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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

P. SENTHIL KUMAR M.E., (Struct), AIV
Chartered Engineer | Structural Consultant
Registered Valuer

THE DESIGN ONE
Civil and Structural Engineering Consultancy

STABILITY CERTIFICATE **30-01-2026**

1. The detailed engineering and structure design of the Proposed Construction of Residential Non-High Rise Group Development consists of 114 Blocks, Block 1 to 113: Ground +First Floor Totally 113 D/U, Block 114: (Amenity Block) - Ground Floor + First Floor with Swimming pool on the Ground level comprised in S. Nos. 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C of Pongupalayam Village & Panchayat, Tirupur North Taluk, Tirupur District has been done by me/us based on the report of geotechnical investigation (soil test) done by GEOCARE ENGINNERING CONSULTANCY Report No: 092506 Dated: 20-sep-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 M20

(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 456 and design of earthquake resistant structure as per IS Code No IS 1893 & IS 13920

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

Stamp and Signature

Er.P.Senthil Kumar.,M.E.,(Struct)

Strcutural Consultant

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Encl.: Structural Design Calculation

THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS, BLOCK 1 TO 113: GROUND +FIRST FLOOR TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S. NOS. 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPUR NORTH TALUK, TIRUPUR DISTRICT.

GENERAL NOTES ON STRUCTURAL DESIGN

GENERAL

1.DESIGN BASIS

The design of footing is carried out based on frame analysis using design software

2. CODES AND STANDARDS

- **Structural Design Codes:**
  - IS 456:2000 – Plain and Reinforced Concrete Code
  - IS 800:2007 – General Construction in Steel (if steel used)
  - IS 875 (Part 1–5) – Loading Standards
  - IS 1893 (Part 1):2016 – Earthquake Resistant Design
  - IS 13920:2016 – Ductile Detailing of RC Structures

3. SOIL TEST REPORT

- Based on soil test report isolation foundation is adopted

4. Structural System

- **Framing System:** Reinforced concrete moment-resisting frame
- **Floor System:** RCC slab (two-way or one-way depending on span)
- **Foundation System:** Isolated footings / combined footings / raft foundation depending on soil conditions
- **Roofing:** RCC slab with waterproofing treatment

5. Loads Considered

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- **Dead Loads (IS 875 Part 1):**
  - Self-weight of structural elements (concrete density = 25 kN/m³)
  - Floor finishes: 1.0–1.5 kN/m²
  - Wall loads: based on thickness and material density
- **Live Loads (IS 875 Part 2):**
  - Residential rooms: 2.0 kN/m²
  - Corridors/staircases: 3.0–4.0 kN/m²
  - Balconies: 3.0 kN/m²
- **Wind Loads (IS 875 Part 3):**
  - Basic wind speed as per location map
  - Terrain category: 2 (built-up area)
  - Height: < 15 m (low-rise)
- **Seismic Loads (IS 1893 Part 1):**
  - Seismic Zone: III
  - Zone factor (Z): 0.16
  - Soil type: [Hard/Medium/Soft]
  - Response reduction factor (R): 3
  - Importance factor (I): 1.0

6. Materials

- **Concrete Grade:** M20 (minimum for RCC structural members)
- **Steel Reinforcement:** Fe 500 HYSD bars
- **Structural Steel (if used):** E250 grade

7. Design Methodology

- **Load Combinations (IS 875 Part 5):**
  - 1.5(DL + LL)
  - 1.2(DL + LL + WL/EL)
  - 1.5(DL + WL/EL)
  - 0.9DL + 1.5WL/EL

8. Serviceability Criteria

- **Deflection Limits:**
  - Span/250 for beams and slabs
- **Crack Control:** As per IS 456 provisions

9. Foundation Design Basis

- **Soil Investigation:** Minimum 2 boreholes per block
- **Safe Bearing Capacity (SBC):** As per geotechnical report
- **Settlement Criteria:** ≤ 25 mm total settlement

10. Durability & Detailing

- **Cover to Reinforcement:**

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- Footings: 50 mm
- Columns: 40 mm
- Beams: 25 mm
- Slabs: 20 mm

- **Ductile Detailing:** As per IS 13920 for seismic zones III and above

11. Quality Assurance

- **Material Testing:** Cement, steel, aggregates as per IS codes
- **Concrete Control:** Slump test, cube test
- **Inspection:** Stage-wise approval during construction

The Structure will Safe and Sound when used for purpose which it is designed

P. Senthil

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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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