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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

A.K .CONSULTANT
STRUCTURAL DESIGN CONSULTANT.
No.24, Ground Floor,
CRR Puram Phase-3,
Manapakkam,
Chennai – 600 125

Phone: **9840202004**

E-mail: akconsultant.str@yahoo.com

STABILITY CERTIFICATE

1. The detailing engineering and structure design of the proposed building comprising of Plan Showing The Proposed High Rise Building Consisting Of Block-A Basement Cum Stilt And 14 Floors With 126 Dwelling (44.95m Ht.) And Block -B With Basement Cum Stilt And 14 Floors And With 154 Dwellings (44.95m Ht.) And Block-C Stilt Plus Five Floors With 50 Dwelling Units (18.20m Ht.) And Block-D & Club House With Ground Plus Two Floors With Swimming Pool In Second Floor At Vengaivasal Main Road, Selaiyur, Tambaram Situated IN S. NO. 85/1,85/2A, 85/2B, 86/1A, 86/1B, 87/4, 87/5A, 87/5B, 87/5C AND 87/6 Vengai Vasal Village, Tambaram Taluk, Chenglepet District has been done me based on the report of geotechnical investigation (soil test) done by Mars Synergy Geotech Pvt Ltd Ref.No: MSGTPL/SI-6016/23-24 Date on 26.04.2025 considering the functional requirement of the building.

2. It is certified that among other factors, the proposed building has been designed to resist earthquake. We have checked parameters and found that the proposed building would be safe.

3. I/we further certify that:

(i) The Minimum grade of concrete is M40

(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 (PART-2) and design of earthquake 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

Er. P. RAMAN, B.E (Civil).. M.E (Struct)., MIE., C Eng.,
Registered Structural Engineer Grade-1(SE)
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Encl: Structural Design Calculation

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 P. RAMAN** has enrolled as **Registered Structural 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 **18years.**

He has been given the Registration No.**SE/GR-I/2024/02/006** on **27.02.2024.** 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 **26.02.2029.**



27/2/24.

(A. MEGANATHAN)
Superintendent

Self Attested

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STRUCTURAL STABILITY CERTIFICATE

Name of work: PLAN SHOWING THE PROPOSED HIGH RISE BUILDING CONSISTING OF BLOCK-A BASEMENT CUM STILT AND 14 FLOORS WITH 126 DWELLING (44.95M HT.) AND BLOCK -B WITH BASEMENT CUM STILT AND 14 FLOORS AND WITH 154 DWELLINGS (44.95M HT.) AND BLOCK-C STILT PLUS FIVE FLOORS WITH 50 DWELLING UNITS (18.20M HT.) AND BLOCK-D & CLUB HOUSE WITH GROUND PLUS TWO FLOORS WITH SWIMMING POOL IN SECOND FLOOR AT VENGAIVASAL MAIN ROAD, SELAIYUR, TAMBARAM SITUATED IN S. NO. 85/1,85/2A, 85/2B, 86/1A, 86/1B, 87/4, 87/5A, 87/5B, 87/5C AND 87/6 VENGAI VASAL VILLAGE, TAMBARAM TALUK, CHENGLEPET DISTRICT

Preamble :

1. I hereby certify that the structural design sheet is done for column, Foundation, Slab and beam.

2. The usage of the building is Basement Floor + Stilt Floor + 14 upper Floors.

3. The Super Structure is built on outer 200mm walls and inner 100mm walls.

4. All concrete for RCC members in Basement Floor + Stilt Floor + 14 Floors are M40 concrete.

5. The structural design includes the Earth quake Criteria as per IS: 1893(part 1)-latest revision.

ADDITIONAL CRITERIA

1. The structure is idealized as Special RC-Moment Resisting Frame (SMRF) and analyzed using software package (ETABS) for both vertical and lateral loads.
2. The lateral load includes wind load and earthquake load, Seismic load of medium and moderate intensity of ZONE-III considered is for design and analysis purpose.
3. The Foundation is designed for critical un-Factored load combinations.
4. The Superstructure members are designed for actual flexure, shear and forces.
5. The structure is analyzed for specific loads (Dead and Live Loads) and for the load combinations given in relevant loads.
6. The design of the structure is structurally sound and safe.

