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DIGITALLY VERIFIED RECORD

STABILITY CERTIFICATE

(To be furnished while filing application for registration building)

1.The detailed engineering and structure design of the proposed building comprising of Plan showing the proposed construction of Stilt Floor(parking) + 5 Floors Residential building (18.30m Height) with 11 Dwelling unit with Availing with Premium FSI at Plot No.4200, Door No.20/73, T - Block, 11th Street & 3rd Main Road, Anna Nagar, Chennai 600 040 ,Comprised in Old S.No.88/2pt (as per patta Old S.No.88pt) T.S.No.537, Block No.2, Ward No.1 of Mullam Village, within the limits of Greater Chennai Corporation. has been done by me/us based on the report of geotechnical investigation (soil test) done by Dr.B.Ramprasad, Report No.005/BRP/25-26. Dated:11-09-2025. 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 have been done using the code of practice for plain and reinforced concrete as Per IS 456, design loads as per IS Codes No and design of earthquake resistant structure as per IS Code No IS 1893 is Carried out.

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

Stamp and Signature

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/19/03/028)
36, Suppa Colony, Guindy, Ch-32. 9952046424

Encl: Structural Design Calculation

S. Soundrapandian. M.E., (Structural)
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No.11/1Chakrapani Road, Maduvinkarai, Guindy, Chennai 600 032.
sounthar.associate81@gmail.com | Mobile: +91 99520 46424

14.02.2026

CERTIFICATE

It is certified that the plan showing the proposed construction of stilt floor+5 floors residential building with 11 dwelling units at Plot No:4200, Door No:20/73, T Block, 11th Street , 3rd Main road, Anna nagar, Chennai-600040 comprised in S.No:88 part, T.S.No:537, Block No:2 of Mullam village within the limits of GREATER CHENNAI CORPORATION Zone-8, Division-102 is designed by us is safe and stable against all possible loads and Combination of loads as per IS Code, also check has been made and found safe and I hereby certify that,

1. The minimum grade of concrete is M25
2. The least dimension of column is 300 mm. in stilt floor
3. The design and analysis using code of practice IS 875, IS 456 and IS1893, is carried out.

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

S.SOUNDRAPANDIAN
STRUCTURAL ENGINEER,

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/19/03/028)
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THE PROPOSED RESIDENTIAL BUILDING AT ANNANAGAR, CHENNAI

PROJECT BRIEF

This report sets out the basic parameter used for the structural design of the proposed construction of **Residential Building at Anna nagar, CHENNAI.**

STRUCTURAL SYSTEM

The structural system adopted is as below, based on preliminary analysis and design, which have been elucidated later in this report

- The building is basically a RCC framed structure comprising of **Stilt+5** floors.
- The foundation system comprises of open foundation is adopted
- All slab are designed as conventional RCC design

CODES AND STANDARDS

All structural design is carried out conforming to the provision in national building code of India and other relevant Indian code and standards.

1. I.S. 456-2000
2. I.S. 875-PART I to II
3. I.S. 1893 – 2002
4. I.S. 13920 – 2016

SOIL DETAIL

Based on soil test report pile foundation is adopted

DESIGN METHODS

General design and detailing of concrete members are done conforming to the provision of IS456 and other relevant IS codes. Limit state method is followed for the design. The structure has been modeled, analyzed and designed in software "STAAD.Pro". Beams and columns are designed by "STAAD.Pro". The floor slab and footings are designed manually using IS Codal regulations.

BASIC CIVIL DESIGN LOADS

Live load for commercial – 2kN / sq.m

Load Calculations

Floor Loads for 125th Slab

Thickness of Slab		125	mm
Unit Weight of Concrete		25.000	kN/m³
Calculations			
Dead Load of Slab		3.125	kN/m²
Floor Finishes		2.500	kN/m²
		5.625	kN/m²
	Say	**5.625**	kN/m²

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Wall Loads

230mm thick wall for 3.20m height

Thickness of wall 'b'	**0.230**	m
Height of Walls 'h'	3.200	m
Depth of Beams 'd'	0.450	m
Unit Weight of Brick 'γ'	19.200	kN/m³
Height=(h-d)	2.750	m
(h-d)*b*γ	12.144	
Say	**11.000**	kN/m

