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

Construction of RESIDENTIAL BUILDING at Trichy.

8. ABSTRACT OF SBC CALCULATIONS: The summary of safe bearing capacity calculated is presented as follows:

BH No	Safe Bearing Capacity in kN / m2 at the depth of							
	1.50 m	1.80 m	2.10 m	2.40 m	2.70 m	3.00 m	3.30 m	3.60 m
1	161.89	189.33	309.71	352.71	397.69	444.99	497.39	548.75
2	162.53	190.10	222.47	253.35	285.65	319.13	488.63	539.01
3	147.16	172.33	319.03	363.50	410.00	458.90	511.51	564.44
Recommended SBC in kN / m2	**147.00**	**172.00**	**222.00**	**253.00**	**285.00**	**319.00**	**488.00**	**539.00**

9. RECOMMENDATIONS: Based on the SBC and settlement calculations, site investigations the recommendations for foundation are as follows:

1) ISOLATED COLUMN FOOTING is recommended.
2) The recommended safe bearing capacities at every **0.30 m** interval from **1.50 m to 3.60 m** are presented above to design the foundation according to the load conditions and structural requirements.
3) For these Safe bearing capacity, the settlement also **within** the allowable limits (The SBC and Settlement calculations are presented at the end of this report)
4) Due to presence of Sand in the top layers, there are chances for **Soil sliding** occurs during earthwork excavation, Hence **proper precautions** will be followed during execution of foundation.
5) The foundation concrete shall be laid in dry condition if meets the water table during the execution.
6) The excavated soil for foundation is **suitable** for back filling.

Station : Madurai.

Date : 29.10.2024.

Er.K.GANAPATHI,B.E.,M.E(Soil Mech),F.I.E.,F.I.V.,C.I.M.,(USA)
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE / 19 / 04 / 022)
(DTCP Regn No. CGLRGN RGTE / 2019 / 08 / 012)
(MLPA Regn No. GTE 002 / 2019)
GEOMATRIX CONSULTANCY, (Regn.No.330242233482E
No 22,Thomas Street, Nanmedu,
Madurai - 625 002, Ph: 7598031360,7708758598
Email geomatrixconsultancy@gmail.com

On behalf of DTCP HRB Panel, the soil investigation report is generally reviewed and found in order.

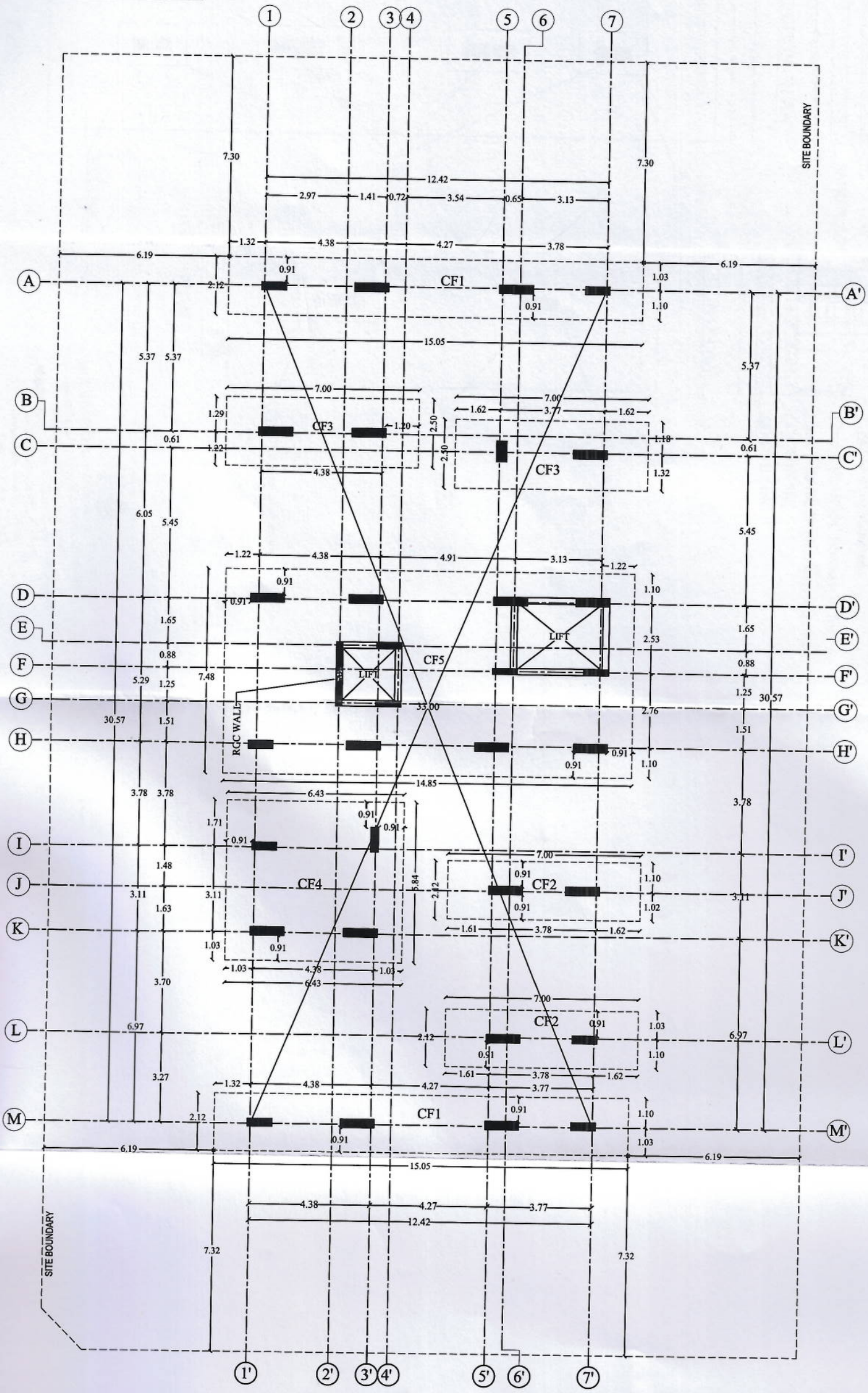
Part 3	Reinforced concrete framed buildings		
Sl. No.	**Description**	**Information**	**Notes**
1	Type of building • Regular frames • Regular frames with Shear Walls • Irregular frames • Irregular frames with Shear Walls • Soft storey	Regular Frames with Soft Storey	IS: 1893 C1 7.1
2	Number of basements	Nil	
3	Number of floors including ground floor	Stilt + 9 Floors	
4	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams & Slabs	
5	Soil data • Type of soil • Recommended type of foundation -Independent footings -Raft -Piles • Recommended bearing capacity of soil	Soft Disintegrated Rock below 3m from GL Combined Footing	IS: 1498

