Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Seismic Forces:

Dynamic analysis for earthquake forces in both the directions is carried out by Response Spectrum Method. Response Spectrum values are calculated based on the T Vs Sa/g equations as per clause no 6.4.5 of IS1893-2016. Base shears of the analysis are scaled to a factor as per clause no 7.8.2 of IS1893-2002. The effect of torsion has been taken into effect by giving the eccentricity in ETABS itself.

The loading due to earthquake is assessed based on the provisions of IS: 1893 – 2016.

Seismic zone = III

Zone factor = 0.16

Response reduction factor = 4

Importance factor = 1.2

Soil type = based on geotechnical report

Load Combinations

The various loads shall be combined in accordance with the stipulations in IS: 875 (Part 5) – 1987. Whichever combination produces the most unfavourable effect in the building, foundation or structural member concerned shall be adopted.

Values of Partial Safety Factor γ_f for Loads

Load Combination	Limit State of Collapse			Limit State of Serviceability		
	DL	LL	WL/EL	DL	LL	WL/EL
DL + LL	1.5	1.5	--	1.0	1.0	--
DL +/- WL	1.5 or 0.9[$]	--	1.5	1.0	--	1.0
DL + LL +/- WL	1.2	1.2	1.2	1.0	0.8	0.8
DL +/- EL	1.5 or 0.9[$]	--	1.5	1.0	--	1.0
DL + LL +/- EL	1.2	1.2	1.2	1.0	0.8	0.8

[$] This value is to be considered when stability against overturning or stress reversal is critical

R.V. NARENDRAN, B.E., M.S.,
Structural Engineer Grade - I
CMDA Reg. No: SE / GB-I / 19 / 05 / 116
24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

On behalf of CMDA MSB Panel. Detailed structural drawings are reviewed and found in order.

Superintending Engineer, P.W.D.,
Planning and Designs Circle,
Chepauk, Chennai-5.

Seismic Forces:

Dynamic analysis for earthquake forces in both the directions is carried out by Response Spectrum Method. Response Spectrum values are calculated based on the I Vs Sag equations as per clause no 6.4.5 of IS1893:2016. Base shears of the analysis are scaled in a factor as per clause no 7.8.2 of IS1893-2002. The effect of torsion has been taken into effect by giving the eccentricity in ETABS itself.

The loading due to earthquake is assessed based on the provisions of IS: 1893 – 2016

Seismic zone	: III
Zone factor	: 0.16
Response reduction factor	: 4
Importance factor	: 1.2
Soil type	: based on geotechnical report

Load Combinations

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Values of Partial Safety Factor γ_f for Loads

Load	Limit State of Collapse			Limit State of Serviceability		
Combination	DL	LL	WL/EL	DL	LL	WL/EL
DL + LL	1.5	1.5	–	1.0	1.0	–
DL + WL	1.5 or 0.9[a]	–	1.5	1.0	–	1.0
DL + LL + WL	1.2	1.2	1.2	1.0	0.8	0.8
DL + EL	1.5 or 0.9[a]	–	1.5	1.0	–	1.0
DL + LL + EL	1.2	1.2	1.2	1.0	0.8	0.8

[a] This value is to be considered when stability against overturning or stress reversal is critical

9.6 Notes

9.6.1 The recommendations given in this report have been arrived at on the basis of design parameters which have been judiciously adopted by giving due consideration to the results of field and laboratory investigations as well as NAGADI's experience of over four decades in working in various types of soil and rock conditions all over India.

9.6.2 The entire report should be studied before adopting the recommendations given in the report.

10.0 LIMITATIONS

This Geotechnical investigation has been carried out at locations in the site chosen by the client as representing the entire site. The recommendations provided in this Report are hence valid only for those test locations. However, if there is any change in the subsoil conditions and properties at places between or beyond the chosen test locations, Nagadi may be contacted for further actions. Fresh investigations will have to be carried out at such locations.

Dr. N. Santosh Rao
Technical Director & Chief Consultant
*For **NAGADI CONSULTANTS PVT. LTD.***

On behalf of CMDA MSB panel, the detailed Soil investigation report is reviewed and found in order.

Superintending Engineer, P.W.D.,
Planning and Designs Circle
Chepauk, Chennai-5.