115mm thick wall for 3.20m height

Thickness of wall 'b'	**0.115**	m
Height of Walls 'h'	3.200	m
Depth of Beams 'd'	0.150	m
Unit Weight of Brick 'γ'	19.200	kN/m³
Height=(h-d)	3.050	m
(h-d)*b*γ	6.734	
Say	**6.800**	kN/m

Head room Wall load

Thickness of wall 'b'	**0.230**	m
Height of Walls 'h'	2.500	m
Depth of Beams 'd'	0.425	m
Unit Weight of Brick 'γ'	19.200	kN/m³
Height=(h-d)	2.075	m
(h-d)*b*γ	9.163	
Say	**9.200**	kN/m

Parapet Wall load

Thickness of wall 'b'	**0.230**	m
Parapet wall 'h' 0.9m	0.900	m
Unit Weight of Brick 'γ'	19.200	kN/m³
h*b*γ	3.974	
Say	**4.000**	kN/m

4. LOAD COMBINATION

Load combination	Ultimate limit load	Serviceability Limit state
DL + LL + WL	1.2DL +1.2LL + 1.2WL	1DL + 0.8LL + 0.8WL
Or	or	or
DL + LL + EL	1.2DL +1.2LL + 1.2EL	1DL + 0.8LL + 0.8EL

4.3 MINIMUM COVER

Slab	20mm
Beam	25mm
Column	40mm
Foundation	50mm

Structure will be sound and stable when used for the purpose of which it is designed.

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SLAB DESIGN

		lg. Span (L_y)	sh. Span(L_x)
Panal size	=	**4.40**	**3.80**
f_{ck}	=	**25**	**N/mm²**
f_y	=	**500**	**N/mm²**

EDGE COND. ***8*** *ONE SHORT EDGE CONT.*

L_y/L_x = 1.16

(Assume D= = **125** mm

Dead load of the slab = D*25 = 3.13 *Kn/m²*

Floor finishes = **3.00** *Kn/m²*

Live load = **2.00** *Kn/m²*

Total load (w) = 8.13 *Kn/m²*

α_x(-ve) = 0.0000

α_x(+ve) = 0.0558

α_y(-ve) = 0.0570

α_y(+ve) = 0.0430

The Factored Moments are			*Moment in KNm*	*Ast in m²*	*8 tor mm c/c*	*10 tor mm c/c*	*12 tor mm c/c*
Mx(-ve) =	α_x(-ve) *w*l_x^2*1.5	=	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!
Mx(+ve) =	α_x(+ve) *w*l_x^2*1.5	=	9.82	248	203	317	810
My(-ve) =	α_y(-ve) *w*l_x^2*1.5	=	10.03	280	180	280	718
My(+ve) =	α_y(+ve) *w*l_x^2*1.5	=	7.57	208	242	378	968
		min Ast		150	335	524	754
		max spacing			288	288	288

d_{req} = *SQRT((M_u*10⁶)/(0.138*f_{ck}*b))* = 54 *mm*

D_{prov} = 125 *mm*

dx_{prov} = 96 *mm*

dy_{prov} = 88 *mm*

Provide **125** mm Thk **8** tor @ **125** mm c/c in Shorter direction &

8 tor @ **150** mm c/c in longer direction

Check for Deflection :

Percentage of Tension renforcement @ mid span = 0.42

f_s =0.58*f_y* *Area of c/s of steel required* / *Area of c/s of steel provided* = 179 *N/mm²*

Basic span/eff depth ratio for continuous slabs = 26.00

Modification factor = 1.67

Coefficient for max ratio of span/eff depth = 43

Effective Depth required = 88 < 96 *mm*

SAFE

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ROOF BEAM

Beam Data

width	230 mm
depth	530 mm
clear cover to main reinf.	30 mm

d'	50 mm	.= cc+ sdia + mdia/2
eff depth	480 mm	.= d - d'

