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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

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

STRUCTURAL STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of Proposed construction of Stilt Floor (Pit Type Mechanized Parking) + 5 Floors (Height - 18.30m) Residential Building with 10 Dwelling units Availing Premium FSI with TOD Benefit floors at Plot No.3 & 3A, Door No.66/1, Greenways Road Extension, Raja Annamalaipuram, Chennai – 600 028 Comprised in Old R.S.No 4255 (Part) and New R.S.Nos.4255/10 & 4255/11, Block No.92 of Mylapore Village has been done by me/us based on the report of geotechnical investigation (soil test) done by **TJ Engineers** Report No. **TJE/002988/2023** Dated **30-10-2023** 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 875 and design of earthquake resistant structure as per IS Code No 1893

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

C. KANNAN, B.E., M.E, (Structure)
Stamp and Signature
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Scanned with OKEN Scanner

PROPOSED RESIDENTIAL BUILDING AT PLOT NO. 3 & 3A, DOOR NO. 66/1, GREENWAYS ROAD EXTENSION, RAJA ANNAMALAIPURAM, CHENNAI- 600 028, COMPRISED IN T. S. NOS. 4255/10 & 4255/11, BLOCK NO. 92 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

GENERAL NOTE ON STRUCTURAL DESIGN.

1.0 GENERAL.

1.1 DESIGN BASIS

The proposed residential building consists of Stilt plus Five upper floors.

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

1.2 CODES AND STANDARDS

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

1. I.S. 456 - 2000
2. I.S. 875 - Part I to III
3. I.S.1893 - 2016

2.0 BASIC CIVIL DESIGN LOADS

2.1 DEAD LOADS & LIVE LOADS

Typical slab dead load is calculated as follows

Self weight of slab	=	3.25kN/m²
Floor finish	=	2.0kN/m²
Live load	=	2.0kN/m²
		7.25kN/m²

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3.0 SOIL DETAILS

Based on soil test report Pile Foundation is adopted.

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

4.3 **MINIMUM COVER**

Slab	15 mm
Beam	25 mm
Columns	40 mm
Foundations	50 mm

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

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```
**************************************************
*                                                *
*          STAAD.Pro CONNECT Edition             *
*          Version  22.12.00.142                 *
*          Proprietary Program of                *
*          Bentley Systems, Inc.                 *
*          Date=    MAR  5, 2025                 *
*          Time=    16: 8:20                     *
*                                                *
*  Licensed to: C.Kannan                         *
**************************************************
```