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This is to certify that the Structural Design of the proposed construction of residential building at above said site has been DESIGNED on the basis of EARTHQUAKE RESISTANT DESIGN OF STRUCTURES IS 1893 (Part1): 2016 General Provisions & Buildings, with latest declaration of Seismic Zone III, Zone factor 0.16 and according to I.S. Loading standards I.S. – 875. All precautions have been taken as per the CONTENTS OF REPORT FOUNDATION ANALYSIS. This Report has recommendations for effect of Seismic Condition for this Soil.

CALCULATION OF SEISMIC CO-EFFICIENT

Name of city	: Chennai
Type of Building	: Residential Building
Building Frame System	: Special RC-Moment resisting frame (SMRF)
Fundamental Natural Period (Ts)	: (0.075) h ^3/4 =1.616 sec.
Soil conditions	: medium
Zone Factor (Refer Table:2) (Z)	: 0.16 (moderate)
Importance Factor (Refer Table:6) (I)	: 1.2
Response Reduction (Refer Table:7)	: 5.0
Average response acceleration Co-efficient (Sa/g)	: 2.35

EARTH QUAKE ANALYSIS:

Horizontal Seismic Co-efficient (Ah)	= (Z/2)(I / R)(Sa/g) = (0.16/2) (1/5.0) (2.35) = 0.038
Design value of Ah	= 0.038
Type of Foundation	: Raft Foundation

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1. GENERAL LOADING CONDITIONS:

(a) Imposed loads on Roof	- 1.50kN/m^2
(b) Imposed loads on Hall, Kitchen. & Bed, Residential	- 2.00kN/m^2
(d) Dead weight of R.C.C	- 25kN/m^3
(e) Dead weight of Brick Work	- 20kN/m^3

2. LOADING ON SLAB:

2.1 Loading on Roof slab:

Roof finished with lime concrete terracing	=(0.10)(20)	=2.000kN/m^2
S/W of slab 150mm thick	=(.150)(25)	=3.75kN/m^2
Dead load	=5.75kN/m^2	
Live load	=1.50kN/m^2	
Total load on Roof	= 7.25kN/m^2	

2.2 Loading on Floor slabs:

Floor finish	= 1.00kN/m^2
S/w of slab 150mm thick	= 3.75kN/m^2
Dead load	=4.75kN/m^2
Live load	=2.00kN/m^2
Total load on Roof	= 6.75kN/m^2

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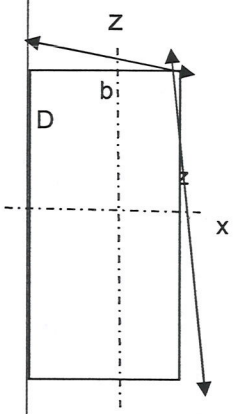
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3 DESIGN:

3.1 COLUMN DESIGN

Grade of Concrete			M 40	
Characteristic Strength of Reinf.		N/mm²	500	
Width of Column	b	mm	300	
Depth of Column	D	mm	900	
Unsupported Length of Column	l_x	mm	3000	
Unsupported Length of Column	l_y	mm	3000	
Clear Cover to Reinf.		mm	40	
Diameter of Bar		mm	32	
Load		T		
Moment	M_{xx}	T.m		
Moment	M_{zz}	T.m		
Factored Load	P_u	kN	5001.000	1
Factored Moment	M_{ux}	kN.m	89.950	1
Factored Moment	M_{uz}	kN.m	32.510	1
Effective Length of Column	l_{ex}	mm	3600	1.2
	l_{ez}	mm	3600	1.2
	l_{ex}/D		2.5714286 <12- Short Column	0
	l_{ey}/b		12 <12- Short Column	0
Additional Moment due to Slender	M_{ax}	kN.m	0	
Additional Moment due to Slender	M_{az}	kN.m	0	
Percentage of Reinf.	p	%	5.2	
Gross Area of Cross Section	A_g	mm²	420000	
Ultimate Axial Load	P_{uz}	kN	15356.88	
d'/D (about x-x axis)			0.04	0.05
d'/D (about y-y axis)			0.187	0.2