Material Grades

Concrete	25 MPa
Steel	500 MPa

Moment	270 KN-m	Mu/bd^2	5.10
		xumax	219
		Mulim	176
		$Mulim/bd^2$	3.33

.= (700/(1100 * (0.87 * f
.= 0.36*fck*b*xumax*(d-(0.42*xumax))

Beam is designed as Doubly Reinforced Beam

Area of Steel	Tension (Ast)	Compr (Asc)
Percentage	1.397 %	0.515 %
Area of Steel	1543 sqmm	568 sqmm

Refer Table 45-56 SP 16 pg 81-92

Tension Reinforcement

Type	Bar dia	Nos	Area of Steel
Layer 1	20 mm	2	628 sqmm
Layer 2	20 mm	3	942 sqmm
Layer 3	-	2	
	Total Steel Provided		1571 sqmm

1.423 %

Provided Steel OK

Compression Reinforcement

Type	Bar dia	Nos	Area of Steel
Layer 1	16 mm	2	402 sqmm
Layer 2	16 mm	2	402 sqmm
Layer 3			0 sqmm
	Total Steel Provided		804 sqmm

0.728 %

Provided Steel OK

Shear Force (Vu)	200 KN		
ζv	1.804	.=Vu / (b * d)	
ζc	0.728	*Refer Table 61 SP 16 pg 179*	*or =(0.85*√(0.8*fck)*√(1+5β)-1)) / (6β)*
ζcmax	3.1	*Refer Table J SP 16 pg 175*	

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Type	Bar Dia	Nos	Area of Steel
Layer 1	**20 mm**	**2**	628 sqmm
Layer 2	**20 mm**	**3**	942 sqmm
Layer 3	-	**2**	
		Total Steel Provided	1571 sqmm