```
    1. STAAD SPACE
INPUT FILE: D:\LOGESH\STABILITY CERTIFICATE\BBCL - GREENWAYS ROAD\BBCL-.. .STD
    2. START JOB INFORMATION
    3. ENGINEER DATE 3/5/2025
    4. JOB NAME PROPOSED RESIDENTIAL BUILDING AT PLOT NO. 3 & 3A, DOOR NO. 66/1, -
    5. GREENWAYS ROAD EXTENSION, RAJA ANNAMALAIPURAM, CHENNAI- 600 028, COMPRISED -
    6. IN T. S. NOS. 4255/10 & 4255/11, BLOCK NO. 92 OF MYLAPORE VILLAGE WITHIN THE -
    7. LIMITS OF GREATER CHENNAI CORPORATION
    8. ENGINEER NAME KANNAN
    9. CHECKER NAME KANNAN
   10. APPROVED NAME KANNAN
   11. CHECKER DATE 3/5/2025
   12. APPROVED DATE 3/5/2025
   13. END JOB INFORMATION
   14. INPUT WIDTH 79
   15. UNIT MMS KN
   16. JOINT COORDINATES
   17. 1 0 0 0; 2 4245 0 0; 3 6762.2 0 0; 4 8787.7 0 0; 5 11737.1 0 0; 6 13530.8 0 0
   18. 7 -689.833 0 0; 8 0 3000 0; 9 4245 3000 0; 10 6762.2 3000 0; 11 8787.7 3000 0
   19. 12 11737.1 3000 0; 13 13530.8 3000 0; 14 -689.833 3000 0; 15 0 6000 0
   20. 16 4245 6000 0; 17 6762.2 6000 0; 18 8787.7 6000 0; 19 11737.1 6000 0
   21. 20 13530.8 6000 0; 21 -689.833 6000 0; 22 0 9000 0; 23 4245 9000 0
   22. 24 6762.2 9000 0; 25 8787.7 9000 0; 26 11737.1 9000 0; 27 13530.8 9000 0
   23. 28 -689.833 9000 0; 29 0 12000 0; 30 4245 12000 0; 31 6762.2 12000 0
   24. 32 8787.7 12000 0; 33 11737.1 12000 0; 34 13530.8 12000 0; 35 -689.833 12000 0
   25. 36 0 15000 0; 37 4245 15000 0; 38 6762.2 15000 0; 39 8787.7 15000 0
   26. 40 11737.1 15000 0; 41 13530.8 15000 0; 42 -689.833 15000 0; 43 0 -3000 0
   27. 44 4245 -3000 0; 45 6762.2 -3000 0; 46 8787.7 -3000 0; 47 11737.1 -3000 0
   28. 48 0 18000 0; 49 4245 18000 0; 50 6762.2 18000 0; 51 8787.7 18000 0
   29. 52 11737.1 18000 0; 53 13530.8 18000 0; 54 -689.833 18000 0
   30. MEMBER INCIDENCES
   31. 1 1 2; 2 2 3; 3 3 4; 4 4 5; 5 5 6; 6 1 7; 7 1 8; 8 2 9; 9 3 10; 10 4 11
   32. 11 5 12; 14 8 9; 15 9 10; 16 10 11; 17 11 12; 18 12 13; 19 8 14; 20 8 15
   33. 21 9 16; 22 10 17; 23 11 18; 24 12 19; 27 15 16; 28 16 17; 29 17 18; 30 18 19
   34. 31 19 20; 32 15 21; 33 15 22; 34 16 23; 35 17 24; 36 18 25; 37 19 26; 40 22 23
   35. 41 23 24; 42 24 25; 43 25 26; 44 26 27; 45 22 28; 46 22 29; 47 23 30; 48 24 31
   36. 49 25 32; 50 26 33; 53 29 30; 54 30 31; 55 31 32; 56 32 33; 57 33 34; 58 29 35
   37. 59 29 36; 60 30 37; 61 31 38; 62 32 39; 63 33 40; 66 36 37; 67 37 38; 68 38 39
   38. 69 39 40; 70 40 41; 71 36 42; 72 43 1; 73 44 2; 74 45 3; 75 46 4; 76 47 5
```

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STAAD SPACE -- PAGE NO. 2

```
39. 77 36 48; 78 37 49; 79 38 50; 80 39 51; 81 40 52; 82 48 49; 83 49 50; 84 50 51
40. 85 51 52; 86 52 53; 87 48 54
41. DEFINE MATERIAL START
42. ISOTROPIC CONCRETE
43. E 21.7185
44. POISSON 0.17
45. DENSITY 2.35616E-08
46. ALPHA 1E-05
47. DAMP 0.05
48. G 9.28139
49. TYPE CONCRETE
50. STRENGTH FCU 0.027579
51. END DEFINE MATERIAL
52. MEMBER PROPERTY
53. 1 TO 6 14 TO 19 27 TO 32 40 TO 45 53 TO 58 66 TO 71 82 TO 87 PRIS YD 450 ZD 230
54. 7 TO 11 20 TO 24 33 TO 37 46 TO 50 59 TO 63 72 TO 81 PRIS YD 450 ZD 230
55. CONSTANTS
56. MATERIAL CONCRETE ALL
57. SUPPORTS
58. 43 TO 47 FIXED
59. UNIT METER KN
60. DEFINE IS1893 2016 LOAD
61. ZONE 0.16 RF 5 I 1.2 SS 1 ST 1 DM 0.05 DT 2
62. SELFWEIGHT 1
63. MEMBER WEIGHT
64. 1 TO 6 14 TO 19 27 TO 32 40 TO 45 53 TO 58 66 TO 71 82 TO 87 UNI 15 0 0
65. 1 TO 6 14 TO 19 27 TO 32 40 TO 45 53 TO 58 66 TO 71 82 TO 87 UNI 40 0 0
66. 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.

67. TYPE 1 WIND 1
68. <! STAAD PRO GENERATED DATA DO NOT MODIFY !!!
69. CUSTOM:PARAMS
70. !> END GENERATED DATA BLOCK
71. INT 1.35 1.58 HEIG  10  15
72. EXP 1 JOINT 1 TO 47
73. LOAD 1 LOADTYPE SEISMIC-H  TITLE EQ +X
74. 1893 LOAD X 1
75. LOAD 2 LOADTYPE SEISMIC-H  TITLE EQ -X
76. 1893 LOAD X -1.
77. LOAD 3 LOADTYPE SEISMIC-H  TITLE EQ +Z
78. 1893 LOAD Z 1
79. LOAD 4 LOADTYPE SEISMIC-H  TITLE EQ -Z
80. 1893 LOAD Z -1.
```

STAAD SPACE -- PAGE NO. 3

