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RE REGULATORY RECORD

RERA Document

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C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

26.08.2026

STABILITY CERTIFICATE

(To be furnished while filing application for registration of building)

The detailed engineering and structure design of the proposed building comprising of Stilt + five upper floors in Old S.F No.58/1 - New T.S No.14/3 – Ward No.AF(32) - Block No.18, At Uppilipalayam, Coimbatore South, Coimbatore -641004. has been done by me based on the report of geotechnical investigation (soil test) done by Alzum Geocivil Integrated Services and **Report No: AGIS/C-1299/26** Dated: **02.03.2026** 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 further certify that:

(i). the minimum grade of concrete is M25

(ii). The design and analysis using the code of practice for plain and reinforced concrete as per IS 456, Design Loads as per 5 kN/Sqm and Design of Earthquake resistant Structure as per IS 1893 are carried out

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

Encl: Structural Design Calculation

Stamp and Signature

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

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TO WHOM SO EVER IT MAY CONCERN

This is to inform that I am attaching the following sheets, which are required for the submission of drawing to the respective Authority for project Proposed construction of a Residential Building in Old S.F No.58/1 - New T.S No.14/3 – Ward No.AF(32) - Block No.18, At Uppilipalayam, Coimbatore South, Coimbatore -641004

1. Statement Accompanying Form – A
2. Form – B
3. Statement Accompanying the Certificate of Structural Soundness.
4. Form – C
5. Certificate for Earthquake Resistance.

C. KANNAN, B.E., M.E.,(Structure)
Structural Engineer,
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Door No. 21, 4th Main Road,
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C.KANNAN, M.E.,
Flat No.2, Utopia Apartments,
No: 21, Indira Nagar 4th Main Road, Chennai-600020.
Ph: 9841249815

CERTIFICATE FOR EARTHQUAKE RESISTANCE

1.	Name and Door No. of the building	:	M/s. Sanbrix LLP
2.	Location (Street No./ Ward no. Name of place (Corporation/ Municipality/ Panchayat/ Panchayat Union/ Township / Cantonment)	:	Old S.F No.58/1 - New T.S No.14/3 Ward No.AF(32) - Block No.18, Uppilipalayam, Coimbatore South, Coimbatore -641004
3.	Year of Construction	:	2026
4.	Purposed for which the Building is being Used or purpose to be used	:	Residential building
5.	Details of Construction of the Building (Particulars of the foundation soil, Specifications of the various parts under)		
	1. Foundation	:	Isolated RCC column footing resting on Disintegrated rock
	2. Basement	:	0.45 meters above ground level.
	3. Super structure	:	Ground floors RCC framed Structure with RCC Columns & brick panel walls
	4. Floor and Roof (are to given)	:	Vitrified tiles over PCC 1:4:8 for flooring and RCC for Roof slab

This is to certify that the superstructure design of the proposed Commercial (Office) Building at above said site has been DESIGNED on the basis of EARTHQUAKE RESISTANCE DESIGN OF STRUCTURES IS:1893 (PART): 2002 General provisions & Buildings, with latest declaration of seismic Zone III, Zone factor 0.16 and according to IS Loading standards IS – 875. All precautions have been taken as per the CONTENTS OF REPORT. Recommendations for effect of seismic condition for this soil have been followed.

Date: 27.07.2026

Signature of the Engineer/Designation

C. KANNAN, B.E., M.E.,(Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

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Flat No.2, Utopia Apartments,
No: 21, Indira Nagar 4th Main Road, Chennai-600020.
Ph: 9841249815

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FORM – B

[Form of certificate of structural soundness under sub-section (4) of section 4 of the Tamil Nadu Public Building (Licensing) Act 1965 (Tamil Nadu Act 13 of 1965) referred to in rule 4 of the Tamil Nadu Building (Licensing) Rules 1966]

I certify that I have designed the building mentioned in the statement and furnish below its salient technical features:

(1) Foundation

(i)	Depth below ground level	: 1.70 meters
(ii)	Nature of soil met with at foundation level	: Disintegrated Rock
(iii)	Pressure at foundation	: 29.0 t/m²
(iv)	Probable safe bearing capacity of the strata met with at foundation	: 30.0 t/m²