1.417 %

Sectional Dimensions OK
Shear Reinforcements required

Type of stirrup	**2 legged**
Stirrup diameter	**8 mm**
Spacing	147 c/c

COLUMN DESIGN

Design Loads

Load	Pu	890 KN
Moment	Mu	40 KN-m

Column Data

width	b	300 mm
depth	d	600 mm
length	l	3.00 meters

Grade

Concrete	fck	25 MPa
Steel	fy	500 MPa

Pu/(fckbd)	0.20
Mu/(fckbd^2)	0.01
d'/d	0.05

Minimum eccentricity

ex	1.60 mm	OK
ey	2.60 mm	OK

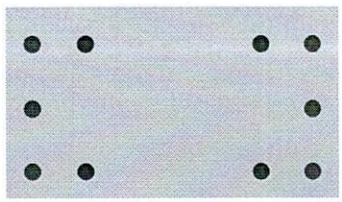
Refer Chart 35 of SP 16, Page no: 120

pt/fck	0.055

pt	1.38%
Ast	2475 sqmm

Number of bars

dia	nos	ast
16 mm	6	1206 sqmm
16 mm	4	804 sqmm
-	-	
Total	10	2011 sqmm

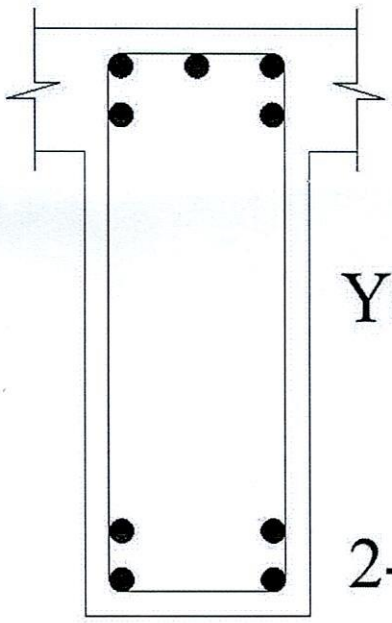


6- 16#
4- 16#

Increase the bar diameter or The total number of bars provided

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TYPICAL BEAM



2-Y20t+3-Y20ext

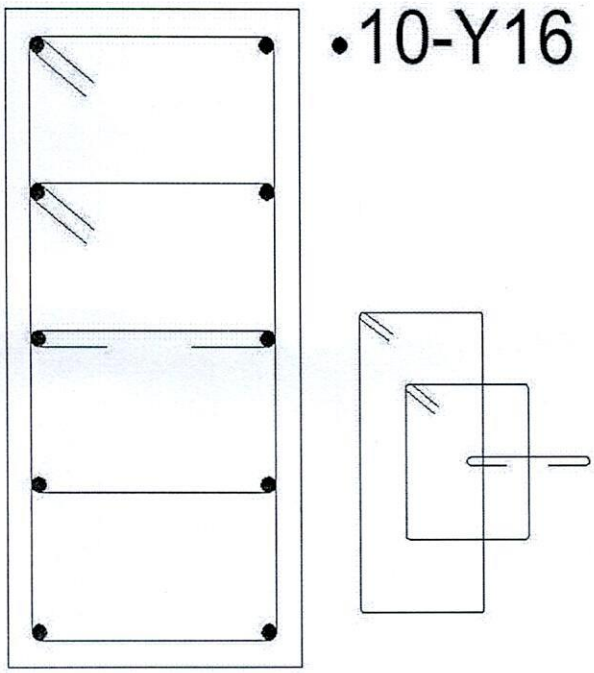
Y8@100/160mmc/c

2-Y16st+2-Y16ext

RB(230X530)

