Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

UNIVERSAL CONSULTANTS

Date: 22-12-2025

STABILITY CERTIFICATE

The detailed engineering and structure design of the Proposed Construction of Residential Non High Rise Group Development Building Consists of 2 Blocks with Combined Basement, Block 1 : Ground Floor + 5 Upper Floors (88 D/U) , Block 2 with Amenity Block : Ground Floor (Part) + First Floor (Part) + Second Floor (Part) + 3 Upper Floors (54 D/U), Amenity Block : Ground Floor (Part) + First Floor (Part) + Second Floor (Part) , Totally 142 D/U with Swimming Pool on the Ground Level Comprised in S.No : 257/1B1 of Rakkiapalayam Village, Thirumuruganpoondi Municipality, Avinashi Taluk , Tiruppur District has been done by me/us based on the report of geotechnical investigation (soil test) done by PSG Institute of Technology & Applied Research Report No CE/SOIL/C/2025/12 Dated 06-10-2025 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/We 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 Codes No IS-875 and design of earthquake resistant structure as per IS Code No IS-1893 & IS-13920.

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

Stamp and Signature

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
~~Reg. No. RSE100382019~~
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

Encl.: Structural Design Calculation

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17-10-2025

THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTS OF 2 BLOCKS WITH COMBINED BASEMENT, BLOCK 1 : GROUND FLOOR + 5 UPPER FLOORS (88 D/U) , BLOCK 2 WITH AMENITY BLOCK : GROUND FLOOR (PART) + FIRST FLOOR (PART) + SECOND FLOOR (PART) + 3 UPPER FLOORS (54 D/U), AMENITY BLOCK : GROUND FLOOR (PART) + FIRST FLOOR (PART) + SECOND FLOOR (PART) , TOTALLY 142 D/U WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NO : 257/1B1 OF RAKKIAPALAYAM VILLAGE, THIRUMURUGANPOONDI MUNICIPALITY, AVINASHI TALUK , TIRUPPUR DISTRICT.

GENERAL NOTE ON STRUCTURAL DESIGN.

1.0 GENERAL.

1.1 DESIGN BASIS

The design of this building is carried out based on frame analysis using design software.

1.2 CODES AND STANDARDS

All structural design is carried out conforming to the provisions in National Building Code of India and other relevant Indian Codes and Standards.

1. I.S. 456
2. I.S. 875 - Part I to V
3. I.S.1893
4. I.S.13920

2.0 BASIC CIVIL DESIGN LOADS

2.1 DEAD LOADS & LIVE LOADS

Typical slab dead load is calculated as follows

Self weight of slab	=	3 0kN/m²
Floor finish	=	2.0kN/m²
Live load	=	2.0kN/m²
		7.0kN/m²

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Reg. No. CGLDSE/SE/GP-1/2024/07/005

17-10-2025

3. 0 DETAILS

Based on Soil Test Report Isolated Footing with Raft Foundation is adopted.

4.0 DESIGN METHODS

General design and detailing of concrete members/elements are done conforming to the provisions of I.S: 456 and other relevant I.S codes. Limit State method is followed for the design.

Seismic Zone III load is taken into account for the analysis. The predominant direction of vibration is horizontal. Relevant combination of forces has been taken into account.

4.1

Load Combination	Ultimate Limit Load	Serviceability Limit State
DL+LL+WL Or DL+LL+EL	1.2DL+1.2LL+1.2WL Or 1.2DL+1.2LL+1.2EL	DL+LL+WL Or DL+LL+EL

4.2.1 MINIMUM COVER

Slab	25 mm
Beam	30 mm
Columns	40 mm
Foundations	50 mm

Structure will be safe and sound when used for the purpose for which it is designed.

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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.