```
  81. LOAD 5 LOADTYPE WIND  TITLE WIND +X
  82. WIND LOAD X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  83. LOAD 6 LOADTYPE WIND  TITLE WIND -X
  84. WIND LOAD -X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  85. LOAD 7 LOADTYPE WIND  TITLE WIND +Z
  86. WIND LOAD Z 1 TYPE 1
  87. LOAD 8 LOADTYPE WIND  TITLE WIND -Z
  88. WIND LOAD -Z 1 TYPE 1
  89. LOAD 9 LOADTYPE LIVE  TITLE LIVE LOAD
  90. MEMBER LOAD
  91. 1 TO 6 14 TO 19 27 TO 32 40 TO 45 53 TO 58 66 TO 71 82 TO 87 UNI GY -15
  92. LOAD 10 LOADTYPE DEAD  TITLE DEAD LOAD
  93. SELFWEIGHT Y -1
  94. MEMBER LOAD
  95. 1 TO 6 14 TO 19 27 TO 32 40 TO 45 53 TO 58 66 TO 71 82 TO 87 UNI GY -40
  96. LOAD COMB 11 1.5(DL+IL)
  97. 9 1.5 10 1.5
  98. LOAD COMB 12 1.2(DL+IL+ELX)
  99. 9 1.5 10 1.2 1 1.2
 100. LOAD COMB 13 1.2(DL+IL-ELX)
 101. 9 1.2 10 1.2 2 1.2
 102. LOAD COMB 14 1.2(DL+IL+ELZ)
 103. 9 1.2 10 1.2 3 1.2
 104. LOAD COMB 15 1.2(DL+IL-ELZ)
 105. 9 1.2 10 1.2 4 1.2
 106. LOAD COMB 16 1.2(DL+IL+WLX)
 107. 9 1.2 10 1.2 5 1.2
 108. LOAD COMB 17 1.2(DL+IL-WLX)
 109. 10 1.2 6 1.2
 110. LOAD COMB 18 1.2(DL+IL+WLZ)
 111. 9 1.2 10 1.2 7 1.2
 112. LOAD COMB 19 1.2(DL+IL-WLZ)
 113. 9 1.2 10 1.2 8 1.2
 114. LOAD COMB 20 1.5(DL+ELX)
 115. 9 1.5 10 1.5 1 1.5
 116. LOAD COMB 21 1.5(DL-ELX)
 117. 9 1.5 10 1.5 2 1.5
 118. LOAD COMB 22 1.5(DL+ELZ)
 119. 9 1.5 10 1.5 3 1.5
```

```
120. LOAD COMB 23 1.5(DL-ELZ)
121. 10 1.5 4 1.5
122. LOAD COMB 24 1.5(DL+WLX)
123. 10 1.5 5 1.5
124. LOAD COMB 25 1.5(DL-WLX)
125. 10 1.5 6 1.5
126. LOAD COMB 26 1.5(DL+WLZ)
127. 10 1.5 7 1.5
128. LOAD COMB 27 1.5(DL-WLZ)
129. 10 1.5 8 1.5
130. LOAD COMB 28 0.9 DL+ELX
131. 10 0.9 1 1.5
132. LOAD COMB 29 0.9 DL-ELX
133. 10 0.9 2 1.5
134. LOAD COMB 30 0.9 DL+ELZ
135. 10 0.9 3 1.5
136. LOAD COMB 31 0.9 DL-ELZ
137. 10 0.9 4 1.5
138. LOAD COMB 32 0.9 DL+WLX
139. 10 0.9 5 1.5
140. LOAD COMB 33 0.9 DL-WLX
141. 10 0.9 6 1.5
142. LOAD COMB 34 0.9 DL+WLZ
143. 10 0.9 7 1.5
144. LOAD COMB 35 0.9 DL-WLZ
145. 10 0.9 8 1.5
146. PERFORM ANALYSIS PRINT ALL


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

  NUMBER OF JOINTS         54  NUMBER OF MEMBERS      77
  NUMBER OF PLATES          0  NUMBER OF SOLIDS        0
  NUMBER OF SURFACES        0  NUMBER OF SUPPORTS      5