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TYPICAL COLUMN

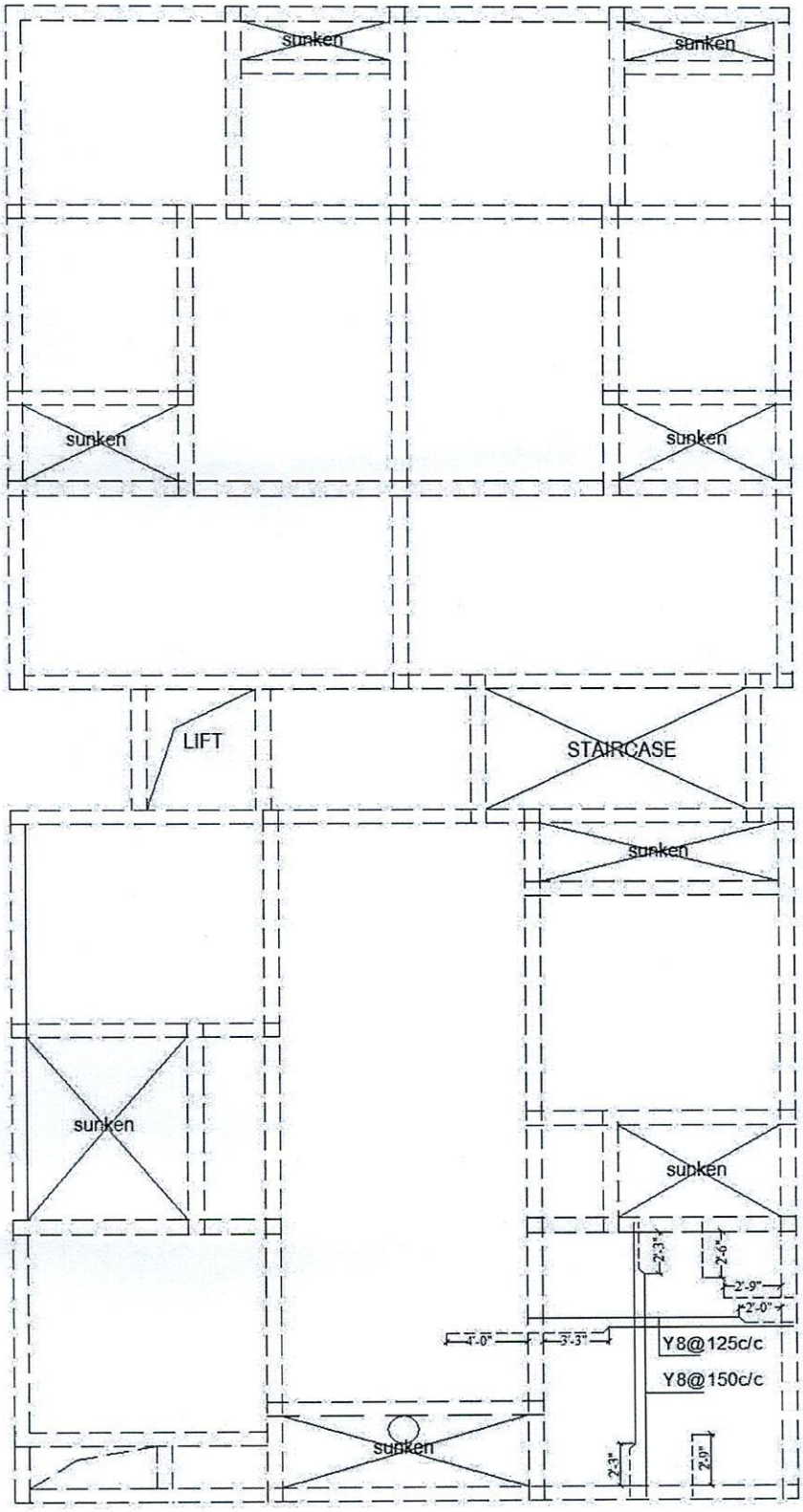


•10-Y16

300x600

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TYPICAL FLOOR SLAB LAYOUT

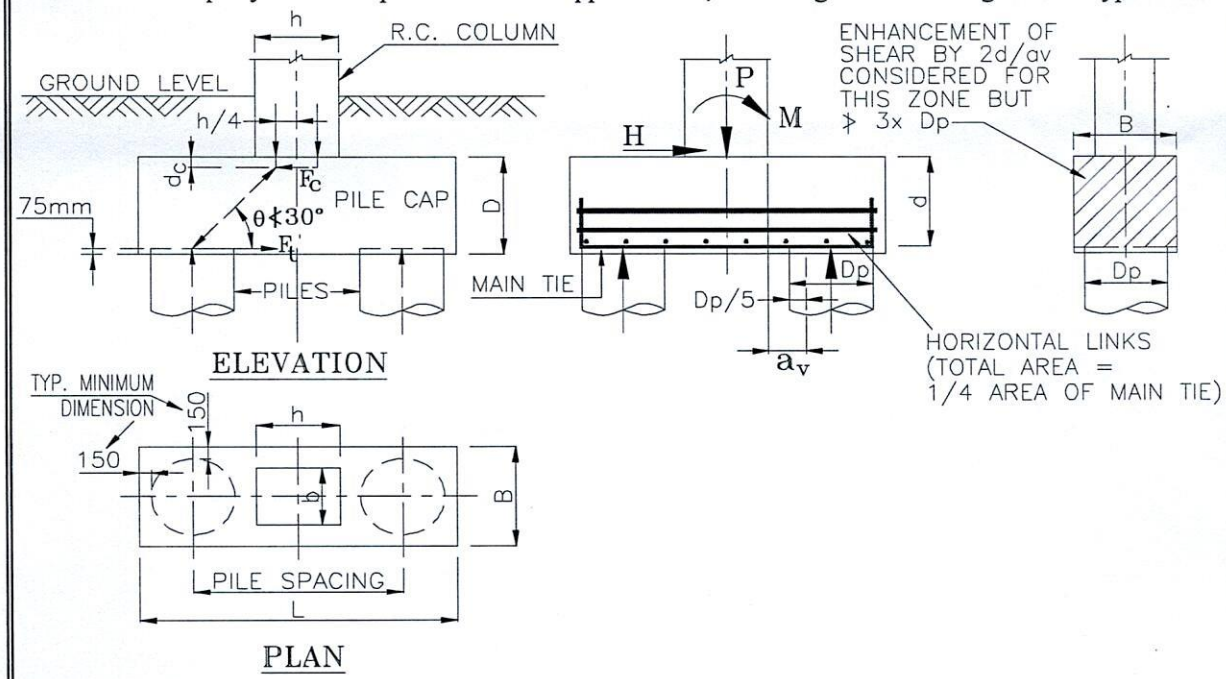


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Company's Name:	ABC Consultants	Job No.:	ABC/1001
	101, Known Street, Known Area, Known City, Pin	Design by:	UVW
Client:	Very Important Industries Ltd, Well Known City	Date:	14-Feb-26
Project:	XYZ Building	Page No.	PC/101

SPREADSHEET OF R.C. PILE CAP FOR 2 PILES AS PER IS:456-2000

Checks the adequacy of Pile Cap section for the applied loads, with the given concrete grade and type of Steel.



