Verified RealEstate™

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,
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21-07-2026

STRUCTURAL STABILITY CERTIFICATE

It is Certified That the Proposed construction of Group Housing Development: Block A: Stilt Floor + 4 Floors +5th Floor (Part) (Height- 18.30m) Residential Building with 10 Dwelling Units, Block B: Stilt Floor + 4 Floors +5th Floor (Part) (Height- 18.30m) Residential Building with 18 Dwelling Units, Block C: Stilt Floor + 4 Floors +5th Floor (Part) Residential Building with Gym, Association room, Swimming pool and Indoor Games at 5th Floor (Height-18.30m) with 72 Dwelling Units -Totally 100 Dwelling units at Door No.71, 'Karupanna Reddi Garden',VGP Salai (Hospital Road), Saidapet, Chennai - 600015 COMPRISED Availing Premium FSI Benefit in T.S.No.9/2 & 10 (as per Document) and.S.No.9/10 & 10(as per Patta), Block No.16 of Saidapet Village within the limits of Greater Chennai Corporation. Having stilt plus five upper floors is designed to resist earthquake. Check has been made and found safe and 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.

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Structural Engineer,
RGN No : RSE100202025
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT: BLOCK A: STILT FLOOR + 4 FLOORS +5TH FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS, BLOCK B: STILT FLOOR + 4 FLOORS +5TH FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS, BLOCK C: STILT FLOOR + 4 FLOORS +5TH FLOOR (PART) RESIDENTIAL BUILDING WITH GYM, ASSOCIATION ROOM, SWIMMING POOL AND INDOOR GAMES AT 5TH FLOOR (HEIGHT- 18.30M) WITH 72 DWELLING UNITS -TOTALLY 100 DWELLING UNITS AT DOOR NO.71, 'KARUPANNA REDDI GARDEN',VGP SALAI (HOSPITAL ROAD), SAIDAPET, CHENNAI - 600015 COMPRISED AVAILING PREMIUM FSI BENEFIT IN T.S.NO.9/2 & 10 (AS PER DOCUMENT) AND.S.NO.9/10 & 10(AS PER PATTA), BLOCK NO.16 OF SAIDAPET 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 having 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

1.3

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	=	5.0kN/m²
		10.25kN/m²

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3.0 SOIL DETAILS

Based on soil test report isolated footing 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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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.