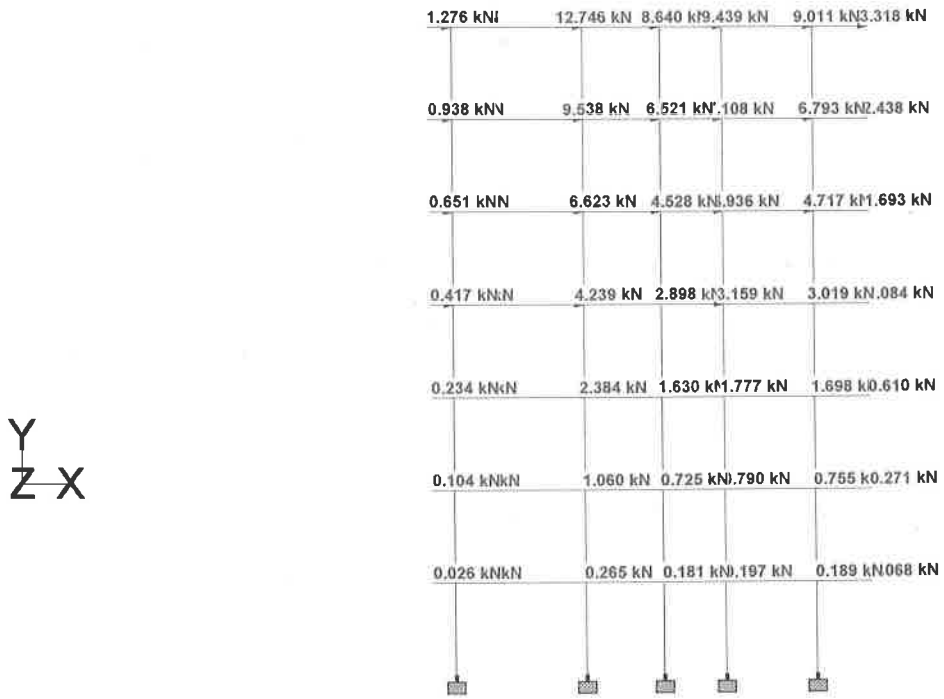
        Using 64-bit analysis engine.

