Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

07-07-2026

THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 74 DWELLING UNITS FOR AFFORDABLE HOUSING WITH GYM, ASSOCIATION ROOM & INDOOR GAMES ROOM AT TELLUS AVENUE DR.KALAIGNAR MAIN ROAD, RADHESHYAM AVENUE AND ARISH ROAD, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO .104/4B, 104/8 & 104/9 OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

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

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

07-07-2026

3.0 SOIL DETAILS

Based on Soil Test Report Isolated Footing 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.

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

```
**************************************************
*                                                *
*          STAAD.Pro CONNECT Edition             *
*          Version  22.00.00.15                  *
*          Proprietary Program of                *
*          Bentley Systems, Inc.                 *
*          Date=    JUL  7, 2026                 *
*          Time=    11:45:59                     *
*                                                *
*  Licensed to: only @ ::LAVTeam:: (R)           *
**************************************************
```

```
    1. STAAD SPACE
INPUT FILE: Z:\ANAND\UC-VGK RAJAKILPAKKAM\VGK RAJAKILAPAKKAM.STD
    2. START JOB INFORMATION
    3. JOB NAME THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT ? 18.30M)
    4. *RESIDENTIAL BUILDING WITH 74 DWELLING UNITS FOR AFFORDABLE HOUSING WITH GYM,
    5. *ASSOCIATION ROOM & INDOOR GAMES ROOM AT TELLUS AVENUE DR.KALAIGNAR MAIN ROAD,
    6. *RADHESHYAM AVENUE AND ARISH ROAD, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO
    7. *.104/4B, 104/8 & 104/9 OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF
    8. *TAMBARAM MUNICIPAL CORPORATION.
    9. ENGINEER NAME SURESH
   10. CHECKER NAME SURESH
   11. APPROVED NAME SURESH
   12. ENGINEER DATE 7/7/2026
   13. CHECKER DATE 7/7/2026
   14. APPROVED DATE 7/7/2026
   15. END JOB INFORMATION
   16. INPUT WIDTH 79
   17. UNIT METER KN
   18. JOINT COORDINATES
   19. 1 -11 -1 0; 25 -11 -4 0; 26 -4.5 -1 0; 27 -4.5 -4 0; 28 2.2 -1 0; 29 2.2 -4 0
   20. 36 -11 2 0; 37 -4.5 2 0; 38 2.2 2 0; 42 -11 5 0; 43 -4.5 5 0; 44 2.2 5 0
   21. 57 6.9 -1 0; 58 6.9 -4 0; 59 6.9 2 0; 60 6.9 5 0; 63 13.6 -1 0; 64 13.6 -4 0
   22. 65 13.6 2 0; 66 13.6 5 0; 67 -11 8 0; 68 -4.5 8 0; 69 2.2 8 0; 70 6.9 8 0
   23. 71 13.6 8 0; 72 -11 11 0; 73 -4.5 11 0; 74 2.2 11 0; 75 6.9 11 0; 76 13.6 11 0
   24. 77 -11 14 0; 78 -4.5 14 0; 79 2.2 14 0; 80 6.9 14 0; 81 13.6 14 0
   25. MEMBER INCIDENCES
   26. 39 1 25; 40 1 26; 41 25 27; 42 26 27; 43 26 28; 44 27 29; 45 28 29; 55 1 36
   27. 56 26 37; 57 28 38; 61 36 37; 62 37 38; 66 36 42; 67 37 43; 68 38 44; 72 42 43
   28. 73 43 44; 96 28 57; 97 29 58; 98 57 58; 99 57 59; 100 38 59; 101 59 60
   29. 102 44 60; 107 57 63; 108 58 64; 109 63 64; 110 63 65; 111 59 65; 112 65 66
   30. 113 60 66; 114 42 67; 115 43 68; 116 44 69; 117 67 68; 118 68 69; 119 60 70
   31. 120 69 70; 121 66 71; 122 70 71; 123 67 72; 124 68 73; 125 69 74; 126 72 73
   32. 127 73 74; 128 70 75; 129 74 75; 130 71 76; 131 75 76; 132 72 77; 133 73 78
   33. 134 74 79; 135 77 78; 136 78 79; 137 75 80; 138 79 80; 139 76 81; 140 80 81
   34. DEFINE MATERIAL START
   35. ISOTROPIC CONCRETE
   36. E 2.17185E+07
   37. POISSON 0.17
   38. DENSITY 23.5616
```



