Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Structural Design Basis Report

Part1	**General Data**		
S.No.	**Description**	**Information**	**Notes**
1.	Site Address	T.S Ward No – 8 (H), Block No – 16, T.S.No – 6/2, Mullai Nagar, Pollachi Taluk, Coimbatore.	
2	Name of Owner	Artin Builders India Private Limited	
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	N.Nagarathinam	RSE Gr-I 2024/08/002
6	Use of the building	Residential	
7	Number of stories above ground level (including storey to be added later, if any)	Stilt + 5	
8	Number of basements below ground level	-	
9	Type of structure Load bearing walls R.C.C. frame R.C.C. frame and Shear Walls Steel frame	R.C.C frame & Steel frame	
10	Soil data Type of soil Design safe bearing capacity	Stiff Clay 200 KN/m^2	IS:1893 C1.6.3.5.2 IS: 1904 IS: 1892 IS: 2131 IS: 2720
11	Dead loads (unit weight adopted) • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials	Refer STAAD structural Report	IS: 875 Part 1
12	Imposed (live) loads Floor loads Roof loads	Refer STAAD structural Report	IS: 875 Part 2
13	Cyclone/Wind • Speed • Design pressure intensity	-	IS: 875 Part 3
14	Seismic zone	Zone III	IS: 1893 (2002)
15	Importance factor	1	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.	0.54	IS:1893 C1.7.6
19	Design horizontal acceleration spectrum value (A_h)	0.5	IS: 1893 C1.6.4.2
20	♠ Expansion/Separation Joints	-	
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 to scale

Notes: (i) IP indicated "Information Provided"
IP indicates "Information to be provided"
NA indicates "Not Applicable"
Tick mark one box

Part 2	**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	0	
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	Stiff Clay Shallow independent footing 200 KN/m^2 - 1 m within drilling depth - -	IS: 1498
6	Foundations Depth below ground level Type	Independent	

	Independent Interconnected Raft Piles		
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	For Compression and flexural Members - M25	
9	Method of analysis used	Finite Element	
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 dynamic analysis c. Ratio of a/b	As per codal provisions	IS: 1893 Cl. 7.5.3
13	Distribution of seismic forces along the height of the building.	Refer STAAD structural Report	IS:1893 Cl.7.7 (Provide sketch)
14	The Column of soft ground storey specially designed.	-	IS: 1893 Cl.7.10
15	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Walls	75mm 40mm 25mm 15mm 15mm	IS: 456 Cl. 26.4
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	Fe 415 9”x1’6” 9”x9” 0.2 % 0.5 % 6” Refer STAAD report 0.2%	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

	Spacing • Ratio of shear capacity of columns to maximum seismic shear in the storey.	16mm 6” Refer STAAD report	IS: 13920 Cl. 7.4
17	Does the features require clearance by SDRP Example: High rise building Prefab building Building in hazard prone areas	No	

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 indicate the existing water table, and that assumed to design foundations.

Part-3

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.

