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

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

STABILITY CERTIFICATE

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

1. The detailed engineering and structure design of the proposed building comprising of stilt + 5 floors Door No: 25/12, Ramachandra Street, T.Nagar, Chennai Comprised in T.S.No.7610, Block No: 119 of T.Nagar Village, Guindy Taluk Within The Limits Of Greater Chennai Corporation has been done by me based on the report of geotechnical investigation (soil test) done by **Nagadi Consultants Private Limited Report No. G(C)9909 Dated-7-03-2024** 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 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 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 1893.
4. The Building will be safe and sound when used for the purpose for which it is designed.

Stamp and Signature

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

Encl: Structural Design Calculation

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

26-09-2025

STRUCTURAL STABILITY CERTIFICATE

It is certified that the Proposed Residential Building at Door No: 25/12, Ramachandra Street, T.Nagar, Chennai Comprised in T.S.No.7610, Block No: 119 of T.Nagar Village, Guindy Taluk Within The Limits Of Greater Chennai Corporation. Having Stilt plus Five upper floors is designed to resist earthquake. Check has been made safe and sound, I hereby certify that,

1. The minimum column width is 300 in stilt floor areas
2. The minimum grade of concrete is M25.
3. The design analysis using the code of practice for loading Standards as per IS-875 Part I to III and seismic force as per one code IS 1893, is carried out.

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

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

PROPOSED RESIDENTIAL BUILDING AT DOOR NO:25/12, RAMACHANDRA STREET, T.NAGAR, CHENNAI COMPRISED IN T.S.NO.7610,BLOCK NO :119 OF T.NAGAR VILLAGE, GUINDY TALUK 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

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

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.

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

```
**************************************************
*                                                *
*          STAAD.Pro CONNECT Edition             *
*          Version  22.12.00.142                 *
*          Proprietary Program of                *
*          Bentley Systems, Inc.                 *
*          Date=    SEP 26, 2025                 *
*          Time=    15:40:12                     *
*                                                *
*  Licensed to: C.Kannan                         *
**************************************************
```

```
     1. STAAD SPACE
INPUT FILE: D:\AGAN\4.STABILITY\KCEE - 25 RAMACHANDRA IYER STREET\Staad.. .STD
     2. START JOB INFORMATION
     3. ENGINEER DATE 9/26/2025
     4. ENGINEER NAME KANNAN
     5. CHECKER NAME KANNAN
     6. APPROVED NAME KANNAN
     7. CHECKER DATE 9/26/2025
     8. APPROVED DATE 9/26/2025
     9. JOB NAME PROPOSED BUILDING COMPRISING OF STILT + 5 FLOORS DOOR NO: 25/12, -
    10. RAMACHANDRA STREET, T.NAGAR, CHENNAI COMPRISED IN T.S.NO.7610, BLOCK NO: 119 -
    11. OF T.NAGAR VILLAGE, GUINDY TALUK WITHIN THE LIMITS OF GREATER CHENNAI -
    12. CORPORATION
    13. END JOB INFORMATION
    14. INPUT WIDTH 79
    15. SET NL 250
    16. UNIT INCHES KN
    17. JOINT COORDINATES
    18. 8 -0.0769698 0 -1125; 76 166.499 118.11 -1125; 77 -0.0769698 118.11 -1125
    19. 88 350.999 118.11 -1125; 126 286.458 0 -1125; 127 286.458 118.11 -1125
    20. 134 286.458 236.22 -1125; 135 166.499 236.22 -1125
    21. 136 -0.0769698 236.22 -1125; 147 350.999 236.22 -1125
    22. 188 286.458 354.331 -1125; 189 166.499 354.331 -1125
    23. 190 -0.0769698 354.331 -1125; 201 350.999 354.331 -1125
    24. 240 286.458 472.441 -1125; 241 166.499 472.441 -1125
    25. 242 -0.0769698 472.441 -1125; 253 350.999 472.441 -1125
    26. 292 286.458 590.551 -1125; 293 166.499 590.551 -1125
    27. 294 -0.0769698 590.551 -1125; 305 350.999 590.551 -1125
    28. 344 286.458 708.661 -1125; 345 166.499 708.661 -1125
    29. 346 -0.0769698 708.661 -1125; 357 350.999 708.661 -1125
    30. 406 -0.0769698 -78.7402 -1125; 418 286.458 -78.7402 -1125; 419 166.499 0 -1125
    31. 420 166.499 -78.7402 -1125
    32. MEMBER INCIDENCES
    33. 5 8 419; 92 127 76; 93 76 77; 174 127 88; 182 134 135; 183 135 136
    34. 261 134 147; 266 188 189; 267 189 190; 336 188 201; 341 240 241; 342 241 242
    35. 411 240 253; 416 292 293; 417 293 294; 486 292 305; 491 344 345; 492 345 346
    36. 561 344 357; 578 406 8; 590 418 126; 604 8 77; 605 77 136; 606 136 190
    37. 607 190 242; 608 242 294; 609 294 346; 704 126 127; 705 127 134; 706 134 188
    38. 707 188 240; 708 240 292; 709 292 344; 710 76 135; 711 135 189; 712 189 241
```

