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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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Date:27/04/2026

Annexure –XIV

[See rule 51(3)]

Form 1

Structural Design Basis Report

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

Part1	General Data		
S.No.	Description	Information	Notes
1.	Site Address	Resurvey No. 152/3B, 152/4B, 152/5B, 152/5A2 and 152/4A of Kotagiri Village, Kotagiri Taluk, The Nilgiris District, Tamil Nadu	
2	Name of Owner	Mrs.Kavitha & Soni	
3	Name of Registered Developer along with the Registration Number		
4	Name of Registered Architect/Engineer along with the Registration Number		
5	Name of Registered Structural engineer along with the Registration Number	S. ARUN KUMAR Coimbatore LPA/SE/GR-1/0662024	
6	Use of the building	Group Housing Residential Buildings	
7	Number of stories above ground level (includingstoreystobeaddedlater,ifany)	Ground + 1 Floor	
8	Number of basements below ground level	-	
9	Type of structure Loadbearingwalls R.C.C. frame R.C.C. frame and Shear Walls Steel frame	R.C.C. Rigid frame & shear wall	

For KPD GOOD HOMES PRIVATE LIMITED

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10	Soil data Type of soil Design safe bearing capacity	Soft Rock 125 kN/m2	IS:1893 C1.6.3.5.2 IS:1904 IS: 1892 IS:2131 IS:2720
11	Dead loads (unit weight adopted) • Earth • Water • Brickmasonry • Plain cementconcrete • Reinforced cementconcrete • Floorfinish • Other fillmaterials	(16 kN/m3 9.98 kN/m3 20 kN/m3 24 kN/m3 25 kN/m3 1 kN/m2 20 kN/m3	IS: 875 Part 1
12	Imposed (live) loads Floor loads Roof loads	 2 kN/m2 1.5 kN/m2	IS: 875 Part 2
13	Cyclone/Wind • Speed • Design pressureintensity	39 m/s 1.2 kN/m2	IS: 875 Part 3
14	Seismic zone	Zone III	IS: 1893 (2002)
15	Importance factor	1.0	IS:1893(2002) Table 6
16	Seismic zone factor (Z)	0.16	IS:1893 Table 2
17	Response reduction factor	5.0	IS:1893 Table 7
18	Fundamental natural period – approx.	Ta=0.075hˆ0.75	IS:1893 C1.7.6
19	Design horizontal acceleration spectrum value (A_h)	Ah = ZISa/ZRg	IS: 1893 C1.6.4.2
20	♥Expansion/Separation Joints	Yes	
21	Building is regular/irregular	Regular	IS 1893

- Enclose detailed drawings drawn to scale for each floor
- In case terrace garden is provided, indicate additional fill load and live load along with the detailed drawings drawn toscale

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Part 2	Load bearing masonrybuildings		
Sl.No.	Description	Information	Notes
1	Building category	NA	IS: 4326 C1.7 Read with IS:1893 Zone: II III IV V Ordinary Bldg.: B C D E Important: C D E E
2	Basement Provided	NA	
3	Number of floors including Ground Floor (all floors including stepped floors in hill slopes)	NA	
4	Type of wall masonry	NA	
5	Type and mix of Mortar	NA	IS: 4326 C1.8.1.2
6	Re: size and position of openings (See note No.[i]) • Minimum distance(b_5) • Ratio $(b_1+b_2+b_3)/1_1$ or $(b_6+b_7)/1_2$ • Minimum pier width between consequent opening (b_4) • Vertical distance(h_3) • Ratio of wall height to thickness4 Ratio of wall length between cross wall to thickness	NA	IS: 4326 Table 4, Fig.7
7	Horizontal seismic band • at plinthlevel • at window sillevel • at lintellevel • at ceilinglevel • at eave level of sloping roof • at top of gablewalls • at top of ridgewalls	P IP NA } } } } } } } } } } } } } } } } } } }	(see note No.2) IS:4326 C1 8.4.6 IS: 4326 C1 8.3 IS: 4326 C18.4.2 IS: 4326 C18.4.3 IS: 4326 C18.4.3 IS: 4326 C1 8.4.8. IS: 4326 C1 8.4.9

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8	Vertical reinforcing bar at corners and T junction ofwalls at 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 in horizontal 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 of openings

(ii) IP indicated "Information Provided"

