CHD. BY	NC								
APD. BY	SKAK								
DATE	03.06.26								

S. K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar, 3rd Street, Kothari layout, Ramnath.., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

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CONTENTS

NO.	DESCRIPTION	Pg. No.,
1.0	OBJECTIVE	3
2.0	DESIGN LOAD	3
3.0	ANAYLSIS METHOD	5
4.0	DESIGN ASSUMPTION	5
5.0	FOUNDATION	5
6.0	MATERIALS	6
7.0	NOMINAL COVER	6
8.0	DESIGN CALCULATIONS	7

S. K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/I/2025/4/0005
KAARVENS Structural Consultancy, BR Nagar,
3rd Street, Kothari layout, Ramanathapuram, 005.
E: skarun@kaarvens.com, M: +91-9894215019

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1.0 OBJECTIVE:

The Proposed Construction of Residential Apartment Building at Survey No: 205/4D2, 205/4H1B2,205/4I2A2,205/4I2B,205/5A1A2,207/2A1B,207/1B1A2,208/1A1A2,Plot No.406 407&408 South Part Morais City Extension-I,Keelakurichi,Village,Thiruverumbur Taluk,Thiruchirapalli District.

The building is designed for stilt + five floors. The structure is supported on column in turn resting on column footing foundation. The structure system comprises column, beam, and slab structure.

3D Analysis of all the building structure will be carried out using STAAD.PRO Sowftware package and analysis result shall be used for the various elements.

2.0 DESIGN LOADS:

2.1 Dead Loads:

The Dead loads that are envisaged to act permanently are considered as per IS:875 (Part 1) – 1987 – Dead loads. Indian standard **"Code of Practice for Design Loads (other than earthquakes) for Buildings and Structures."**

1. Slab is assumed to be 150 mm thick – 3.755 kN/m²
2. Floor finish – 1.5 kN/m²
3. AAC Block masonry walls 230mm & 115mm thick are proposed to be used (location of walls as per Architectural drawings). Unit weight is taken as 10 kN/m³

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar, 3rd Street, Kothari layout, Ramnath.. CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019.

2.2 Imposed Loads

The imposed loads that are envisaged to get permanently are considered as per IS: 875 (Part – 2) 1987. Indian standard **"Code of Practice for Design Loads (other than earthquake) for Buildings and Structures".**

1. Living = 2 kN/m²
2. Staircase = 3 kN/m²
3. Toilets = 2 kN/m²
4. Terrace floors = 2 kN/m²

2.3 Load combination

Load combination condition is considered as per IS 456.

Table 18 Values of Partial Safety Factor γ_f for Loads

(Clauses 18.2.3.1, 36.4.1 *and* B-4.3)

Load Combination	Limit State of Collapse			Limit States of Serviceability		
	DL	*IL*	*WL*	*DL*	*IL*	*WL*
(1)	(2)	(3)	(4)	(5)	(6)	(7)
DL + IL	1.5		1.0	1.0	1.0	–
DL + WL	1.5 or 0.9[1]	–	1.5	1.0	–	1.0
DL + IL + WL	1.2			1.0	0.8	0.8

NOTES

1 While considering earthquake effects, substitute *EL* for *WL*.

2 For the limit states of serviceability, the values of γ_f given in this table are applicable for short term effects. While assessing the long term effects due to creep the dead load and that part of the live load likely to be permanent may only be considered.

[1] This value is to be considered when stability against overturning or stress reversal is critical.

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, Kothari layout, Ramanathapuram, CBE - 005.
E: skarun@kaarvens.com. M: +91-9894215019.

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019, Office :+91-8270005019.

3.0 ANALYSIS METHODS:

The analysis of the structures is carried out using the STAAD Pro. The entire super structure is modeled using frame elements as appropriate. Beams and columns are modeled as frame elements. Appropriate loads and its combinations as per relevant IS code clauses, for most unfavorable effects are chosen for design. Various load cases considered in the analysis are briefed above.