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

STAAD SPACE -- PAGE NO. 2

```
39. 713 241 293; 714 293 345; 715 419 126; 716 420 419; 717 419 76
40. SUPPORTS
41. 406 418 420 FIXED
42. UNIT METER KN
43. DEFINE MATERIAL START
44. ISOTROPIC CONCRETE
45. E 2.17185E+07
46. POISSON 0.17
47. DENSITY 23.5616
48. ALPHA 1E-05
49. DAMP 0.05
50. G 9.28139E+06
51. TYPE CONCRETE
52. STRENGTH FCU 27579
53. END DEFINE MATERIAL
54. MEMBER PROPERTY
55. 578 590 604 TO 609 704 TO 714 716 717 PRIS YD 0.45 ZD 0.23
56. 5 92 93 174 182 183 261 266 267 336 341 342 411 416 417 486 491 492 561 -
57. 715 PRIS YD 0.45 ZD 0.23
58. UNIT INCHES KN
59. CONSTANTS
60. MATERIAL CONCRETE ALL
61. UNIT METER KN
62. DEFINE IS1893 2016 LOAD
63. ZONE 0.16 RF 5 I 1.2 SS 1 ST 1 DM 0.05 DT 2
64. SELFWEIGHT 1
65. MEMBER WEIGHT
66. 5 92 93 174 182 183 261 266 267 336 341 342 411 416 417 486 491 492 561 -
67. 715 UNI 12 0 0
68. 5 92 93 174 182 183 261 266 267 336 341 342 411 416 417 486 491 492 561 -
69. 715 UNI 25 0 0
70. 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.

71. TYPE 1 WIND 1
72. <! STAAD PRO GENERATED DATA DO NOT MODIFY !!!
73. CUSTOM:PARAMS
74. !> END GENERATED DATA BLOCK
75. INT 1.22 1.35 1.48 HEIG  10  15  18
76. EXP 1 JOINT 8 76 77 88 126 127 134 TO 136 147 188 TO 190 201 240 TO 242 253 -
77. 292 TO 294 305 344 TO 346 357 406 418 TO 420
78. LOAD 1 LOADTYPE SEISMIC-H  TITLE EQX
79. 1893 LOAD X 1
80. LOAD 2 LOADTYPE SEISMIC-H  TITLE EQX
81. 1893 LOAD X -1.
82. LOAD 3 LOADTYPE SEISMIC-V  TITLE EQZ
83. 1893 LOAD Z 1
```