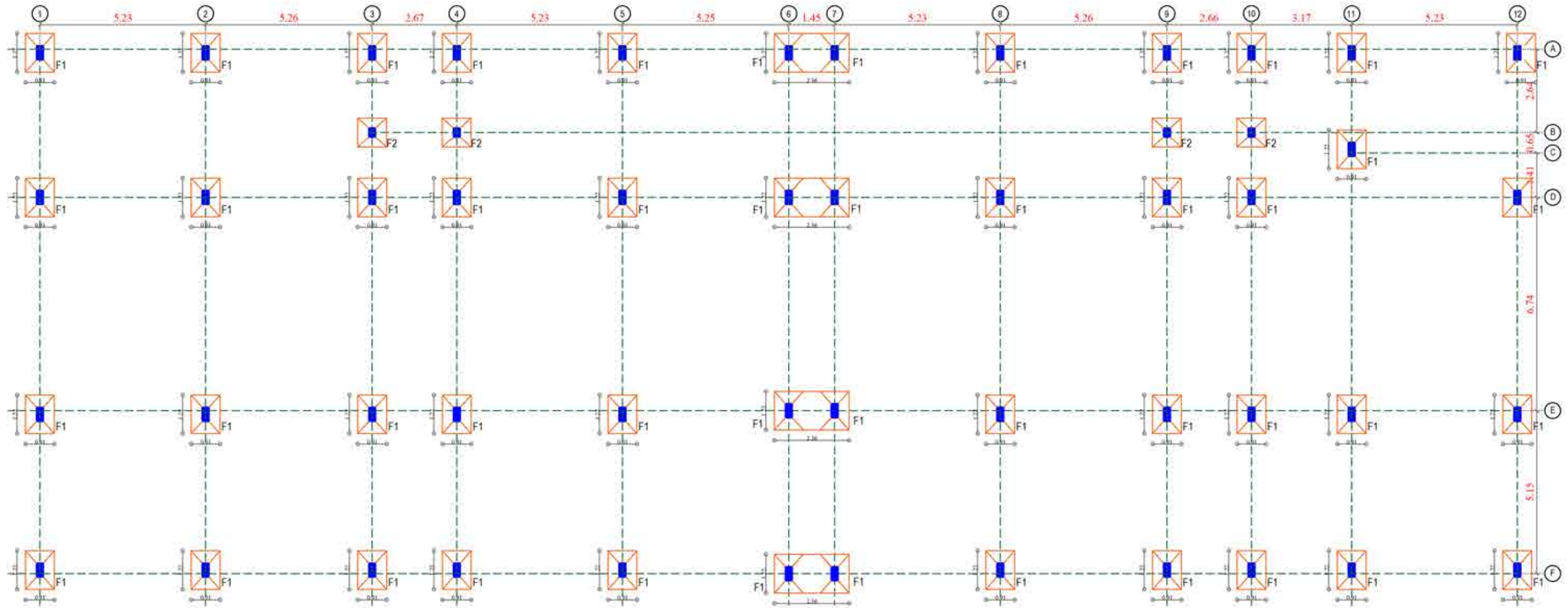
Part-4

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.

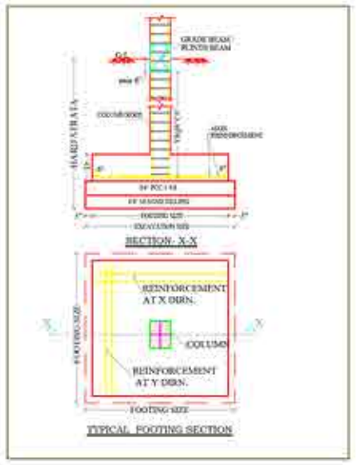
ENGINEER

Er. N. NAGARATHINAM, M.E(Struct), MIC.,CE.,
Chartered Engineer & Structural Consultant
Registered Engineer Gr-I, DTCP Regd. Struct. Engineer Gr-I
26/5, First Cross Street, Rathinam Nagar, Theni -625 531.
Cell: 9994068898, 9095100234

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOFED RESIDENTIAL APARTMENTS IN TOWN SURVEY WARD NO. 8 (H), BLOCK NO:16, T.S.NO:6/2, MULLAI NAGAR, POLLACHI MUNICIPALITY, POLLACHI TALUK, COIMBATORE DISTRICT.



FOOTING LAYOUT



FOOTING SCHEDULE				
FOOTING TYPE	FOOTING SIZE	D	REINFORCEMENT	
			Short Span	Longer Span
F1-(56 Nos)	3'-0" x 4'-0"	18"	10Y@5"c/c	10Y@5"c/c
F2-(04 Nos)	3'-0" x 3'-0"	18"	10Y@5"c/c	10Y@5"c/c

