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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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BURO ENGINEERS (I) PRIVATE LTD.,
Civil & Structural Consultants
New No.31, (Old No.14), Besant Avenue Road, Adyar, Chennai - 600 020, TN, India.
Tel : 91 44 2491 2755, e-mail : buroindia@buroengineers.in, admin@buroengineers.in
CIN : U45201TN2005PTC055334

21 years Service of Excellence

STABILITY CERTIFICATE

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

1. The detailed engineering and structure design of the proposed building comprising of 83 villa Ground+1 floors & Ground+2 floors with club house/ Assembly Ground+2 floors comprised in S.No: 220/2A of Siruseri village, Vandalur taluk, Chengalpattu district. has been done by me/us based on the report of geotechnical investigation (soil test) done by PRASAD ARMSTRONG YEN GEC (P) LTD **Report no. 153/GI/25-26**, Dated: 14/1/2026 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 456-2000**, design load as per Codes No **IS 875-Part 2** and design of earthquake resistant structure as per Code No **IS 1893-2016.**

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

P.JEGATHEESAN, M.Tech (Struct.)
Registered Structural Engineer
DTCP Regn. No.CGLDIST/SE/Gr-i/2019/07/020
Valid upto 10-10-2029
New No.31, Old No.14, Besant Avenue,
Adyar, Chennai - 600 020.

Annexure – XIV

[See rule 51 (3)]

Form 1

Structural Design Basis Report

(1) This report to accompany the application for Building Developments

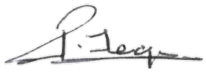
Part1	General Data		
S.No.	**Description**	**Information**	**Notes**
1.	Site Address	SURVEY NUMBER 220/2A, OF SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.	
2	Name of Owner	M/S Radiance Realty Developers India Ltd	
3	Name of Registered Developer along with the Registration Number	CGLDIST/RD/2026/02	
4	Name of Registered Engineer along with the Registration Number	M. Jeevanantham CGLDIST/RCE/2026/01/005	
5	Name of Registered Structural engineer along with the Registration Number	Er.P.JEGATHEESAN DTCP-SE/GR-I/2019/07/020	
6	Use of the building	RESIDENTIAL BUILDING	
7	Number of stories above ground level (including storeys to be added later, if any)	Ground +1 Floor - (Block – 5,6,7,9,10 &11)(Units -42) Ground +2 Floors - (Block – 1,2,3,4,12,14 &15) (Units – 41)	
8	Number of basements below ground level	NA	
9	Type of structure Load bearing walls R.C.C. frame R.C.C. frame and Shear Walls Steel frame	R.C.C FRAME STRUCTURE	
10	Soil data Type of soil Design safe bearing capacity	MEDIUM SAND 200kN/m^2	IS:1893 C1.6.3.5.2 IS: 1904 IS: 1892 IS: 2131 IS: 2720
11	Dead loads (unit weight adopted) • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials	 17kN/m2 9.81kN/m2 22kN/m2 18kN/m2 25kN/m2 1kN/m2 20kN/m2	 IS: 875 Part 1

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12	Imposed (live) loads		IS: 875 Part 2
	Floor load Roof load	2kN/m^2 2.5kN/m^2	
13	Cyclone/Wind • Speed • Design pressure intensity	50m/s	IS: 875 Part 3
14	Seismic zone	Zone III	IS: 1893 (2002)
15	Importance factor	1.2	IS:1893 (2002) Table 6
16	Seismic zone factor (Z)	0.16	IS:1893 Table 2
17	Response reduction factor	3.0	IS:1893 Table 7
18	Fundamental natural period – approx.	0.02 Sec	IS:1893 C1.7.6
19	Design horizontal acceleration spectrum value (A_h)	0.08	IS: 1893 C1.6.4. 2
20	♥ Expansion/Separation Joints		
21	Building is regular/irregular	Regular	IS 1893

♥ Enclose detailed drawings drawn to scale for each floor

♦ In case terrace garden is provided, indicate additional fill load and live load along with the detailed drawings drawn to scale



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Part 3	Reinforced concrete framed buildings		
Sl. No.	**Description**	**Information**	**Notes**
1	Type of building • Regular frames • Regular frames with Shear Walls • Irregular frames • Irregular frames with Shear Walls • Soft storey	Regular frames	IS: 1893 C1 7.1
2	Number of basements	NA	
3	Number of floors including ground floor	Ground +1 Floor - (Block – 5,6,7,9,10 &11)(Units -42) Ground +2 Floors - (Block – 1,2,3,4,12,14 &15) (Units – 41)	
4	Horizontal floor system • Beams and slabs • Waffles • Ribbed floor • Flat slab with drops • Flat plate without drops	Beam and Slabs	
5	Soil data • Type of soil • Recommended type of foundation -Independent footings -Raft -Piles • Recommended bearing capacity of soil	MEDIUM SAND INDEPENDENT FOOTING 200kN/m^2	IS: 1498
	• Recommended type, length, diameter and load capacity of piles • Depth of water table • Chemical analysis of ground water • Chemical analysis of soil		
6	Foundations Depth below ground level Type Independent Interconnected Raft Piles	1.5m INDEPENDENT	

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7	System of interconnecting foundations Plinth beams Foundation beams	PLINTH BEAMS	IS: 1893 C1 7.12.1
8	Grades if concrete used in different parts of building	M25	
9	Method of analysis used		
10	Computer software used	ETABS	
11	Torsion included		IS: 1893 C1 7.9
12	Base shear a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b		IS: 1893 Cl. 7.5.3
13	Distribution of seismic forces along the height of the building.		IS:1893 Cl.7.7 (Provide sketch)
14	The Column of soft ground storey specially designed.		IS: 1893 Cl.7.10
15	Clear minimum cover provided in • Footing • Column • Beams • Slabs • Walls	 50 mm 40 mm 35 mm 25 mm	IS: 456 Cl. 26.4
16	Ductile detailing of RC frame • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement of beams at any cross section • Maximum percentage of reinforcement at any section of beam • Spacing of transverse reinforcement in 2-d length of beams near the ends • Ratio of capacity of beams in shear to capacity of beams in flexure • Maximum percentage of reinforcement in column	 HYSD 550 200 mm 200 mm 0.002% 3% 300mm 0.025 4%	IS: 456 Cl. 5.6 IS: 13920 Cl.6.1 IS: 13920 Cl.7.1.2 IS: 456 Cl.26.5.1(a) IS: 13920 Cl.6.2.1 IS: 45 Cl.26.5.1.1(b) IS: 13920 Cl.6.2.2 IS: 13920 Cl.6.3.5 IS: 456 Cl.26.5.3.1 IS: 13920 Cl. 7.4
	• Confining stirrups near ends of columns and in beam-column joints Diameter Spacing • Ratio of shear capacity of columns to maximum seismic shear in the storey.	8 mm 150 mm 0.5%	
17	Does the features require clearance by SDRP Example: High rise building Prefab building Building in hazard prone areas	NO	

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Foundation

i. In case raft foundation has been adopted, indicate K value used for analysis of the raft.

ii. Incase pile foundations have been used, give full particulars of the piles, type, dia, length, capacity

iii. In case of high water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

Idealization for Earthquake analysis

i. In case of composite system of shear walls and rigid frames, give distribution of base shear in the two systems on the basis of analysis, and that used for design of each system

ii. Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

iii. Submit framing plans of each floor

iv. In case of basements, indicate the system used to contain earth pressures.

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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

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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.