STAAD SPACE -- PAGE NO. 3

```
  84. LOAD 4 LOADTYPE SEISMIC-V  TITLE EQZ
  85. 1893 LOAD Z -1.
  86. LOAD 5 LOADTYPE WIND  TITLE WIND +X
  87. WIND LOAD X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  88. LOAD 6 LOADTYPE WIND  TITLE WIND -X
  89. WIND LOAD -X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  90. LOAD 7 LOADTYPE WIND  TITLE WIND +Z
  91. WIND LOAD Z 1 TYPE 1
  92. LOAD 8 LOADTYPE WIND  TITLE WIND -Z
  93. WIND LOAD -Z 1 TYPE 1
  94. LOAD 9 LOADTYPE LIVE  TITLE L.L
  95. MEMBER LOAD
  96. 5 92 93 174 182 183 261 266 267 336 341 342 411 416 417 486 491 492 561 -
  97. 715 UNI GY -12
  98. LOAD 10 LOADTYPE DEAD  TITLE D.L
  99. SELFWEIGHT Y -1 LIST ALL
 100. MEMBER LOAD
 101. 5 92 93 174 182 183 261 266 267 336 341 342 411 416 417 486 491 492 561 -
 102. 715 UNI GY -25
 103. LOAD COMB 11 1.5(DL+IL)
 104. 9 1.5 10 1.5
 105. LOAD COMB 12 1.2(DL+IL+ELX)
 106. 9 1.5 10 1.2 1 1.2
 107. LOAD COMB 13 1.2(DL+IL-ELX)
 108. 9 1.2 10 1.2 2 1.2
 109. LOAD COMB 14 1.2(DL+IL+ELZ)
 110. 9 1.2 10 1.2 3 1.2
 111. LOAD COMB 15 1.2(DL+IL-ELZ)
 112. 9 1.2 10 1.2 4 1.2
 113. LOAD COMB 16 1.2(DL+IL+WLX)
 114. 9 1.2 10 1.2 5 1.2
 115. LOAD COMB 17 1.2(DL+IL-WLX)
 116. 10 1.2 6 1.2
 117. LOAD COMB 18 1.2(DL+IL+WLZ)
 118. 9 1.2 10 1.2 7 1.2
 119. LOAD COMB 19 1.2(DL+IL-WLZ)
```

```
120. 9 1.2 10 1.2 8 1.2
121. LOAD COMB 20 1.5(DL+ELX)
122. 9 1.5 10 1.5 1 1.5
123. LOAD COMB 21 1.5(DL-ELX)
124. 9 1.5 10 1.5 2 1.5
125. LOAD COMB 22 1.5(DL+ELZ)
126. 9 1.5 10 1.5 3 1.5
127. LOAD COMB 23 1.5(DL-ELZ)
128. 10 1.5 4 1.5
129. LOAD COMB 24 1.5(DL+WLX)
130. 10 1.5 5 1.5
131. LOAD COMB 25 1.5(DL-WLX)
132. 10 1.5 6 1.5
133. LOAD COMB 26 1.5(DL+WLZ)
134. 10 1.5 7 1.5
135. LOAD COMB 27 1.5(DL-WLZ)
136. 10 1.5 8 1.5
137. LOAD COMB 28 0.9 DL+ELX
138. 10 0.9 1 1.5
139. LOAD COMB 29 0.9 DL-ELX
140. 10 0.9 2 1.5
141. LOAD COMB 30 0.9 DL+ELZ
142. 10 0.9 3 1.5
143. LOAD COMB 31 0.9 DL-ELZ
144. 10 0.9 4 1.5
145. LOAD COMB 32 0.9 DL+WLX
146. 10 0.9 5 1.5
147. LOAD COMB 33 0.9 DL-WLX
148. 10 0.9 6 1.5
149. LOAD COMB 34 0.9 DL+WLZ
150. 10 0.9 7 1.5
151. LOAD COMB 35 0.9 DL-WLZ
152. 10 0.9 8 1.5
153. PERFORM ANALYSIS PRINT ALL
```

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

NUMBER OF JOINTS	30	NUMBER OF MEMBERS	41
NUMBER OF PLATES	0	NUMBER OF SOLIDS	0
NUMBER OF SURFACES	0	NUMBER OF SUPPORTS	3

Using 64-bit analysis engine.

