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RE REGULATORY RECORD

RERA Document

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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)]
Form 1
Structural Design Basis Report

Part 1	**GENERAL DATA**		
S. No.	**Description**	**Information**	**Note**
1	Site Address	SF.No.86/1A1B1, Idikari Village and Town Panchayat, Annur Taluk, Coimbatore District.	
2	Name of Owner	**M/s ERA Properties, Coimbatore**	
3	Name of Registered Developer along with the Registration Number	-	
4	Name of Registered Engineer along with the Registration Number	**Er. S.Manikandan,** CBE DTCP/RE/GR-II/119/2024	
5	Name of Registered Structural engineer along with the Registration Number	**Er. S. Prathaban** CBE DTCP/SE/GR-I/006/2022	
6	Use of the building	Residential	
7	Number of stories above ground level (including storeys to be added later, if any)	R.C.C. Roof (Ground Floor , First Floor)	
8	Number of basements below ground level	NIL	
9	Type of structure Load bearing walls R.C.C. frame R.C.C. frame & Shear Walls Steel frame	R.C.C Framed	
10	Soil data Type of soil Design safe bearing capacity	Dense gravel (DG) 290 kN/m2	IS:1892-1979 IS: 2131-1981 IS: 2132-1986 IS: 5529 Part-1

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Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.

11	Dead loads (unit weight adopted) • Reinforced Cement Concrete • Plain Cement Concrete • Brick masonry • Cement Mortar • Floor finish • Brickbat Coba for Terrace	25 kN / cu.m 24 kN / cu. m 19 kN / cu.m 20 kN / cu.m 20 kN / cu. m 20 kN / cu.m	IS 875 Part 1 – 1987 IS : 1911
12	Imposed (live) loads Living, Kitchen, Toilet Corridor	2.0 kN / Sq. m 3.0 kN / Sq. m	IS: 875 Part 2-1987
13	Cyclone/Wind • Speed • Design pressure intensity		
14	Seismic zone	III	IS 1893(2016)
15	Importance factor	1	IS 1893 Table 8
16	Seismic zone factor (Z)	0.36	IS 1893 Table 3
17	Response reduction factor	R	IS 1893 Table 9
18	Fundamental natural period – approx...	0.603 sec	IS 1893 Cl. 7.6.2
19	Design horizontal acceleration spectrum value (A_h)	0.04	IS 1893 Cl. 6.4.2
20	Expansion/Separation Joints		
21	Building is regular/irregular	Regular	IS 1893

Part 2	**LOAD BEARING MASONRY BUILDINGS**		
S. No.	**Description**	**Information**	**Note**
1	Building category		
2	Basement Provided		
3	Number of floors including Ground Floor (all floors including stepped floors in hill slopes)		

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4	Type of wall masonry		
5	Type and mix of Mortar		IS: 4326 C1.8.1.2
6	Re: size and position of openings (See note No.[i]) • Minimum distance (b5) • Ratio (b1+b2+b3)/11 or (b6+b7)/12 • Minimum pier width between consequent opening (b4) • Vertical distance (h3) • Ratio of wall height to thickness 4 Ratio of wall length between cross wall to thickness		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 walls		(see note No.2) IS:4326 C1 8.4.6 IS: 4326 C1 8.3 IS: 4326 C1 8.4.2 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.3 IS: 4326 C1 8.4.4
8	Vertical reinforcing bar at corners and T junction of walls 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		

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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	IS: 1893 C1 7.1
2	Number of basements	NIL	
3	Number of floors including ground floor	G + 1	
4	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beams and slabs	
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 water table • Chemical analysis of ground water • Chemical analysis of soil	Dense Gravel (DG) Isolated / Combined SBC of soil is 290 kN/m2 Gravel upto 2.50m	IS: 1498
6	Foundations Depth below ground level Type Independent Interconnected Raft Piles	Isolated / Combined	

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7	System of interconnecting foundations Plinth beams Foundation beams	Grade beam and tie beam at ground level interconnected	IS: 1893 C1 7.12.1
8	Grades if concrete used in different parts of building	M20	
9	Method of analysis used	Static Analysis & Limit State design	
10	Computer software used	-	
11	Torsion included	-	
12	Base shear a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b		
13	Distribution of seismic forces along the height of the building.		
14	The Column of soft ground storey specially designed.		
15	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Staircase Waist Slabs	75 mm 40 mm 25 mm 20 mm 20 mm	IS: 456 - 2000
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 2-d 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	HYSD Bars 230mm x 300mm 230mm x 300mm 0.42 1.29 100mm 0.5 2.93	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: 13920 CL.6.2.2 IS: 13920 CL.6.3.5 IS: 456 Cl.26.5.3.1 IS: 13920 CL.1.7.4

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	• Ratio of shear capacity of columns to maximum seismic shear in the storey.	8mm @ 300mm c/c 0.5	
17	Does the features require clearance by SDRP Example: High rise building Prefab building Building in hazard prone areas		

Part 4	BUILDINGS IN STRUCTURAL STEEL		
Sl. No.	**Description**	**Information**	**Note**
1	Adopted method of design		IS:800 Cl.3.5.6
2	Design based on		IS: 800 Section-9 SP;6 (6)
3	Floor construction		
4	Roof construction		
5	Horizontal force resisting system adopted		Note: Seismic force As per IS:1893 Would depend on system
6	Slenderness ratios maintained		IS 800; Cl.3.7
7	Member deflection limited to		IS:800 Cl.3.13
8	Structural members		IS: 800 Section-10
9	Proposed material		IS: 2062 IS: 8500 IS: 806

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10	Minimum metal thickness Specified for corrosion protection		IS: 800, Cl.3.8 Cl.3.8.1 to Cl.3.8.4 Cl.3.8.5
11	Structural connections		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		IS: 1641, 1642, 1643

Part-5

Any special weakness in the building making it vulnerable for stability related Failure 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 structure or any other hazardous features should be included.

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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
/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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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.