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

```
39. ALPHA 1E-05
40. DAMP 0.05
41. END DEFINE MATERIAL
42. MEMBER PROPERTY INDIAN
43. 39 42 45 55 TO 57 66 TO 68 98 99 101 109 110 112 114 TO 116 119 121 -
44. 123 TO 125 128 130 132 TO 134 137 139 PRIS YD 0.8 ZD 0.3
45. 40 41 43 44 61 62 72 73 96 97 100 102 107 108 111 113 117 118 120 122 126 -
46. 127 129 131 135 136 138 140 PRIS YD 0.6 ZD 0.2
47. CONSTANTS
48. MATERIAL CONCRETE ALL
49. SUPPORTS
50. 25 27 29 58 64 FIXED
51. DEFINE 1893 LOAD
52. ZONE 0.16 RF 3 I 1 SS 2 ST 1 DM 0.5
53. MEMBER WEIGHT
54. 39 TO 45 55 TO 57 61 62 66 TO 68 72 73 96 TO 102 107 TO 140 UNI -14.5
55. DEFINE WIND LOAD

*** NOTE: If any floor diaphragm is present in the model Wind Load definition
          should be defined after Floor Diaphragm definition. Otherwise wind
          load generation may be unsuccessful during analysis.

56. TYPE 1
57. INT 0.673 1.03335 1.3537 1.65375 HEIG  10  30  50  100
58. EXP 1 JOINT 1 25 TO 29 36 TO 38 42 TO 44 57 TO 60 63 TO 81
59. LOAD 1 LOADTYPE NONE  TITLE SLX1
60. 1893 LOAD X 1
61. LOAD 2 LOADTYPE NONE  TITLE SLZ1
62. 1893 LOAD Z 1
63. LOAD 3 LOADTYPE DEAD  TITLE DL
64. SELFWEIGHT Y -1
65. MEMBER LOAD
66. 40 43 61 62 72 73 96 100 102 107 111 113 117 118 120 122 126 127 129 131 135 -
67. 136 138 140 UNI GY -25
68. LOAD 4 LOADTYPE LIVE  TITLE LL
69. MEMBER LOAD
70. 40 43 61 62 72 73 96 100 102 107 111 113 117 118 120 122 126 127 129 131 135 -
71. 136 138 140 UNI GY -15
72. LOAD 7 LOADTYPE WIND  TITLE WLZ1
73. WIND LOAD Z 1 TYPE 1
74. LOAD 8 LOADTYPE WIND  TITLE WLZ2
75. WIND LOAD Z -1 TYPE 1
76. LOAD COMB 9 1.5(DL+LL)
77. 3 1.5 4 1.5
```