4.0 DESIGN ASSUMPTION:

1. The Base of the Foundation is assumed to be FIXED
2. All concrete elements shall be designed in accordance with IS 456:2000 Limit state design
3. Appropriate loads and its combination as per relevant clauses, for the most unfavorable effects are chosen for design. (Refer Load Combination in Cl.2.3 in the report)

5.0 FOUNDATION DESIGN:

Type of foundation	: Isolated footing
Depth of foundation	: 3 m below natural ground level

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, Kothari layout, Ramnath.., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019

6.0 MATERIALS:

The self- weight of the various element are computed based on the unit weight of material as give below:

Sl.No.	MATERIAL	UNIT WEIGHT kN/m^3
1	REINFORCED CEMENT CONCRETE	25
2	AAC BLOCK	10
3	STEEL	78.50

Structural concrete shall be of grade M25 for all R.C.C work.

Steel reinforcement shall be of grade Fe 550 confirming to IS: 1786-2008.

7.0 NOMINAL COVER TO REINFORCEMENT

From Durability requirement, exposure condition is assumed as mild for structural elements above ground level and moderate for structural elements below ground level.

The clear cover to reinforcement to meet durability requirement shall be as follows:

- Footing -50mm
- Column - 40mm
- Beam - 25mm
- Slab - 20mm

S.K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, Kothari layout, Ramnath.., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019.

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8.0 DESIGN CALCULATION:

8.1 FOOTING DESIGN CALCULATION:

GENERAL DATA

Member identification (Node No. / Load Case)	=	
Design Method	=	Limit-State of IS:456-2000
Unfactored axial load (without selfwt)	=	415 kN
Unfactored moment about X (Anticlock +ve)	=	3 kN.m
Unfactored moment about Z (Anticlock +ve)	=	3 kN.m
Net Safe bearing capacity of soil @ 3.0 m below Finished grade M	=	300 kN/m²
Concrete mix	=	M 25
Density of concrete	=	25 kN/m³
Density of soil	=	18 kN/m³
Factor of Safety	=	1.50
Provide size of footing	=	1.22 x 1.22 x 0.3 m
Depth of Ftg @ Edge of Ftg.	=	0.23 m
Size of Column	=	0.38 x 0.23 m
Depth of footing below ground level	=	3 m
Clear cover to steel	=	40 mm
Width of Shoe all round Column	=	0.15 m

VERTICAL LOAD:

Weight of entire foundation

((0.3-0.23)/3)* {((0.23+(2*0.15))*(0.38+(2*0.15))) +(1.22*1.22)+ SQRT(((0.23+(2*0.15))*(0.38+(2*0.15)))
* (1.22*1.22))}*25+(1.22*1.22*0.23*25)

= 10.06 kN

Weight of soil

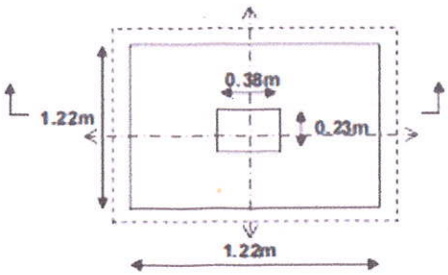
(1.22*1.22*3*18)-10.06

= 70.31 kN

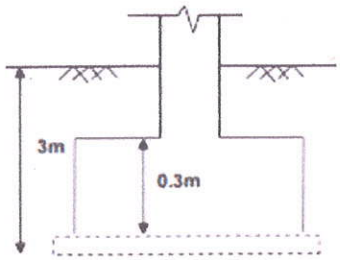
S. K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, Kothari layout, Ramnath., CBE - 005.
E: skarun@kaarvens.com M: +91-9894215019.