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(Table 60)	k1		0.219		
	k2		0.424		
	P_{bx}	kN	4605.216		
	k1		0.184		
	k2		0.028		
	P_{bz}	kN	3152.352		
	k_x		0.963		
	k_y		0.849		
Minimum Eccentricity	e_x	mm	52.666667		
	e_y	mm	16		
Moments due to min. eccentricity	M_{ex}	kN.m	263.39	> 89.950 kN.m	
Moments due to min. eccentricity	M_{ez}	kN.m	80.02	> 32.510 kN.m	
Total Moments for which the column is to be designed are					
	M_{ux}	kN.m	263.386		
	M_{uz}	kN.m	80.016		
The section is to be checked for biaxial bending					
	$P_u/f_{ck}bD$		0.298		
	p/f_{ck}		0.13		
Referring (d'/D is0.05)	$M_u/f_{ck}bD^2$		0.275		
	M_{ux1}	kN.m	6468.000		
Referring to (d'/D = 0.2)	$M_u/f_{ck}bD^2$		0.190		
	M_{uy1}	kN.m	957.600		
	M_{ux}/M_{ux1}		0.041		
	M_{uy}/M_{uy1}		0.084		
	P_u/P_{uz}		0.326		
		a	1	1.21 < 1	
Mux/Mux1 + Muy/Muy1			0.070	OK	
Area of Reinforcement	As	mm^2	21840		
Minimum no of to be provided			12		
No of Bars to be provided	Nos.		28		
Provide 28 Nos of 32 Diameter					

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3.2 FOUNDATION DESIGN

3.2.1 RAFT SLAB DESIGN

Concrete Grade:	M40
Steel :	Fe 500

BASE SLAB

Bending moment (Mu) (kN-m/m)		Req.depth (D) (mm)	Total depth (D) (mm)	Bar dia. (mm)	Clear cover (mm)	Effect. depth (d) (mm)
Mx (+) =	24.00	126.49	2000	25	75	1812.5
Mx (-) =	2974.00	1408.07	2000	25	75	1812.5
My (+) =	21.00	118.32	2000	25	75	1812.5
My (-) =	2564.00	1307.41	2000	25	75	1812.5

Width (b) (mm)	Mu/bd^2	p_t required (%)	Ast required (mm^2/m)	S required mm c/c	S provided mm c/c	p_t provided (%)	Remarks
1000	0.007	0.170	3081.25	159	100	0.217	25Y @ 100
1000	0.905	0.214	3878.75	127	100	0.217	25Y @ 100
1000	0.006	0.170	3081.25	159	100	0.217	25Y @ 100
1000	0.780	0.184	3335.00	147	100	0.217	25Y @ 100

Check for Shear stresses :

Shear stress (τ_v) (N/mm^2)		p_t provided (%)	τ_c table 19, IS:456 (N/mm^2)	Remarks
SQx =	0.294	0.217	0.352	safe
SQy =	0.210	0.217	0.352	safe

-0.058

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3.3 BEAM DESIGN

Beam Design

Beam Data

width	300 mm
depth	600 mm
clear cover to main reinf.	30 mm
Slab Thickness	175 mm

d' = 48 mm (.= cc+ sdia + mdia/2)
eff depth = 702 mm (.= d - d')

Material Grades

Concrete	30 MPa
Steel	500 MPa

				Span Moment	Support Moment
Span Moment	538 KN-m		Mu/bd^2	2.06	1.59
			xumax	320	320
			Mulim	1042	1042
Support Moment	415 KN-m	415 KN-m	$Mulim/bd^2$	3.99	3.99
		0 KN-m			

Span Reinforcement
Beam is designed as Singly Reinforced Beam

Area of Steel	Tension (Ast)	Compr (Asc)
Percentage	0.519 %	-----
Area of Steel	1929 sqmm	

Refer Table 2 SP 16 pg 48

953 KN-m

Tension Reinforcement

Type	Bar dia	Nos	Area of Steel
Layer 1	20 mm	5	1571 sqmm
Layer 2	25 mm	5	2454 sqmm
Layer 3	-		
	Total Steel Provided		4025 sqmm

1.082 %

2384 sqmm

Provided Steel OK

Compression Reinforcement

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Type	Bar dia	Nos	Area of Steel
Layer 1	-		
Layer 2	-		
Layer 3			
	Total Steel Provided		#VALUE!