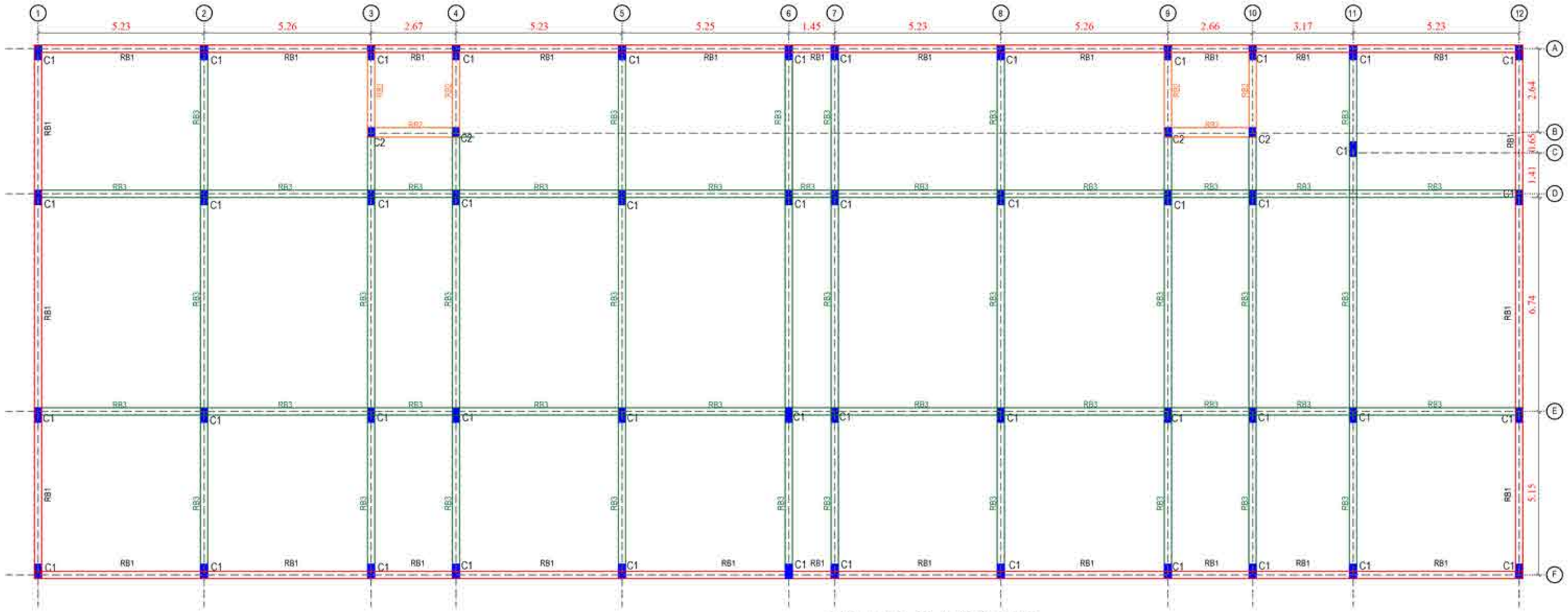
Applicant :

Artin Builders India Private Limited

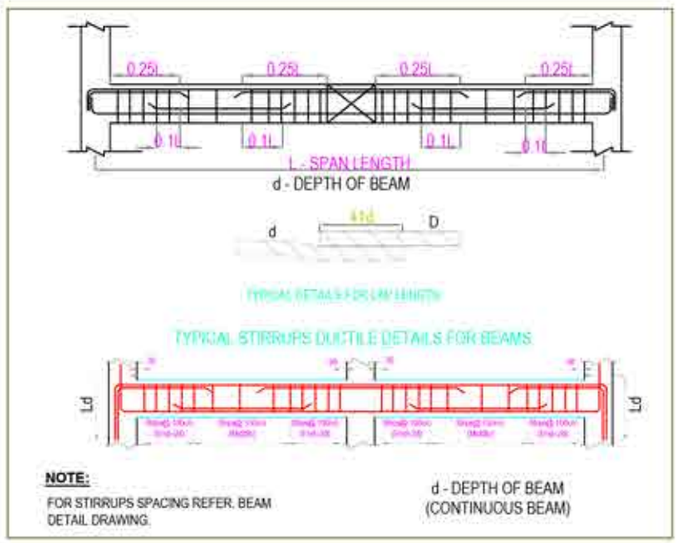
Engineer :

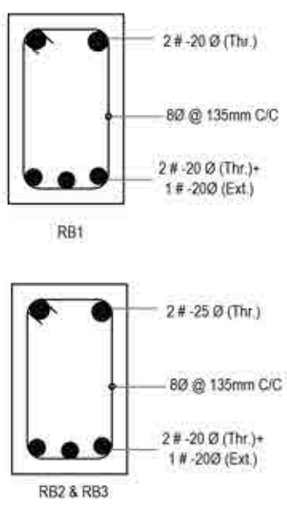
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BEAM LAYOUT