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

```
 78. LOAD COMB 10 1.2(DL+LL+SLX)
 79. 3 1.2 4 1.2 1 1.2
 80. LOAD COMB 11 1.2(DL+LL+SLZ)
 81. 3 1.2 4 1.2 2 1.2
 82. LOAD COMB 14 1.2(DL+LL+WLZ1)
 83. 3 1.2 4 1.2 7 1.2
 84. LOAD COMB 15 1.2(DL+LL+WLZ2)
 85. 3 1.2 4 1.2 8 1.2
 86. LOAD COMB 16 1.5(DL+SLX)
 87. 3 1.5 1 1.5
 88. LOAD COMB 17 1.5(DL+SLZ)
 89. 3 1.5 2 1.5
 90. LOAD COMB 20 1.5(DL+WLZ1)
 91. 3 1.5 7 1.5
 92. LOAD COMB 21 1.5(DL+WLZ2)
 93. 3 1.5 8 1.5
 94. LOAD COMB 22 0.9DL+1.5SLX
 95. 3 0.9 1 1.5
 96. LOAD COMB 23 0.9DL+1.5SLZ
 97. 3 0.9 2 1.5
 98. LOAD COMB 26 0.9DL+1.5WLZ1
 99. 3 0.9 7 1.5
100. LOAD COMB 27 0.9DL+1.5WLZ2
101. 3 0.9 8 1.5
102. PERFORM ANALYSIS


         P R O B L E M   S T A T I S T I C S
         -----------------------------------

  NUMBER OF JOINTS         35  NUMBER OF MEMBERS      58
  NUMBER OF PLATES          0  NUMBER OF SOLIDS        0
  NUMBER OF SURFACES        0  NUMBER OF SUPPORTS      5

        Using 64-bit analysis engine.

        SOLVER USED IS THE OUT-OF-CORE BASIC SOLVER

  ORIGINAL/FINAL BAND-WIDTH=    11/     5/     36 DOF
TOTAL      PRIMARY LOAD CASES =     6, TOTAL DEGREES OF FREEDOM =     180
TOTAL LOAD COMBINATION  CASES =    13  SO FAR.
  SIZE OF STIFFNESS MATRIX =        7 DOUBLE  KILO-WORDS
  REQRD/AVAIL. DISK SPACE  =     12.2/-279709.2 MB


**WARNING: IF THIS UBC/IBC ANALYSIS HAS TENSION/COMPRESSION
OR REPEAT LOAD OR RE-ANALYSIS OR SELECT OPTIMIZE, THEN EACH
UBC/IBC CASE SHOULD BE FOLLOWED BY PERFORM ANALYSIS & CHANGE.
```



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

```
*********************************************************
* UNITS - KN    METE                                    *
* TIME PERIOD FOR X 1893 LOADING =    0.65541 SEC       *
* SA/G PER 1893=    1.038, LOAD FACTOR= 1.000           *
* VB PER 1893=    0.0277 X     3801.90=     105.19 KN   *
*                                                       *
*********************************************************


*********************************************************
* UNITS - KN    METE                                    *
* TIME PERIOD FOR Z 1893 LOADING =    0.65541 SEC       *
* SA/G PER 1893=    1.038, LOAD FACTOR= 1.000           *
* VB PER 1893=    0.0277 X     3801.90=     105.19 KN   *
*                                                       *
*********************************************************


103. FINISH

          ********** END OF THE STAAD.Pro RUN **********

            **** DATE= JUL  7,2026   TIME= 11:46: 3 ****
```