IP indicates "Information to be provided" NA

indicates "Not Applicable"

Tick mark one box

Part 3	Reinforced concrete framed buildings		
Sl. No.	Description	Information	Notes
1	Type of building • Regularframes • Regular frames with ShearWalls • Irregularframes • Irregular frames with ShearWalls • Softstorey	Regular frames With shear	IS: 1893 C1 7.1
2	Number of basements	Nil	
3	Number of floors including ground floor	Ground + 1 Floor	
4	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams and Slabs	

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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 watertable • Chemical analysis of groundwater • Chemical analysis ofsoil	Soft Rock Isolated Footing 125kN/m^2 -	IS: 1498
6	Foundations Depth below ground level Type Independent Interconnected Raft Piles	3.85m From Ground level Isolated Footing	
7	System of interconnecting foundations Plinth beams Foundation beams	Plinth Beams	IS: 1893 C1 7.12.1
8	Grades if concrete used in different parts of building	M35,M25	
9	Method of analysis usedOP	Moment distribution method	
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 dynamicanalysis c. Ratio ofa/b		IS: 1893 Cl. 7.5.3

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13	Distribution of seismic forces along the height of thebuilding.		IS:1893 Cl.7.7 (Provide sketch)
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	 50 mm 40 mm 25 mm 20 mm 25 mm	IS: 456 Cl. 26.4
16	Ductile detailing of RC frame • Type of reinforcementused • Minimum dimension ofbeams • Minimum dimension ofcolumns • Minimumpercentageofreinforcement of beams at any crosssection • Maximum percentage of reinforcement at any section ofbeam • Spacing of transverse reinforcement in 2-d length of beams near theends • Ratio of capacity of beams in shear to capacity of beams inflexure • Maximum percentage of reinforcement incolumn	TMT Bars 230 x 300 mm 230 x 380 mm 0.85 bd / fy 4% of cross section 150 mm	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: 13920Cl.6.2.2 IS: 13920Cl.6.3.5 IS: 456 Cl.26.5.3.1 IS: 13920 Cl. 7.4
	• Confining stirrups near ends of columns and in beam-columnjoints Diameter Spacing • Ratio of shear capacity of columns to maximum seismic shear in thestorey.	6% of gross section 8 mm 150 mm	
17	Does the features require clearance by SDRP Example: High rise building Prefab building Building in hazard prone areas	No	

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Part 4	Buildings in structural steel		
1	Adopted method of design	○ Simple ○ Semi-rigid ○ Rigid	IS:800 Cl3.4.4 IS:800 Cl.3.4.5 IS:800Cl.3.5.6
2	Design based on	○ Elastic analysis ○ Plastic analysis	IS: 800 Section-9 SP;6 (6)
3	Floor construction	○ Composite ○ Non composite ○ Boarded	
4	Roof construction	○ Composite ○ Non composite ○ Metal ○ Any other	
5	Horizontal force resisting system adopted	Frames Bracedframes 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, Purlins Top of columns	IS:800 Cl.3.13
8	Structural members	○ Encased inconcrete Not encased	IS: 800 Section-10
9	Proposed material	○ Generalweld-able ○ Highstrength ○ Coldformed ○ Tubular	IS:2062 IS:8500 IS: 801, 811 IS: 806
10.	Minimum metal thickness Specified for corrosionprotection	○ Hot rolledsections ○ Cold formedsections ○ Tubes	IS: 800, Cl.3.8 Cl.3.8.1 to Cl.3.8.4 Cl.3.8.5
11	Structural connections	○ Rivets ○ CTBolts ○ S H F GBolts ○ BlackBolts ○ Welding field Shop (Specify weldingtype 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	○ Rating.... .....hours ○ Methodproposed. -In tumescent painting -Spraying -Quilting -Fire retardant boarding	IS: 1641, 1642, 1643

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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 indicatetheexistingwatertable,andthatassumedtodesignfoundations.

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 eachfloor

iv. Incaseofbasements,indicatethesystemusedtocontainearthpressures.

Part-5

Any special weakness in the building making it vulnerable for stabilityrelatedfailure 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 structureoranyotherhazardousfeaturesshouldbeincluded.

Remarks

The Structural Soundness and Safe of the building has been Verified by me and declare that the building structurally sound and safe to be used as Residential building.

For KPD GOOD HOMES PRIVATE LIMITED

Director

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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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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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