Pile Cap Size:

Pile Cap Mk.	Pile Cap Size (mm) L	B	D	Col. size(mm) h	b	Pile Details (mm) Dia.	Spacing	Cover (mm)	Pile capacity (kN)	Col. Loads (Service condn.) P(kN)	H(kN)	M(kNm)	Load Case
PC-1	2400	900	1200	450	300	600	1500	50	1070	1696	-15	24	DL + IL
													DL +WL
													DL + EQL
													DL+IL+WL
													DL+IL+EQL
													DL + IL
													DL +WL
													DL + IL
													DL+IL+WL
													DL+IL+EQL

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Company's Name:	ABC Consultants 101, Known Street, Known Area, Known City, Pin	Job No.:	ABC/1001
		Design by:	UVW
Client:	Very Important Industries Ltd, Well Known City	Date:	14-Feb-26
Project:	XYZ Building	Page No.	PC/102

Reaction on Piles (Service Load condition):

Pile Cap Mk.	Soil Pressure on Pile Cap (kN/m^2)	Soil Wt.over Pile cap (kN)	Pile Cap Weight (kN)	Total Vertica Load (kN)	Reaction on Piles (kN)		Pile Capacity Status
					Maximum	Minimum	
PC-1	0.0	0.00	64.80	1760.80	885.15	875.65	O.K.
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-

Main Steel at bottom by Limit State Design

Pile Cap Mk.	Max. Pile Reaction, Pu (kN)	Conc. Gr. M	Steel,f_y N/mm^2	Eff. d (mm)	d_c (mm)	θ (deg) $\geq 30°$	Eff. width (mm)	Steel Tension F_t (kN)	A_{st}(mm^2) reqd.	Steel(mm units) in Eff. Width			
										Nos	Φ(mm)	A_{st}	Spacing
PC-1	1327.73	25	415	1140	42.86	59.8	900	771.5	2137	7	20	2199	130
0	-	40	415	0	#####	#####	0	######	######			-	-
0	-	25	415	0	#####	#####	0	######	######			-	-
0	-	25	415	0	#####	#####	0	######	######			-	-
0	-	25	415	0	#####	#####	0	######	######			-	-
0	-	40	415	0	#####	#####	0	######	######			-	-
0	-	25	415	0	#####	#####	0	######	######			-	-
0	-	30	415	0	#####	#####	0	######	######			-	-
0	-	25	415	0	#####	#####	0	######	######			-	-
0	-	25	415	0	#####	#####	0	######	######			-	-

OTE: The transverse steel at bottom to be 0.15% of the total cross-sectional area for steel $f_y \leq 250$ N/mm
and 0.12% of the total cross-sectional area for steel $f_y \geq 415$ N/mm^2,
and the spacing of bars not to exceed 300mm.

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Company's Name:	ABC Consultants 101, Known Street, Known Area, Known City, Pin	Job No.:	ABC/1001
Client:	Very Important Industries Ltd, Well Known City	Design by:	UVW
Project:	XYZ Building	Date:	14-Feb-26
		Page No.	PC/103

Pile Cap Top Main Steel - Limit State Design

Pile Cap Mk.	Min. Pile Reaction, Pu (kN)	-ve BM at face of Col., Mu(kNm)	Eff.'d' (mm) provided	Ast reqd (mm^2)	Provide Top Main Steel Φ(mm)	Nos. Spacing(mm)	Min. Transverse Steel along B at top where reqd Φ(mm)	Spacing(mm)
PC-1	1313.48	0.00	1094	324.0	12	4 - 250	12	300
0	-	-	-	-	12	-	12	-
0	-	-	-	-		-		-
0	-	-	-	-		-		-
0	-	-	-	-		-		-
0	-	-	-	-	12	-	12	-
0	-	-	-	-		-		-
0	-	-	-	-		-		-
0	-	-	-	-		-		-
0	-	-	-	-		-		-