SOLVER USED IS THE IN-CORE ADVANCED MATH SOLVER

TOTAL PRIMARY LOAD CASES = 10, TOTAL DEGREES OF FREEDOM = 162
TOTAL LOAD COMBINATION CASES = 25 SO FAR.

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

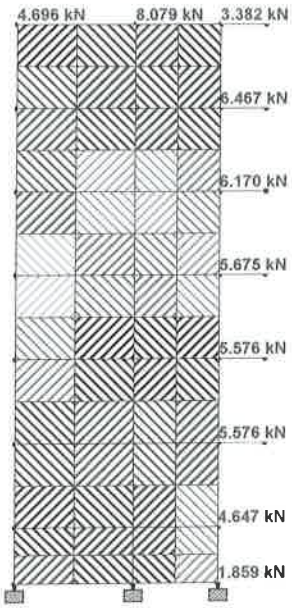


Y
Z X

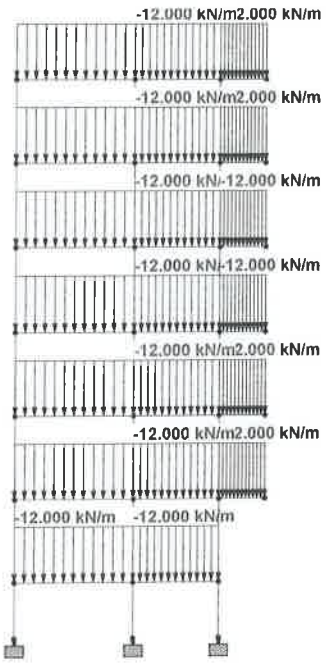
Load 1

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


Y
Z
X

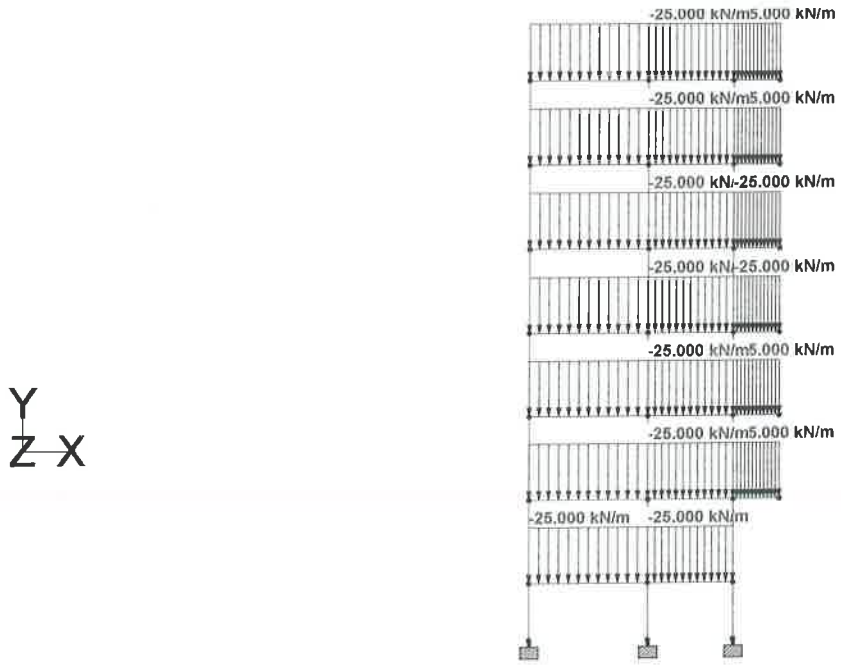

4.696 kN
8.079 kN
3.382 kN
6.467 kN
6.170 kN
5.675 kN
5.576 kN
5.576 kN
4.647 kN
1.859 kN

Load 7


-12.000 kN/m2.000 kN/m
-12.000 kN/m2.000 kN/m
-12.000 kN/-12.000 kN/m
-12.000 kN/-12.000 kN/m
-12.000 kN/m2.000 kN/m
-12.000 kN/m2.000 kN/m
-12.000 kN/m -12.000 kN/m

Y
Z X

Load 9



Load 10

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
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

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.