On behalf of DICP TNHB Ltd, the structural design calculations & generally reviewed and found in order.

Superintending Engineer, P.W.D.,
Planning and Designs Circle
Chepauk, Chennai-5.

Er.R.VETRIVEL, M.Tech(Struct).,F.I.V.,F.I.E(I).
Govt. Approved Panel Engineer Class-1A
Registered Structural Engineer
Reg.No:SE/Gr.1/DTCP/ TRICHY / June-2024 / 013
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17
Cell: 97893 33245

FOOTING MARKING



CONSTRUCTION OF HIGH RISE RESIDENTIAL APARTMENT BUILDING @ CRAWFORD TIRUCHIRAPALLI

DRAWING TITLE

FOOTING MARKING

N W E S

NOTES:

1. ALL DIMENSIONS ARE IN "FEET & INCHES".
2. ALL REINFORCEMENT STEEL SHALL BE HYSD (Fe 550) CONFORMING TO IS:1786-2008
3. GRADE OF CONCRETE SHALL BE M25 (MAXIMUM CEMENT CONTENT SHOULD BE 450 KGS/CU.M) (SLUMP SHOULD BE 75 TO 100MM)

GRADE	CEMENT/CUM	WATER CEMENT RATIO	SLUMP
M20	375 KGS	0.55	75 MM TO 100 MM
M25	400 KGS	0.50	
M30	425 KGS	0.45	
M35	425 KGS	0.45	
M40	450 KGS	0.40	

(NOTE:- IF SUPER PLASTICIZER IS USED, THE WATER CONTENT CAN BE REDUCED UPTO 20%)