Roof Beam Reinforcement Details			
S.No	Beam	Location	Reinforcement
1	RB 1	Top	2 # - 20 ø(Thr)
		Bottom	2 # - 20 ø(Thr) 1 # - 20 ø(Ext)
2	RB 2 & RB3	Top	2 # - 25 ø
		Bottom	2 # - 20 ø(Thr) 1 # - 20 ø(Ext)

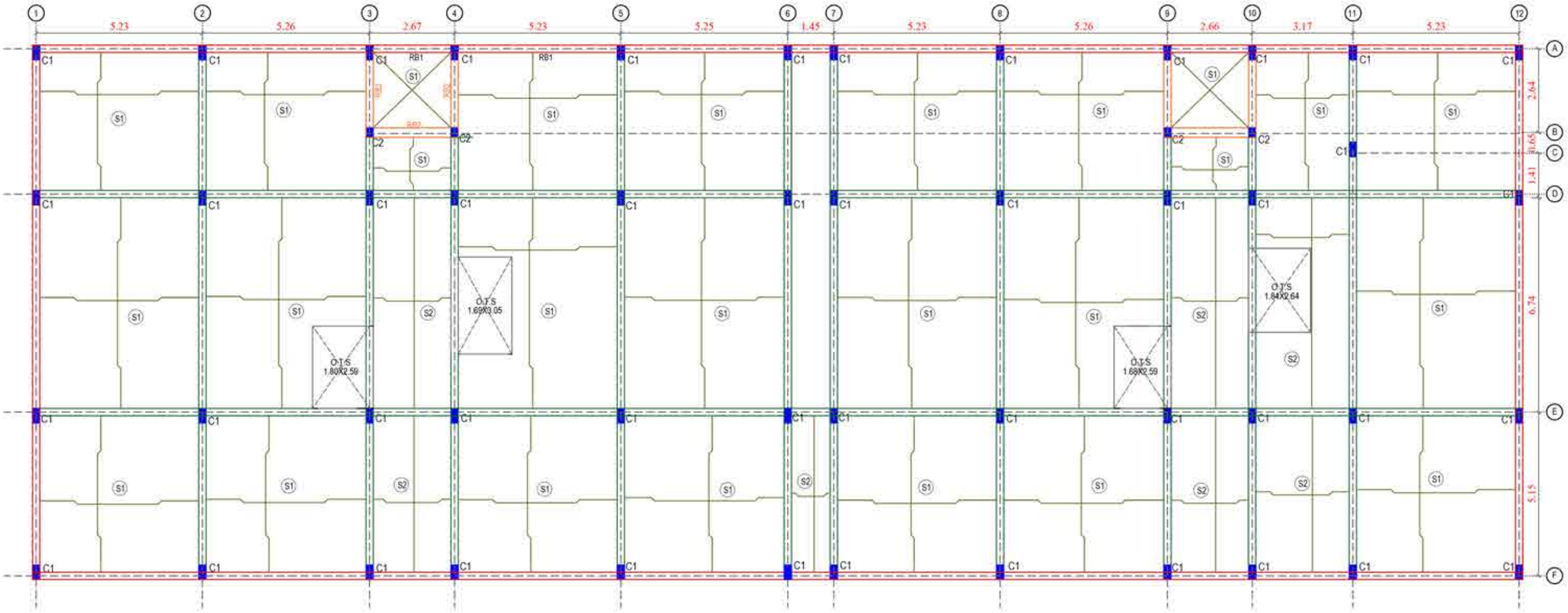
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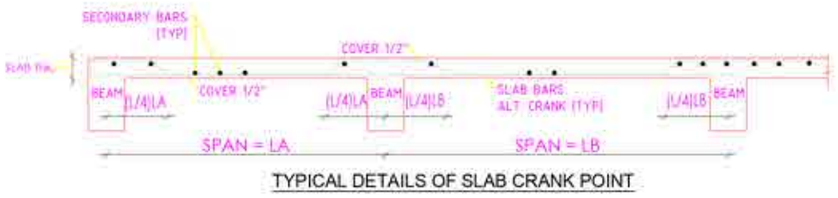
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ROOF SLAB LAYOUT - Typical



TYPICAL DETAILS OF SLAB CRANK POINT

SLAB REINFORCEMENT DETAILS				
SLAB NO	TYPE OF SLAB	SHORTER DIRECTION	LONGER DIRECTION	SLAB THICK
S 1	TWO WAY	10 ø @ 125mm C/C	10 ø @ 150mm C/C	150 mm
S 2	ONE WAY	10 ø @ 125mm C/C	8 ø @ 150mm C/C	150 mm

