Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

CHONA BUILDERS
Perfect Happiness
ENGINEER | BUILDERS | PROMOTERS | VALUER | LBS

Er. PR. GANESAN, B.Tech.,
Licenced Building Surveyor
304-2, Sona Nagar, Saradha College Backside,
Alagapuram Periyapudur, Salem - 16
Cell : 98427 43591

Date : 18.06.25

STABILITY CERTIFICATE

The Detailed Engineering and structure design of the proposed construction of RCC Roof Residential building **"CHONA KRISHNA APARTMENT"** comprising of **Stilt+Five (5) floors** consisting of 50 Dwelling Units at **T.S.No: 22, 23, 24/1, 25/1, 26, Ward-U, Block-14,** Bodinayakkanpatti Village, Suramangalam, Salem Corporation, Salem West Taluk, Salem District – 636005. has been done by me based on the report of geotechnical investigation (soil test) done by **Geocare Engineering Consultancy Report No. 072425 Dated:26/7/2024** 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/We further certify that:

(i) The minimum grade of concrete is M25

(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 875 and Design of earthquake resistant structure as per IS 1893 and IS 13920 are carried out.

4. The building will be safe and sound when used for the purpose for which it is designed.

Er. PR. GANESAN, B.Tech
Registration No: 32/RSE-II/2024
Registered Structural Engineer Grade-II
304-2, Sona Nagar,
Alagapuram Periya Pudur,
SALEM-636 016. Ph: 98427-43591

Encl.: Structural Design Load Calculation

LOAD CALCULATIONS

PROPOSED CONSTRUCTION OF CHONA KRISHNA APARTMENT AT SALEM

Er.PR. GANESAN, B.Tech
Registration No: 32/RSE-II/2024
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304-2, Sona Nagar,
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1	18.06.25	LOAD CALCULATION REPORT									
Rev.	Date	Description/issued for			Prepared by		Checked by		Approved by		
		Promoter :	m/s. CHONA BUILDERS								
		project :	PROPOSED CONSTRUCTION OF CHONA KRISHNA APARTMENT AT SALEM								
		Title :	DESIGN BASIS REPORT								
Office :		India	Order :	document :		Rev:	0	Sheet:		of :	3

FLOOR LOADS:

I. FLOOR LOAD :

Floor finish	0.075x6.5	=	0.4875 kN/m^2
Sand Filling (0.23x18)		=	4.14 kN/m^2
Sunken		=	4.62 kN/m^2
	Say	=	**5 kN/m^2**

II. TERRACE FLOOR:

Floor finish & weathering Coarse (0.125x20) = 2.5 kN/m^2

III. LIVE LOADS:

- Live load = 2.5 kN/m^2
- Terrace = 1.5 kN/ m^2
- Corridor = 4 kN/ m^2

IV. WALL LOAD CALCULATIONS:

GROUND FLOOR:

1. Wall load for Plinth beam to Stilt Beam level:

   (3.15+0.600-0.45x0.23x6.5) = 5 kN/ m^2

FIRST FLOOR TO FIFTH FLOOR (TYPICAL FLOORS):

2. Wall Load for stilt Floor Roof level to

   First Floor Roof level:

   (3.15-0.38 x 0.23 x 6.5) = 4.14 kN/ m^2 **(Say 4)**

WATER TANK :

3. Wall load for water tank bottom level:

   (1.52-0.45x0.23x25) = 6.15 kN/ m^2

PARAPET :

4. **Wall load for Parapet level:**

0.9x0.23x6.5 = 1.35 kN/ m^2 **(Say 2)**

HEAD ROOM :

5. **Wall load for terrace level to Head Room Roof top level:**

(3.15x0.23x6.5) = 4.7 kN/ m^2

V. STAIRCASE LOAD CALCULATION:

Self weight	**(0.20x1x25)**	=	**5 kN/ m^2**
Floor Finish		=	1.00 kN/ m^2
R.C.C Steps	(0.15/2)x22	=	1.65 kN/ m^2
Live Load		=	**4.00 kN/ m^2**
		=	11.65 kN/ m^2
		=	12 kN/ m^2
Total Load	**(12x4.2)**	=	**50 kN/ m^2**
Load on One beam	(50/2)	=	25 kN/ m^2
	Say	=	**25 kN/ m^2**
Plinth beam full wall load		=	**5 kN/ m^2**
Plinth beam Mid landing Load	(5/2+25)	=	27.5 kN/ m^2
Stilt beam full wall load		=	4 kN/ m^2
Stilt beam Mid landing Load	**(4+25)**	=	**29 kN/ m^2**

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.