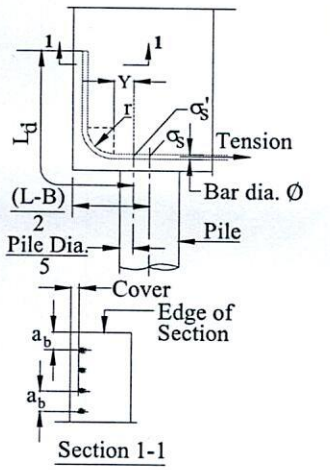
Check for Shear:

Pile Cap Mk.	Shear Force (kN)	Shear Stress τ_v (N/mm^2)	$100A_{st}$ / bd	a_v (mm)	Perm. Shear Stres $2d\tau_c/a_v$	Punching Shear (kN)	τ_v N/mm^2	Perm.τ_c N/mm^2	Design Status
PC-1	553.35	0.539	0.214	345	2.254	2544	N/A	-	Section O.K.
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-

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	101, Known Street, Known Area, Known City, Pin	Design by:	UVW
Client:	Very Important Industries Ltd, Well Known City	Date:	14-Feb-26
Project:	XYZ Building	Page No.	PC/104

Anchorage of Main Tension Reinforcement:



Section 1-1

Bearing Stress in Concrete at inner bend of L-shaped bar

$L_d = \frac{\emptyset\, \sigma_s}{4\, \tau_{bd}}$ (Ref: Cl.26.2.1 of IS:456-2000)

Y = (L-B)/2 - r - Bar Ø - Cover - 0.3 x Pile Dia.

$\sigma_s' = \frac{L_d - Y}{L_d} \times \frac{3\sigma_s}{4}$ (As horizontal links are provided, $3\sigma_s/4$ is considered)

Bearing Stress in Concrete at inner bend of bar

(Ref: Cl.26.2.2.5 of IS:456-2000)

Bearing Stress = $\frac{F_{bt}}{r\,\emptyset}$

Bearing Stress shall not exceed:

By Limit-State Method = $\frac{1.5\, f_{ck}}{\left\{1 + \frac{2\emptyset}{a_b}\right\}}$

Where,
L_d = Development Length of bar
Ø = Dia. of bar
σ_s = Stress in bar at the face of section
σ_s' = Stress in bar at the start of bend
a_b = Distance between bars as shown
r = Internal radius of bend
τ_{bd} = Design Bond Stress
$F_{bt} = \frac{\sigma_s' \times \pi \times \emptyset^2}{4}$

Calculations for Radius 'r' at bend of Main Tension Reinforcement

Epoxy Coated Bars? No

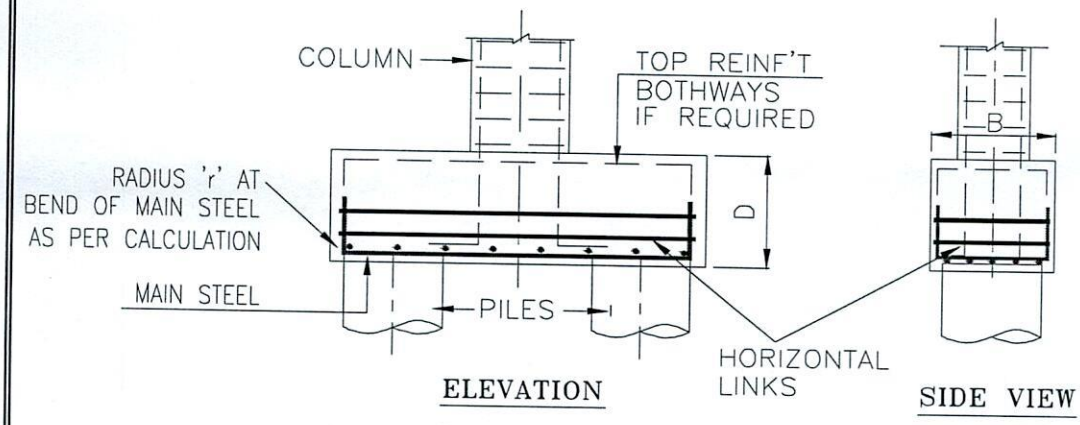
(Minimum Rad. r = 2xΦ for MS bars & 4xΦ for HYSD bars)