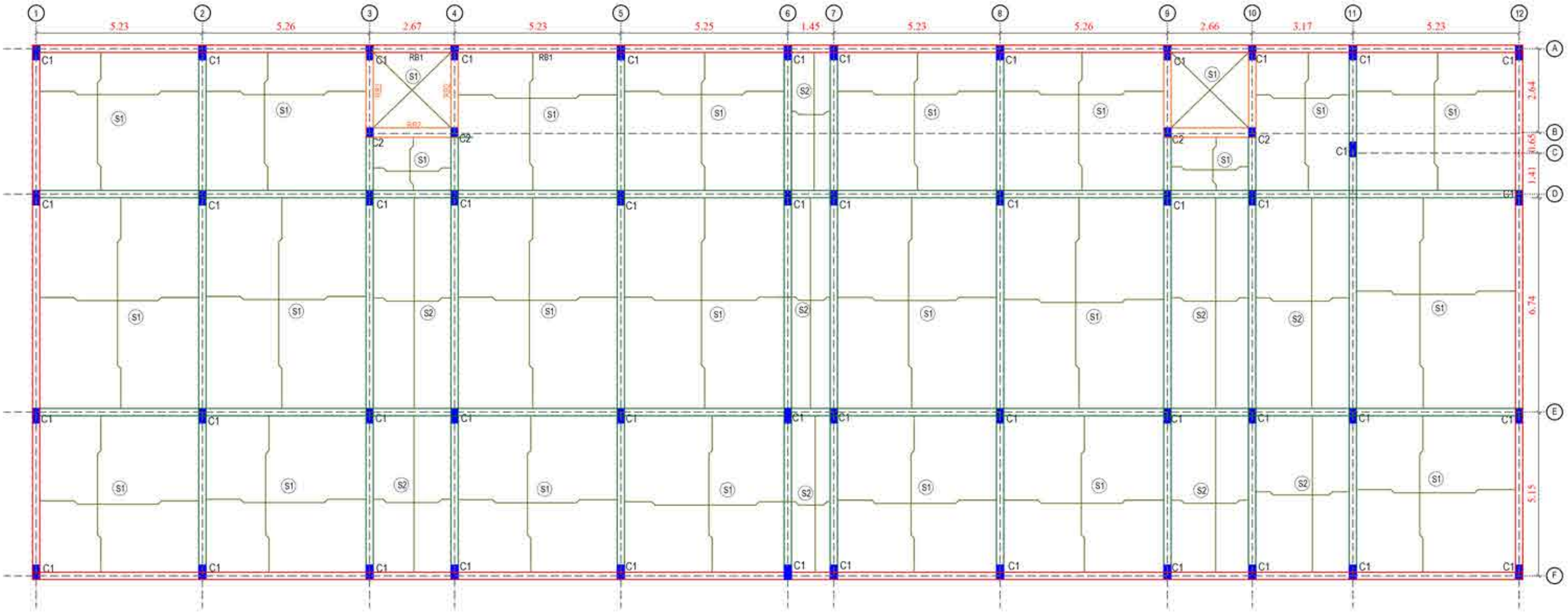
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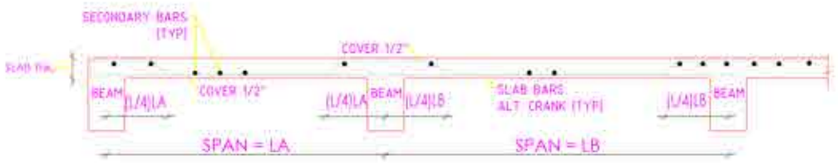
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ROOF SLAB LAYOUT - Stilt Floor



TYPICAL DETAILS OF SLAB CRANK POINT

SLAB REINFORCEMENT DETAILS				
SLAB NO	TYPE OF SLAB	SHORTER DIRECTION	LONGER DIRECTION	SLAB THICK
S 1	TWO WAY	10 ø @ 125mm C/C	10 ø @ 150mm C/C	150 mm
S 2	ONE WAY	10 ø @ 125mm C/C	8 ø @ 150mm C/C	150 mm