        SOLVER USED IS THE IN-CORE ADVANCED MATH SOLVER

TOTAL      PRIMARY LOAD CASES =    10, TOTAL DEGREES OF FREEDOM =     294
TOTAL LOAD COMBINATION  CASES =    25  SO FAR.
```

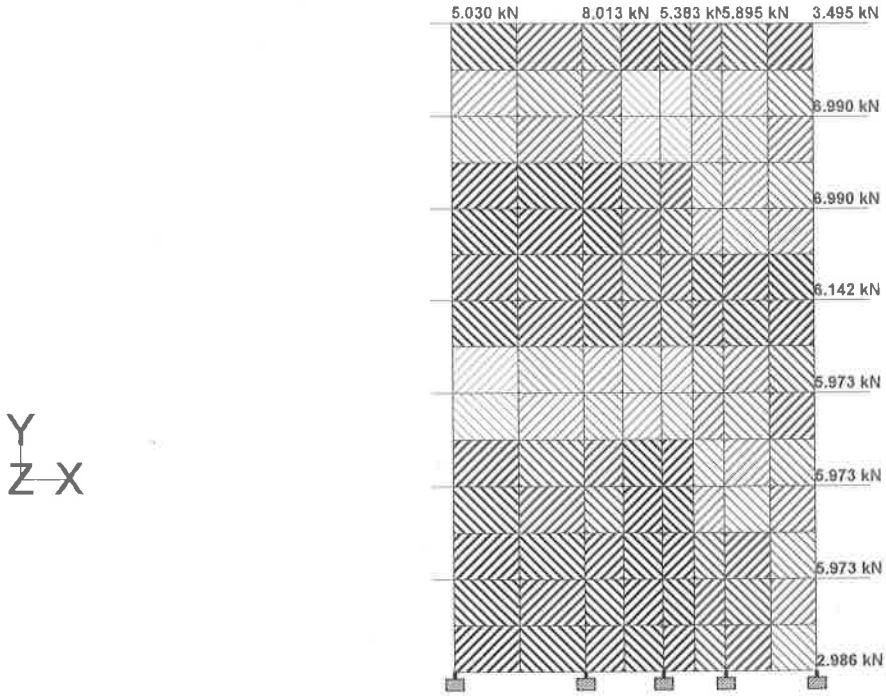


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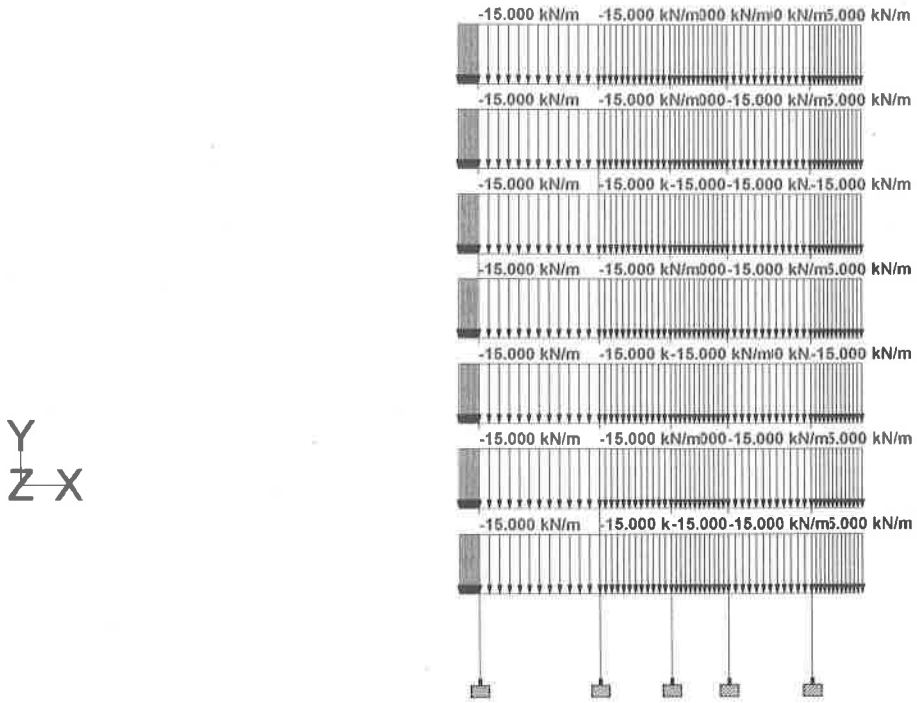


Load 1

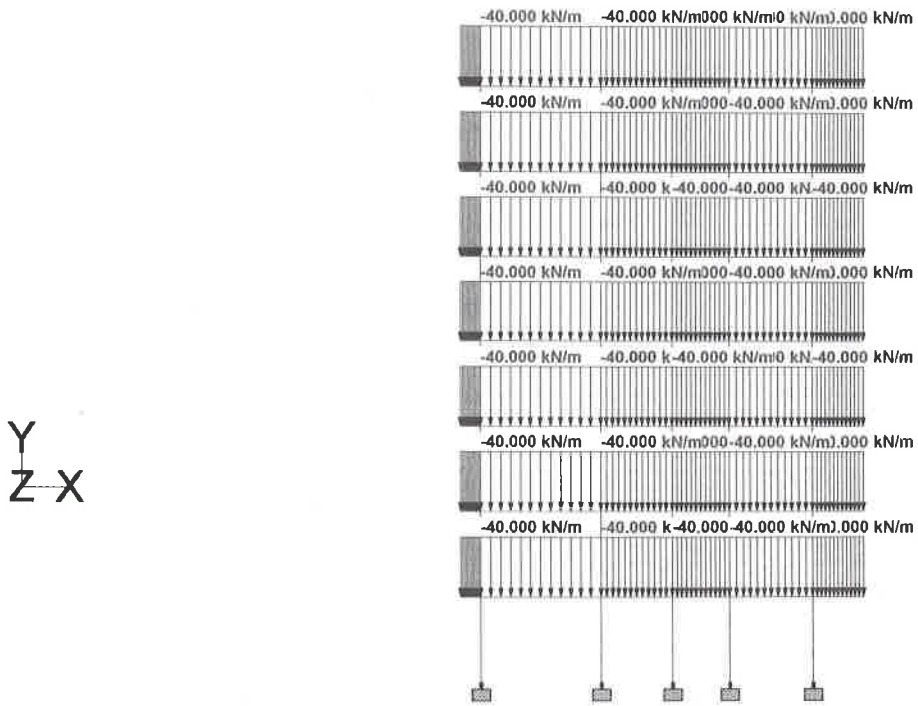
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5.030 kN
8.013 kN
5.383 kN
5.895 kN
3.495 kN
8.990 kN
8.990 kN
6.142 kN
5.973 kN
5.973 kN
5.973 kN
2.986 kN
Y
Z
X

Load 7


-15.000 kN/m
-15.000 kN/m
-15.000 kN/m
-15.000 kN/m
-15.000 kN/m
-15.000 kN/m
-15.000 kN/m
Y
Z
X

Load 9



Load 10

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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.