Support Reinforcement
Beam is designed as Singly Reinforced Beam

Area of Steel	Tension (Ast)	Compr (Asc)	
Percentage	0.391 %	-----	*Refer Table 2 SP 16 pg 48*
Area of Steel	1454 sqmm		

2.16371853325373
-
0.563291384897654

Tension Reinforcement

0.127713853706203

Type	Bar dia	Nos	Area of Steel	
Layer 1	**25 mm**	**5**	2454 sqmm	
Layer 2	**20 mm**	**5**	1571 sqmm	
Layer 3	-			
	Total Steel Provided		4025 sqmm	1.082 %
	Provided Steel OK			2174 sqmm
				1815 sqmm

Compression Reinforcement 2856 sqmm

Type	Bar dia	Nos	Area of Steel
Layer 1	-		
Layer 2	-		
Layer 3			
	Total Steel Provided		#VALUE!

Shear Force (Vu)	**203 KN**		
ζv	0.545	*.=Vu / (b * d)*	
ζc	0.676	*Refer Table 61 SP 16 pg 179*	*or =(0.85*√(0.8*fck)*√(1+5β)-1)) / (6β)*
ζcmax	3.5	*Refer Table J SP 16 pg 175*	

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Type	Bar Dia	Nos	Area of Steel
Layer 1	12 mm	0	0 sqmm
Layer 2	25 mm	0	0 sqmm
Layer 3	20 mm	0	0 sqmm
			0 sqmm

0.000 %

Sectional Dimensions OK
Shear Check OK

Provide Nominal Shear Reinforcement

Steel	**415 MPa**		Vus/d	-0.694 kN/cm	2.120
Type of stirrup	**2 legged**				
Stirrup diameter	**8 mm**				
Spacing	206 c/c	Safe			

3.4 TWO WAY SLAB DESIGN

Slab Design

Slab thickness	t	150 mm
Concrete	fck	40 MPa
Steel	fy	500 MPa

Sunken Depth: 0 mm

Loading

Slab Load

Dead Load	DL	4.375 KN/m
Live Load	LL	2.000 KN/m
Finishes Load	WL	1.000 KN/m
Total Load	Ws	7.375 KN/m
Factored Load	Wsu	11 KN/m

Sunken Slab Load

Dead Load	DL	4.375 KN/m
Filler Load	FL	0 KN/m
Live Load	LL	3.0 KN/m
Finishes Load	WL	1.0 KN/m
Total Load	Wsk	8.38 KN/m
Factored Load	Wsku	13 KN/m

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Slab Data

Slab Type	Regular
Load	11 KN/m
Longer Span (ly)	6.62 m
Shorter Span (lx)	4.70 m

ly/lx ratio	1.12
Slab type	+

Loading on edges		*one way*	*two way*
W_{longer}	**31 KN/m**	*.=w*lx/2*	*.=(w*lx/2) + (1-(1/3)*(lx/ly)²)*
$W_{shorter}$	**28 KN/m**		*.=w*lx/3*

Moments		*one way*	*two way*
Mx	43 KN-m	*.=w*lx²/ 8*	*.=αx * w*lx²*
My	37 KN-m		*.=αy * w*lx²*

Thickness Check	OK	*.=Mulim > Mux or Muy*
Deflection	32 mm	*.= 5*W*l⁴/(384EI)*

Area of Steel	Astx	Asty	
	689 sqmm	**581 sqmm**	*Refer Chart 4 SP 16 pg 21* / *Refer Table 5-44 SP 16 pg 51-80*

or

Spacing required in mm

8#		10#		12#		16#	
x	y	x	y	x	y	x	x
101 c/c	**110 c/c**	**160 c/c**	**172 c/c**	**184 c/c**	**195 c/c**	**292 c/c**	**346 c/c**

*.=ast of bar*1000/ast req*

Final Ast provided	x	y
	10# @ 150c/c	**10# @ 150c/c**

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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.