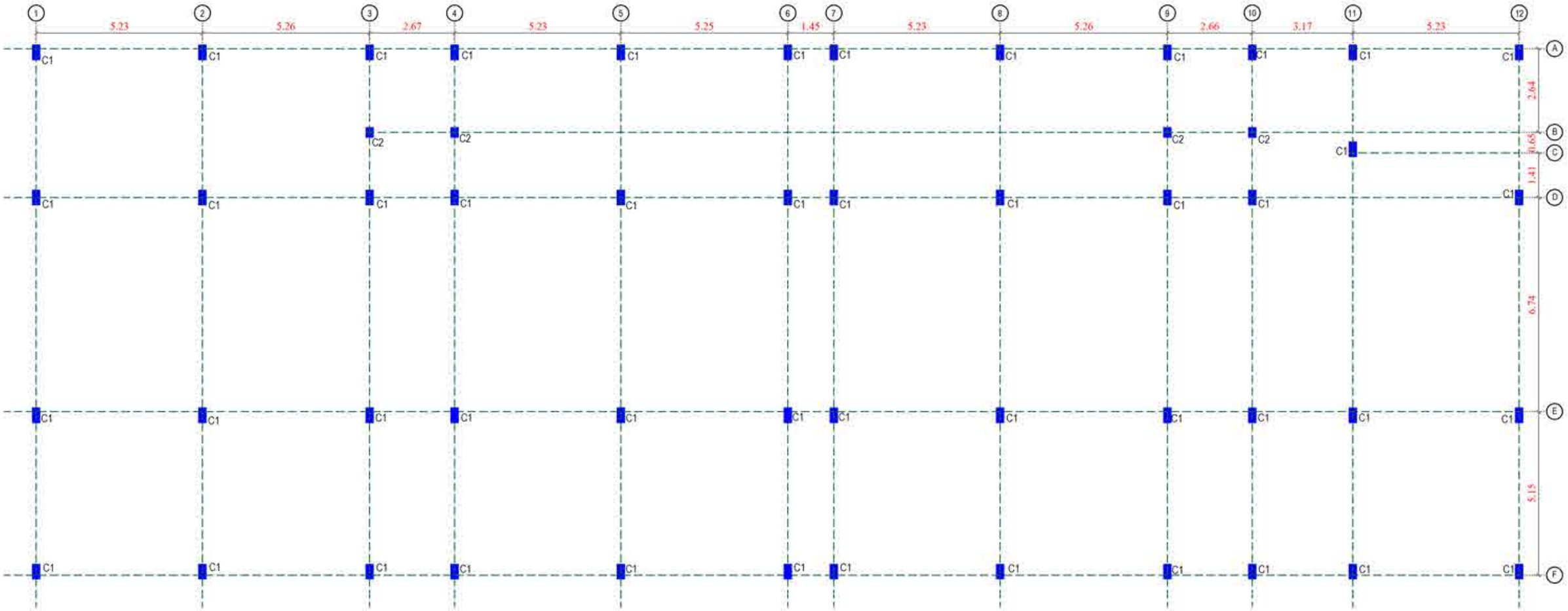
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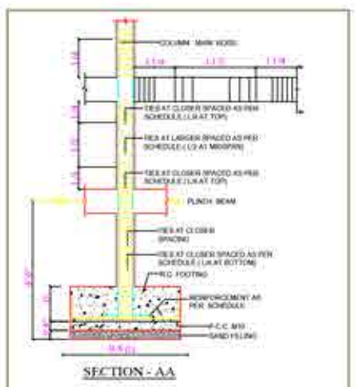
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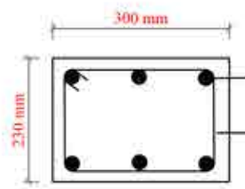
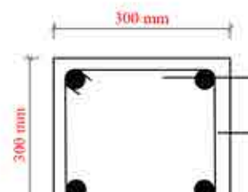
C1 - 0.23 m x 0.46 m

C2 - 0.30 m x 0.30 m

COLUMN LAYOUT



Typical Column

1.	COLUMN C1	 6 # -16 ø Stirrups - 8 ø - 150mm c/c
2.	COLUMN C2	 4 # -16 ø Stirrups - 8 ø 150mm c/c

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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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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.