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,



PLAN



SECTION

DESIGN CALCULATION

CHECK FOR BEARING PRESSURE:

Total Vertical Load

i) Weight of foundation	=	10.06	kN
ii) Weight of soil	=	70.31	kN
iii) Vertical load from structures	=	415	kN
TOTAL DOWNWARD LOAD	=	10.06+70.31+415	
	=	**495.4**	**kN**

Section Modulus about XX (Zxx)	=	1.22*1.22^2/6	
	=	0.303	Cum
Section Modulus about YY (Zyy)	=	1.22*1.22^2/6	
	=	0.303	Cum

Actual base pressure	=	**(495.37/1.22/1.22)+(ABS(3)/0.303)+ (ABS(3)/0.303)**	
qmax	=	**352.62**	**kN/m²**
qmin	=	**313.02**	**kN/m²**

S. K. Arun Kamaraj

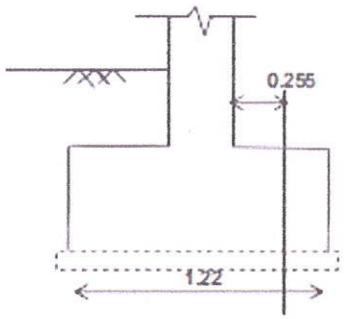
Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar, 3rd Street, Kothari layout, Ramnath., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019.

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

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CHECK FOR SHEAR

One Way Shear



Overhang of footing beyond critical section for shear	=	(1.22-0.38)/2-0.255 0.165 m
Maximum base pressure	=	352.62 KN/m²
Depth at Critical Section	=	255 mm
	=	0.255 m
Base pressure at a distance "d" from face of the pedestal	=	(313.02+((352.62-313.02)/1.22*(1.22-255/1000) 344.34 KN/m²
Downward force from footing	=	56.1 KN/m²
Shear force at critical section V	=	0.5*(352.62+344.34)*0.165-56.1*0.165 48.243 kN/m
Shear stress τ_v	=	1.5*48.243*1000/(1000*1000*0.255) 0.2838 N/mm²
τ_c (Table 19 of IS 456-2000)	=	0.335 N/mm² Hence Safe

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar, 3rd Street, Kothari layout, Ramnath., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

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Two Way Shear

Perimeter of the critical section around the pedetal at a distance d/2 from face of pedestal	=	((0.38+2*(255/2/1000))*2)+((0.23+2*(255/2/1000))*2) 2.240 m
Depth at Critical Section	=	255 mm
	=	0.255 m

Allowable punching shear stress

$\tau_c = k_s \cdot \tau_c$

$k_s = 0.5 + \beta_c$

β_c = 0.38/0.23 = 1.65217

ks	=	0.5 + 2
	=	2.2
ks should not be greater than 1	=	1
$\tau_c = 0.25 \sqrt{f_{ck}}$	=	0.25 x √ 25
	=	1.25 N/mm²
Allowable maximum load (unfactored) on pedestal from punching shear point of view	=	1.25*(2.24*1000)*0.255/1.5
	=	476.000 kN
Total Downward load	=	415 kN

Hence Safe

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, Kothari layout, Ramnath., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

8.2 COLUMN DESIGN CALCULATION:

COLUMN DESIGN CALCULATIONS

Project Name	:	PROPOSED 3&2 BHK APARTMENT
Client Name	:	MOS
Engineer Name	:	HG
Design File	:	D\Adesktop\USALUXE APARTMENT RCDC FILES\STAAD\COLUMN DESIGN.redx
Analysis File	:	D\Adesktop\USALUXE APARTMENT RCDC FILES\STAAD\Proposed 3&2 BHK Apartment (406,408S)-MOS-25-04-R0-02.12.2025-HG.std
Analysis Last Modified	:	10-04-26 1:08:38 PM

Definitions Of Terms:

All forces in units kN and m

All reinforcement details like area, spacing are mm

Grade Of steel for 6 mm dia. bars is Fe250. It is irrespective of the grade of steel defined by user in column design.

Neutral axis angle for resultant design moment is with respect to local major axis.