4. CLEAR COVER FOR MAIN REINFORCEMENT
   a) Footing: 50mm, Pile: 50mm, Pile Cap: 75mm, Column: 40mm, Sump: 40mm, Shear wall: 40mm.
   b) Slab: 20mm, Beam: 25mm
5. WATER CEMENT RATIO SHOULD BE 0.55 FOR M20, 0.50 FOR M25, 0.45 FOR M30 & M35 AND 0.40 FOR M40
6. ALL KIND OF SHUTTERING PLANKS SHOULD BE PAINTED WITH GREASE OR CRUDE OIL BEFORE CONCRETING.
7. NO OPENING SHALL BE MADE IN CONCRETE WORKS.
8. VIBRATORS MUST BE USED FOR ALL CONCRETING WORKS.
9. MINIMUM 6 NOS. OF CONCRETE CUBE SHALL BE TAKEN ON EACH DAY OF CONCRETE AND IT SHALL BE TESTED IN IN ACCORDNCE WITH THE RECOMMENDATIONS OF IS 456-2000.
10. STABILITY OF THE FORM WORK RESPOMNSIBILITY OF THE CONTRACTOR.
11. BEFORE CONCRETING CHECK AND FINALIZED THE LEVEL OF TOP OF CONCRETE WORK.
12. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS TO BE FOLLOWED.
13. READ STRUCTURAL DWG IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
14. THE CONSULTANT IS NOT RESPONSIBLE FOR THE FAILURES DUE TO IMPROPER EXECUTION OF WORK AT SITE.
15. POLYTHENE SHEETS 1000 GAUGE TO BE LAID BELOW THE FOUNDATIONS (AT TOP OF P.C.C)
16. ALL STRUCTURES BELOW THE GROUND LEVEL IN CONTACT SOIL MUST BE PAINTED WITH TWO COATS OF BITUMEN.
17. IS CODE FOR COARSE AGGREGATE - TABLE 2 OF IS 383
    IS CODE FOR FINE AGGREGATE - ZONE 1 OF IS 383
    IS CODE FOR MIX DESIGN - IS 10262 : 1982
    IS CODE FOR WATER - IS 3025 TO BE FOLLOWED.
18. ALL CONSTRUCTION JOINTS CONCRETE TO BE CHIPPED BEFORE NEW CONCRETING.

19. NOTE FOR LAPPING:
I) AT ANY CROSS SECTION NOT MORE THAN 1/3 rd OF THE BARS SHALL BE LAPPED.
II) LAPS SHALL BE STAGGERED WITH A MINIMUM DISTANCE OF 1.30 TIMES OF LAP LENGTH.
III) LAP IN COLUMNS SHALL BE PROVIDED AT MID HEIGHT OF THE FLOOR AND NOT AT THE SLAB LEVEL.
IV) LAP IN BEAMS & SLABS SHALL BE PROVIDED AT POINT OF CONTRAFLEXUTRE.

20. CURING WORKS:
A) CURING MUST BE STARTED IN 8 HOURS AFTER CONCRETING.
B) WET GUNNY BAGS, JUTE MATING, STRAW ETC., ARE TO BE USED TO COVER THE VERTICAL SURFACE TO KEEP THE COCRETE WET.
C) ALL STRUCTURES SHOULD BE CURED FOR 21 DAYS.

21. TAKE CARE ABOUT THE NEARBY BUILDINGS/WALLS AND SOIL CONDITIONS DURING EARTH WORK EXCAVATION.
22. THIS DRAWING IS VALID ONLY IF CONSULTANT CHECK AT SITE.
23. STRUCTURAL ENGINEER TAKES NO RESPONSIBILITY IN THE VIOLATION / DEVIATION OF SETBACK & FSI NORMS IN THE TNCDBR 2019 WHATSOEVER FOR THE SAME.
24. THIS BUILDING DESIGNED FOR STILT + 9 Floors (Seismic design as per IS 1893 - 2002) - Zone - II

REMOVAL OF FORM WORKS AFTER CASTING CONCRETE

A) FOR COLUMNS & BEAM SIDES -	24 Hours
B) FOR ROOF SLABS BOTTOM	
i) CLEAR SPAN LESS THAN 4.5M -	14 DAYS
ii) CLEAR SPAN MORE THAN 4.50M -	21 DAYS
B) FOR ROOF BEAMS BOTTOM	
i) CLEAR SPAN LESS THAN 6M -	14 DAYS
ii) CLEAR SPAN MORE THAN 6M -	21 DAYS

NOTE :

RCC MIX = M35
Reinforcement = Fe550
Clear Cover for Column = 40mm
Clear Cover for Beam = 25mm
Clear Cover for Footing = 50mm

on behalf of Discipline Panel, the structural drawings are reviewed & found generally in order. It is responsibility of the site/Structural Engineer Concerned to scrutinize the details and implement at site as per the detailed drawings and specifications.

Er.R.VETRIVEL, M.Tech(Struct).,F.I.V.,F.I.E(I).
Govt. Approved Panel Engineer Class-1A
Registered Structural Engineer
Reg.No:SE/Gr.1/DTCP/ TRICHY / June-2024 / 013
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17
Cell: 97893 33245

Superintending Engineer, P.W.D.,
Planning and Designs Circle,
Chepauk, Chennai-5.

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.