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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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

STABILITY CERTIFICATE

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

The detailed engineering and structure design of the proposed building comprising of Residential Block A- Stilt Floor + 5 Floors Residential cum commercial Building with 81 dwelling units and 10 shop sites (1st Floor – 13 dws + 10 Shop sites, 2nd to 5th Floor- 17 dws in each floor) Block B- Stilt Floor + 5 Floors residential building with 95 dwelling units (1st to 5th Floor- 19 dws in each floor) and by totaling altogether 176 dwelling units and 10 shops comprised in S. Nos. 51/3C2A, 102/ 1B, 102/2A of Village No- 14, Perumattunallur Village, Vandalur Taluk, Chengalpattu District. has been done by me/us based on the report of geotechnical investigation (soil test) done by **CON-Tech Research Lab** REPORT NO.: **M-111** Dated **22/05/2022** 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.

Name and Signature

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Encl.: Structural Design Calculation

PROPOSED OF RESIDENTIAL BUILDING BLOCK A- STILT FLOOR + 5 FLOORS RESIDENTIAL CUM COMMERCIAL BUILDING WITH 81 DWELLING UNITS AND 10 SHOP SITES (1ST FLOOR – 13 DWS + 10 SHOP SITES, 2ND TO 5TH FLOOR- 17 DWS IN EACH FLOOR) BLOCK B- STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 95 DWELLING UNITS (1ST TO 5TH FLOOR- 19 DWS IN EACH FLOOR) AND BY TOTALING ALTOGETHER 176 DWELLING UNITS AND 10 SHOPS COMPRISED IN S. NOS. 51/3C2A, 102/ 1B, 102/2A OF VILLAGE NO- 14, PERUMATTUNALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT

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 = 5.0kN/m²
Floor finish = 2.0kN/m²
Live load
Commercial Space = 5.0kN/m²
Residential Space = 2.0kN/m2

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12 or 9.0 kN/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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Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. C.KANNAN** has enrolled as **Structural Engineer Grade-I (SE)** with Department of Town and Country Planning who has the qualification of **M.E.,(Structural Engineering)** and experience in the relevant field for more than **16 years.**

He/She has been given the Registration No. **CGLDIST/SE/Gr-I/2019/05/002 Renewed on 12.02.2025**. He/She 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 **11.02.2030.**

12/2/25

Assistant Director,
Chengalpattu District



C. KANNAN, B.E., M.E.,(Structure)
Structural Engineer,
DTCP Reg. No. CGLDIST/SE/Gr-I/2019/05/002
Door No. 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

For PKR Estates LLP

Designated Partner

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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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