1	β	=	Stiffness proportion factor at joint (column stiffness/sum of stiffness of all members connected at joint)
2	Δu	=	Elastically computed first order lateral deflection. (Relative deflections)
3	εl	=	Strain at level considered, Calculated ignoring the stiffening of the concrete in tension zone
4	εm	=	Average steel strain at level considered
5	acr	=	Distance from the point considered to the surface of the nearest longitudinal bar
6	Ag	=	Gross area of the column cross section
7	Aeff	=	Effective area of column / wall considered for shear check in sqmm
8	Ak	=	Area of confined concrete core
9	Ash	=	Area of link cross section
10	b	=	Effective Width of Column in mm
11	beff	=	Effective Width of Column in mm
12	B	=	Width / Smaller Dimension of Column in mm
13	d	=	Effective Depth of Column in mm
14	deff	=	Effective Depth of Column in mm
15	D	=	Depth / Larger Dimension of Column OR Diameter of Circular Column in mm
16	Dk	=	Diameter Of core measured to the outside of circular link
17	Ec	=	Modulus of elasticity of concrete
18	Es	=	Modulus of elasticity of steel
19	FcPerm	=	Permissible Stress in Concrete required in N/(sqmm)
20	Fst	=	Stress in steel
21	FstPerm	=	Permissible Stress in Steel required in N/(sqmm)
22	Fck	=	Characteristic compressive strength of concrete cube in N/sqmm
23	Fy	=	Yield Stress Of Steel in N/sqmm
24	h	=	Longer dimension of rectangular link measured to its outer face
25	Hu	=	Total lateral force acting within the story(Story shear)
26	Hs	=	Height of the story (Floor height)
27	k	=	Reduction factor for slenderness moments
28	Max	=	Additional moment due to slenderness about major axis (Along D)

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar, 3rd Street, Kothari layout, Ramnath.., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019

29	May	=	Additional moment due to slenderness about minor axis (Along B)
30	Mminx	=	Moment due to minimum eccentricity along D
31	Mminy	=	Moment due to minimum eccentricity along B
32	Muv	=	Moment capacity of web portion of wall as per clause 9.4.2 and Annex A of IS 13920 - 2016
33	Mux	=	Factored moment Along D (Moment About Major Axis)
34	Muy	=	Factored moment Along B (Moment About Minor Axis)
35	MCap	=	Moment capacity of section for NA angle at design Pu
36	MRes	=	Resultant design moment at angle to local major axis
37	Pb	=	Axial capacity of column along B as defined in 39.7.1.1
38	Pd	=	Axial capacity of column along D as defined in 39.7.1.1
39	Pu	=	Factored axial force
40	Puz	=	Axial load on column as defined in 39.6
41	Pu_Total	=	Sum of Axial loads on all column in the story (Gravity Load)
42	Q	=	Stability Index (factor for checking sway/ non sway condition for a given story)
43	S	=	Link Spacing
44	Shear Strength Enhancement Factor	=	Multiplying factor for shear strength of concrete as per 40.2.2
45	Vur	=	Factored resultant shear force acting on the column
46	Vux	=	Factored shear force Along B
47	Vuy	=	Factored shear force Along D
48	Wcr	=	Surface Crack Width
49	WcrPerm	=	Permissible Crack Width required in mm
50	β	=	It is a Neutral Axis angle corresponding to load angle to find out MCap

Code References:

IS 456

	ELEMENT		CLAUSE / table
1	Max area of reinforcement	:	26.5.3.1-a & b
2	Min area of reinforcement	:	26.5.3.1-a & b
3	Min number of bars	:	26.5.3.1-c
4	Minimum Eccentricity Calc	:	25.4 & 39.2
5	Effective Length	:	25.2
6	Slenderness Moments	:	25.3 & 39.7
7	Design for axial loads	:	39.3
8	Design for axial loads And uniaxial bending	:	39.5
9	Design for axial loads And Biaxial bending	:	39.6
10	Design of horizontal links	:	26.5.3.2
11	Design shear strength	:	40.2
12	Stiffness Proportion Factor, β	:	E-1
13	Stability(Index, Q)	:	E -2
14	Crack width calculation	:	3.8
15	Multiplying factor to Beam Stiffness for effective length calculation	:	SP 24 1983 APPENDIX D

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/
SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar,
3rd Street, Kothari layout, Ramanathapuram, CBE - 005.
E: arun@kaarvens.com, M: +91-9894215019.