Pile Cap Mk.	Bar Φ (mm)	Cover (mm)	Rad. r (mm)	a_b (mm)	σ_s-face (N/mm²)	Dim Y (mm)	σ'_s-bend (N/mm²)	L_d (mm)	Bearing stress (N/mm²) Actual	Bearing stress (N/mm²) Permissible	Horizontal Links Φ(mm)	Horizontal Links Legs	Horizontal Links Nos.
PC-1	20	50	**190**	113	350.8	10	259.8	783	21.48	27.66	10	2	4
0	0		**205**	-	-	-	-	-	-	-			-
0	0		**210**	-	-	-	-	-	-	-			-
0	0		**150**	-	-	-	-	-	-	-			-
0	0		**130**	-	-	-	-	-	-	-			-
0	0		**100**	-	-	-	-	-	-	-			-
0	0		**155**	-	-	-	-	-	-	-			-
0	0		**90**	-	-	-	-	-	-	-			-
0	0		**145**	-	-	-	-	-	-	-			-
0	0		**210**	-	-	-	-	-	-	-			-

.RCDesignCD

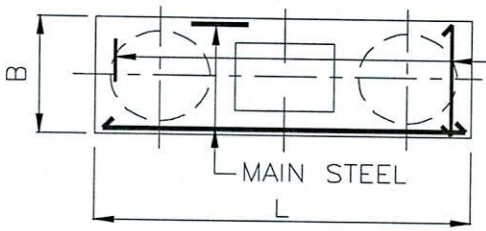
S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/19/03/028)
36, Suppa Colony, Guindy, Ch-32. 9952046424

Company's Name:	ABC Consultants 101, Known Street, Known Area, Known City, Pin	Job No.:	ABC/1001
		Design by:	UVW
Client:	Very Important Industries Ltd, Well Known City	Date:	14-Feb-26
Project:	XYZ Building	Page No.	PC/105



ELEVATION

SIDE VIEW



TRANSVERSE STEEL
(= 0.15% FOR MS BARS OR
= 0.12% FOR HYS DEFORMED BARS
BASED ON TOTAL CROSS-SECTIONAL AREA.
SPACING OF BARS NOT TO EXCEED 300MM)

PLAN SHOWING BOTTOM STEEL

REINFORCEMENT DETAILS IN PILE CAP (TYPICAL)

.RCDesignCD

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/19/03/028)
36, Suppa Colony, Guindy, Ch-32. 9952046424

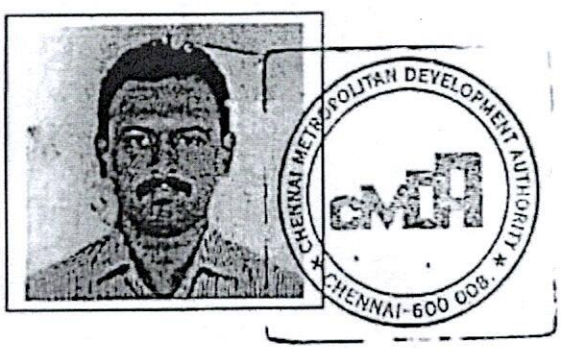
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru S.SOUNDRAPANDIAN** has enrolled as **RegisteredStructural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E.,(Structural Engg.)**and experience in the relevant field for **10years**.

He has been given the Registration No.**SE/GR-I/19/03/028** Renewed on **22.03.2024.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto**21.03.2029**.



22/3/24.
(A. MEGANATHAN)
Superintendent

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/19/03/028)
36, Suppa Colony, Guindy, Ch-32. 9952046424

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.