(2) Superstructure

(i)	Maximum stress in the most critical section of masonry and concrete	: As per relevant BIS Codal provision
(ii)	Nature of masonry and concrete and its safe permissible stress	: As per relevant BIS Codal provision

The structural soundness of the building has been verified by me with reference to ISI loading standards 875 (latest version) and other relevant Indian Standards Code of Practice and I declare that the building is structurally sound to be used as a public building for the purpose noted in the statement. A license may be granted for the period from 27.07.2026 to 25.07.2029

Date: 27.07.2026

Signature of the Engineer/Designation

C. KANNAN, B.E., M.E.,(Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
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No: 21, Indira Nagar 4th Main Road, Chennai-600020.
Ph: 9841249815

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FORM – C

[Form of certificate of structural soundness under sub-section (4) of section 4 of the Tamil Nadu Public Building (Licensing) Act 1965 (Tamil Nadu Act 13 of 1965) referred to in rule 4 of the Tamil Nadu Building (Licensing) Rules 1966]

I certify that I have designed the building mentioned in the statement and furnish below its salient technical features:

(1) Foundation

(i)	Depth below ground level	: 1.70 meters
(ii)	Nature of soil met with at foundation level	: Disintegrated rock
(iii)	Pressure at foundation	: 29.0 t/m²
(iv)	Probable safe bearing capacity of the strata met with at foundation	: 30.0 t/m²

(2) Superstructure

(i)	Maximum stress in the most critical section of masonry and concrete	: As per relevant BIS Codal provision
(ii)	Nature of masonry and concrete and its safe permissible stress	: As per relevant BIS Codal provision

The structural soundness of the building has been verified by me with reference to ISI loading standards 875 (latest version) and other relevant Indian Standards Code of Practice and I declare that the building is structurally sound to be used as a public building for the purpose noted in the statement. A license may be granted for the period from

Date: 27.07.2026

Signature of the Engineer/Designation

C. KANNAN, B.E., M.E.,(Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
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Ph: 9841249815

STATEMENT TO ACCOMPANY THE CERTIFICATE OF STRUCTURAL SOUNDNESS

Location of the building, door no, street name &. Name of place (1)	Age of the Building (2)	Value of the building at current rates (3)	No. of Stories (4)	Short description of the structure RCC Framed or Load bearing masonry. (5)
Proposed Residential Building Old S.F No.58/1 - New T.S No.14/3, Ward No.AF(32) - Block No.18 Uppilipalayam Coimbatore South,Coimbatore-641004	New Building		Stilt + Five Upper Floors	Ground floor RCC Framed Structure with brick panel walls, RCC Columns, beams, Slabs, Flooring-Ceramic, Joinery-Teak Wood / UPVC

Purposed for which the Building is certified for use. (6)	The period for which the building will be structurally sound (7)	No. of Persons to be accommodated (8)	Remarks (9)
Residential Building	50 years	250 nos.	

Date: 27.07.2026

Signature of the Engineer/Designation

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No: 21, Indira Nagar 4th Main Road, Chennai-600020.
Ph: 9841249815

STATEMENT ACCOMPANYING FORM – A

1.	Name and Door No. of the building	:	M/s. Sanbrix LLP
2.	Location (Street No./ Ward no. Name of place (Corporation/ Municipality/ Panchayat/ Panchayat Union/ Township / Cantonment)	:	Old S.F No.58/1 - New T.S No.14/3 Ward No.AF(32) - Block No.18, Uppilipalayam, Coimbatore South, Coimbatore -641004
3.	Year of Construction	:	2026
4.	Approximate cost of Construction	:	
5.	Purposed for which the Building is being used or purpose to be used	:	Residential building
6.	Details of construction of the building hitherto been used	:	New construction
7.	Details of Construction of the Building (Particulars of the foundation soil, Specifications of the various parts under)		
	1. Foundation	:	Isolated RCC column footing resting on Disintegrated rock
	2. Basement	:	0.45 meters above ground level.
	3. Super structure	:	Ground floor RCC framed Structure with RCC Columns & brick panel walls
	4. Floor and Roof (are to given)	:	Vitrified tiles over PCC 1:4:8 for flooring and RCC for roof slab
8.	Number of Persons to be accommodated	:	250 nos.

Date: 27.07.2026

Signature of the Engineer/Designation

C. KANNAN, B.E., M.E.,(Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

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.