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

KAARVENS
STRUCTURAL CONSULTANCY

IS 13920 - 2016

	ELEMENT		CLAUSE / table
1	Spacing of special confining reinforcement	:	10.4 and 7.6
2	CA area of special confining reinforcement	:	7.6.1
3	Applicability of boundary element	:	10.4.1
4	Muv-Moment Capacity of Web	:	Annex
5	Additional Compressive Force in BE	:	10.4.2
6	Check for BE in tension and compression	:	10.4.2.1 and 10.4.3
7	Shear include due to Beam	:	7.5
8	Minimum Flexural Strength of Column	:	7.2
9	Shear Check at Column Joint	:	9.1
10	Length of wall to thickness ratio	:	10.1.3
11	Type of wall & Minimum reinforcement	:	10.1.4
12	Largest diameter of longitudinal steel bar	:	10.1.8
13	Shear reinforcement in RC wall	:	10.2.3
14	Special confinement reinforcement in Boundary Element	:	10.4.4
15	Minimum vertical reinforcement across horizontal construction joint	:	10.7

General Data

Column No.	:	C1	
Level	:	-3 m To 0 m	
Frame Type	=	Non-Ductile	
Response Reduction Factor	=	3	
Design Code	=	IS 456 : 2000 + IS 13920 : 2016	
Grade Of Concrete	=	M25	N/sqmm
Grade Of Steel (Main)	=	Fe550	N/sqmm
Grade Of Steel (Shear)	=	Fe550	N/sqmm
Grade Of Steel - Flexural Design	=	Fe550	N/sqmm
Grade Of Steel - Shear Design	=	Fe415	N/sqmm
Column B	=	230	mm
Column D	=	450	mm
Clear Cover	=	40	mm
Clear Floor Height @ B	=	2620	mm
Clear Floor Height @ D	=	2620	mm
No Of Floors	=	1	
No Of Columns In Group	=	1	
Column Type	:	UnBraced	
Minimum eccentricity check	:	One Axis at a Time	
Code defined D/B ratio	:	4	
D/B Ratio	:	1.96 <= 4 Hence, Design as Column	

Flexural Design (Analysis Forces)

Analysis Reference No.	=	448
Critical Analysis Load Combination	:	201
Load Combination	=	[2] : 1.5 (LOAD 1: WDL) +1.5 (LOAD 2: SDL) + 1.5 (LOAD 3: LL)
Critical Location	=	Bottom Joint

S. K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer, Reg: CBE/LPA/SE/GR-I/034/2024, Chennai SE/1/2025/4/0005
KAARVENS Structural Consultancy, 41, BR Nagar, 3rd Street, Kothari layout, Ramnath., CBE - 005.
E: skarun@kaarvens.com, M: +91-9894215019.

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
Mobile :+91-9894215019 , Office :+91-8270005019,

Pu	=	694.06	kN
Mux	=	-4.71	kNm
Muy	=	0.75	kNm
Vux	=	-0.6	kN
Vuy	=	-2.83	kN

Minimum Eccentricity Check

Since Axial Force is compressive, Min. Eccentricity check to be performed
Most critical case is with Min. Eccentricity check in Y-direction
Minimum Eccentricity Along B :

Minimum Eccentricity	=	Unsupported Length / 500 + B / 30	
	=	12.91	mm
Mmmy	=	Pux Minimum Eccentricity	
	=	13.88	kNm

Slenderness Check

Max Slenderness Ratio(L/B)	=	11.39	
	<	60	(Hence Ok)

Column Is Unbraced Along D
Slenderness Check Along D:

Effective Length Factor	=	1	
Slenderness Ratio	=	Effective Length / D	
	=	5.82, Column not Slender Along D	

Column Is Unbraced Along B
Slenderness Check Along B:

Effective Length Factor	=	1	
Slenderness Ratio	=	Effective Length / B	
	=	11.39, Column Not Slender Along B	

Calculation of Design Moment

Direction	Manalysis	Mmin (Abs)	Mdesign	Mslndx (Abs)	Mdesign-final
	A	B	C	E	F
Major Axis - Mux	-4.71	---	-4.71	0	-4.71
Minor Axis - Muy	0.75	13.88	13.88	0	13.88

Where

A = Moments directly from analysis
B = Moments due to minimum eccentricity
C = Maximum of analysis moment and min. eccentricity = Max (A,B)
E = Moment due to slenderness effect
F = Final design Moment = Max(C- Top Bottom , D- Top Bottom) + E

Final Critical Design Forces

Pu	=	694.06	kN
Mux	=	-4.71	kNm
Muy	=	13.88	kNm

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E: skarun@kaarvens.com, M: +91-9894215019.

41, BR Nagar, 3rd Street, Kothari layout, Ramanathapuram, Coimbatore - 641005.
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Resultant Moment (Combined Action)

Moment Capacity Check

Pt Calculated	=	1.94	
Reinforcement Provided	=	10-T16	
Load Angle	=	Tan^{-1}(Muy/Mux)	
	=	71.26	deg
MRes	=	14.66	kNm
MCap	=	69.08	kNm
Capacity Ratio	=	MRes/MCap	
	=	0.21 <= 1	

Shear Calculation	Along D	Along B
Critical Analysis Load Combination	201	201
Critical Load Combination	[2] : 1.5 (LOAD 1: WDL) +1.5 (LOAD 2: SDL) +1.5 (LOAD 3: LL)	[2] : 1.5 (LOAD 1: WDL) +1.5 (LOAD 2: SDL) +1.5 (LOAD 3: LL)
Design shear force, Vu (kN)	-2.8318	-0.5975
Pu (kN)	683.08	683.08
Deff, Beff (mm)	402	182
Aeff (sqmm)	92460	81900
Design shear stress, Tv	Vu / (B x Deff)	Vu / (D x Beff)
Tv (N/sqmm)	0.0306	0.0073
Pt (%)	0.971	0.971
Design shear strength, Tc (N/sqmm)	0.6345	0.6345
Shear Strength Enhancement Factor (Compressive Force)	1 + 3 x Pu / (B x D x Fck)	
	1.8865	2.0008
Shear Strength Enhancement Factor (Tensile Force)	-	-
Shear Strength Enhancement Factor (max)	1.5	1.5
Shear Strength Enhancement Factor	1.5	1.5
Enhanced shear strength, Tc-e (N/sqmm)	0.9517	0.9517
Design shear check	Tv < Tc x Enhancement factor	Tv < Tc x Enhancement factor
Shear Links Design	**Shear Links Not Required**	**Shear Links Not Required**

Design Of Links

Links in the zone where special confining links are not required

Normal Links

Diameter of link	=	8	mm
	>	Max. longitudinal bar dia / 4	
	=	4	mm

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E: skarun@kaarvens.com, M: +91-9894215019

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Criterion for spacing of normal links

Min. Longitudinal Bar dia X 16	=	256	mm
Min. dimension of column	=	230	mm
Max. 300 mm	=	300	mm
Provided spacing	=	150	mm

Table For Links

	Required			Provided	
	Normal Design	Shear Design	Ductile Design	Normal Zone	Ductile Zone
Link Dia.	8	---	---	8	---
Spacing	150	---	---	150	---

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KAARVENS Structural Consultancy, 41, BR Nagar.
3rd Street, Kothari layout, Ramnath.. CBE - 005.
E: skarun@kaarvens.com. M: +91-9894215019.

