Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

S K C

S K C STRUCTURAL CONSULTANTS

No.6, FIRST FLOOR, KAMARAJAR SALAI. ASHOK NAGAR,
CHENNAI - 600 083

Er.M.TAMIL. SELVAN,M.Tech (Stru.)
Mobile: 9843316508

STRUCTURAL STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed residential Building (Villas):31 to 73at **"FERNS on ECR"** comprised in Survey Nos.146/3B4, 146/3B2A, 146/3B3A, 146/4B1, 146/4A2A1, 146/4A1A, 146/3A1, 146/4B5A, 146/2A, 146/4B4A1, 146/3B1A1A,146/4B3, 146/4B2, 147/5A1, 147/5B1, 147/3B1, 147/5D1A, 147/6B1A, 147/4A1, 147/3A1A1, 147/3C1, 147/2A1, 147/1A, 147/5C1, 147/7D1A, 147/6A1A1 situated at Thiruvidanthai Village, Thiruporur Taluk,Chengalpet District has been done by us based on the report of geotechnical investigation (soil test) done by Falcon Industrial Testing Laboratory Pvt Ltd withTest Report No: **Falcon/GIR/TR2505206 dated 27.05.2025** and considering the functional requirement of the Building.

2. It is certified that among other factors, the proposed building has beendesigned to resist earthquake, we have checked various parameters and found that the proposed building would be safe.

3. We further certify that:

(i) The minimum grade of concrete is **M-25**

(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 earthquake resistant structure as per IS Code No **IS 1893-2016.**

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

Er. M. Tamil Selvan, M.Tech(Stru.)
(Structural Engineer Grade-1)
DTCP Reg. No: CGLDIST/SE/GR-I/2025/10/013
Valid upto: 28-10-2030 Mob: +91 98433 16508
SKC STRUCTURAL CONSULTANTS
No. 6, 1st Floor, Kamarajar Salai, Ashok Nagar,
Chennai-600 083.

As per Structural Design Calculation:

These Buildings (Ground + 1st Floor) are designed for all forces as per code. The soil is Soft Disintegrated Rock. The foundation depth proposed at 2.5m and SBC at this depth is 170kn/m^2. Isolated and Combined footing proposed for foundation.

Loading:

1. Floor	:	3KN / M^2
2. Roof	:	1.5KN / M^2

Concrete	:	M-25
Steel	:	Fe 500
Earth Quake Zone	:	III

Clear Cover:

Footing	:	50mm
Columns	:	25mm
Beam	:	40mm
Floor Slab	:	20mm
Roof Slab	:	25mm
Development Length	:	40d + 10d
Type of Foundation	:	Shallow Foundation

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We certify that the building is designed as Earthquake Resistant Building.We will frequently inspect the site for quality of materials and construction.

The Building is designed as per IS codes.

IS 875	-	for loads calculation.
IS: 456-2000	-	Concrete code
IS: 1893-2016	-	Earthquake Resistant Design of Structures.
IS: 13920-1993	-	Ductile Detailing for Earthquake Resistant
IS: 800 – 2007	-	Steel Code

Reinforcement detailing is proposed as Ductile detailing for Earth quake.We certify that the design is Structurally Safe and sound and inspection will be carried out then and there for quality of materials and construction.

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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.