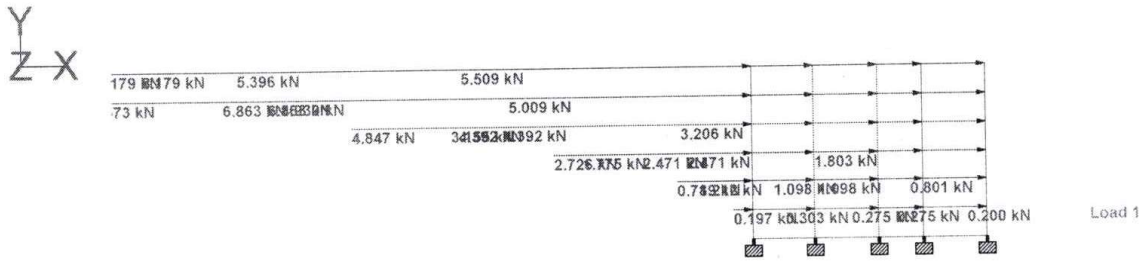


Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

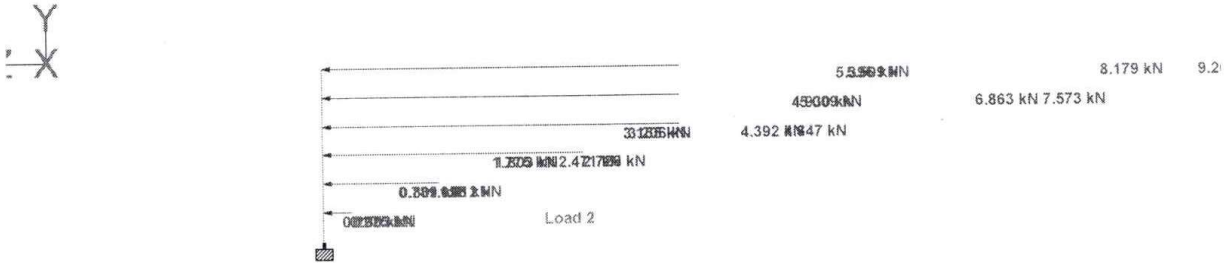
```
*************************************************************
*   For technical assistance on STAAD.Pro, please visit     *
*   http://www.bentley.com/en/support/                      *
*                                                           *
*   Details about additional assistance from                *
*   Bentley and Partners can be found at program menu       *
*   Help->Technical Support                                 *
*                                                           *
*      Copyright (c) 1997-2017 Bentley Systems, Inc.        *
*                 http://www.bentley.com                    *
*************************************************************
```

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

Software licensed to STAAD.Pro CONNECTED User: Not signed in	Job No	Sheet No 1	Rev
	Part		
Job Title THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT ? 18.30M)	Ref		
	By Suresh	Date 7/7/2026	Chd Suresh
Client	File VGK RAJAKILAPAKKAM	Date/Time	07-Jul-2026 11:45



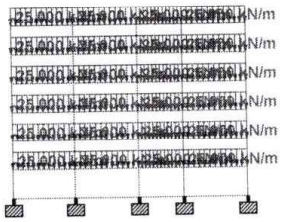
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005



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

Software licensed to STAAD.Pro CONNECTED User: Not signed in	Job No	Sheet No 1	Rev
	Part		
Job Title THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT ? 18.30M)	Ref		
	By Suresh	Date 7/7/2026	Chd Suresh
Client	File VGK RAJAKILAPAKKAM	Date/Time 07-Jul-2026 11:45	



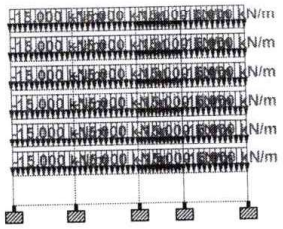


Load 3

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

Software licensed to STAAD.Pro CONNECTED User: Not signed in	Job No	Sheet No 1	Rev
	Part		
Job Title THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT ? 18.30M)	Ref		
	By Suresh	Date 7/7/2026	Chd Suresh
Client	File VGK RAJAKILAPAKKAM	Date/Time 07-Jul-2026 11:45	

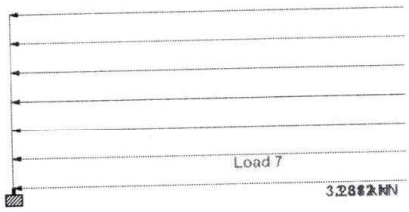




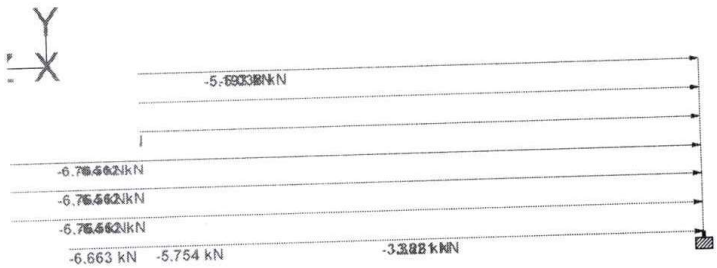
Load 4

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





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



Load 8

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.