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8.3 BEAM DESIGN CALCULATION:

KAARVENS	Project	LUXE APARTMENT			Document No. /		Approved	Date
	Title	FIRST FLOOR						20.01.2025
Grade of Con. (fc) (N/Sq.mm)		25	Grade of Steel (fy)	500	Clear	25		

DESIGN PARAMETERS										DESIGN FOR BENDING					CHECK FOR DELFECTION	
Beam No. From STAAD	Ult. Mom (Mu) from STAAD (kNm)	Ult. Shear (Vu) from STAAD (kN)	Size (m)		Max. Beam Span (m)	Basic Span to depth ratio (Ref. IS 456: 23.2.1)	Dia of Str. (mm)	Slender Beam Check	Ast (Prov.) (Sq.mm) (Ten.)	Ast (Prov.) (Sq.mm) (Comp.)	Check for Tension Rft.	Check for Comp. Rft.	Depth Req. (mm)	Check
			b	D										
B1	38.00	51.00	0.23	0.3	5.00	20	8	SIZE OK	452.4	452.4	Safe	Safe	195.71	Safe
B2	48.00	57.00	0.23	0.38	6.00	20	8	SIZE OK	452.4	452.4	Safe	Safe	209.04	Safe
B3	65.00	95.00	0.23	0.38	6.00	20	8	SIZE OK	565.6	339.3	Safe	Safe	257.12	Safe
B4	77.00	163.00	0.23	0.45	5.00	20	8	SIZE OK	565.6	339.3	Safe	Safe	198.09	Safe
B5	103.00	150.00	0.23	0.45	6.00	20	8	SIZE OK	741.5	339.3	Safe	Safe	272.21	Safe
B6	121.00	137.00	0.23	0.45	7.00	20	8	SIZE OK	1005.4	603.3	Safe	Safe	300.11	Safe
B7	157.00	147.00	0.23	0.45	7.00	20	8	SIZE OK	1206.5	603.3	Safe	Safe	333.14	Safe

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SE/GR-I/034/2024, Chennai SE/1/2025/4/
KAARVENS Structural Consultancy, 41, BR Nagar
3rd Street, Kothari layout, Ramnath.. CBE - 005
E: skarun@kaarvens.com, M: +91-9894215019

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8.4 SLAB DESIGN CALCULATION:

Project LUXE APARTMENT

Title FIRST FLOOR

Garde of steel fy 500 N/mm²

Garde of concrete fck 25 N/mm²

Clear cover 15.00 mm

Slab ID	Shorter Span		Longer Span		Shorter Span	Longer Span	Span Ratio	Overall depth	Effective Depth		Floor Finish	Load Factor	Live Load	Check for Deflection							Short Span		Long Span		Slab Thickness
	ft	in	ft	in	(m)	(m)		(mm)	Shorter (mm)	Longer (mm)	kN/m²	kN/m²	kN/m²	Type of Slab	Allow Span/ Depth Ratio	Fs=0.58xFyx Area of Steel req/Prov N/mm2	Modification Factor Tens. (F1)	Modification Factor Comp. (F2)	Span/ Depth =L/d*F1*F2	Actual Span/Depth Ratio	Check	Dia mm	Spacing mm	Dia mm	Spacing mm	mm
S'	10	9	15	9	3.28	4.60	1.46	125	106	98	2.00	1.50	2.00	S.S	20	197.564	1.820	1.089	39.638	30.943	Safe	Y8@	150	Y8@	175	125
6'	15	3	15	6	4.65	4.72	1.02	150	130	120	2.00	1.50	2.00	S.S	20	147.161	2.000	1.111	44.432	35.769	Safe	Y10@	150	Y10@	175	150
6'	15	3	20	6	4.65	6.25	1.34	150	130	120	2.00	1.50	2.00	S.S	20	178.193	1.660	1.127	37.414	35.769	Safe	Y10@	125	Y10@	150	150

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3rd Street, Kothari layout, Ramnath.., CBE - 005.
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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
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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

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