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Dr. N. Santosh Rao
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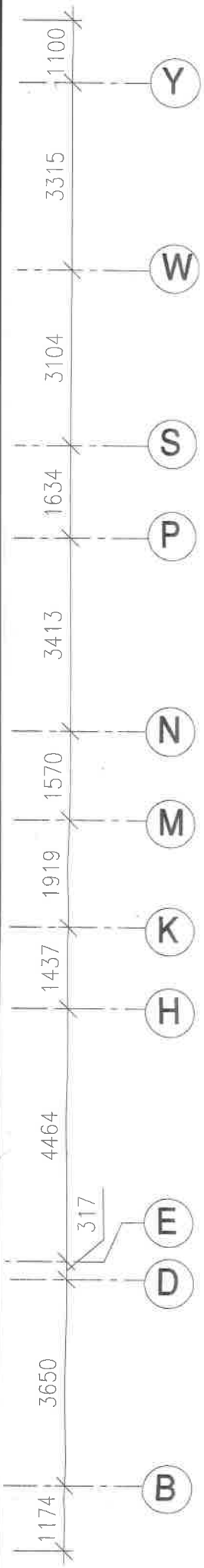
On behalf of CMDA MSB panel, the detailed Soil investigation report is verified and found in order.

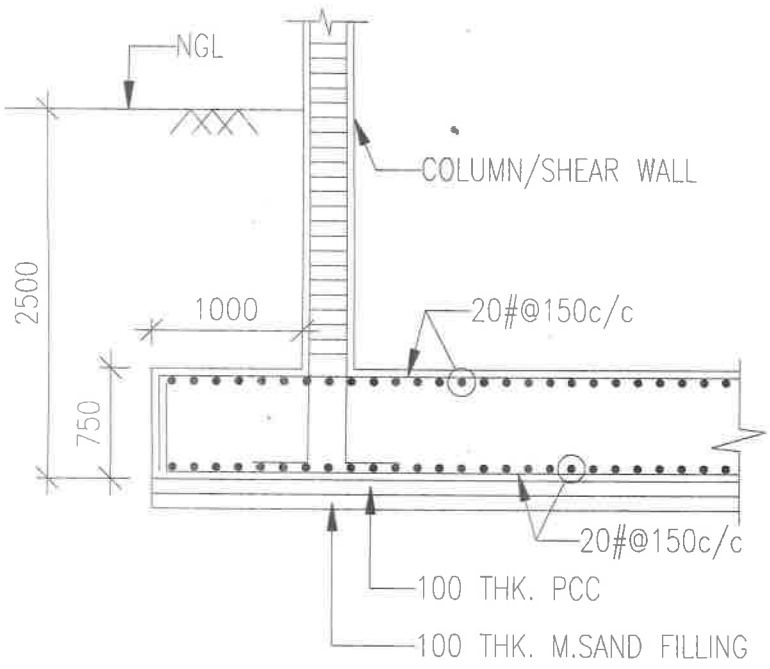
Superintending Engineer, P.W.D.,
Planning and Designs Circle
Chepauk, Chennai-5.

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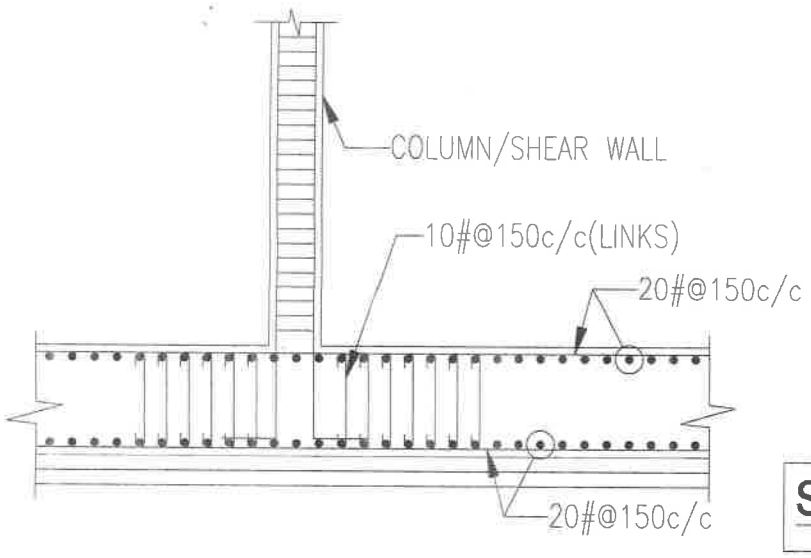
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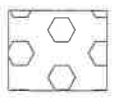
1. All dimensions in mm.
2. Dimensions to be read, not scaled.
3. Clear cover to the reinforcement as follows:
   a) Columns-40mm
   b) Walls-25mm
   c) Beams-25mm.
4. Not more than 50 percent of bars shall be spliced at any one section.
5. Use M30 concrete & Fe550D steel.
6. Slope for crank in reinforcement should be 1:6.
7. Anchorage or Lap length should be 50 x diameter of bar.





SECTION A-A





SHEAR LINK
10Y@150C/C



SBC - 21.5 T/M2

TYPICAL SHEAR LINKS DETAIL

On behalf of CMDA MSB Board, the structural drawings are reviewed & found generally in order. It is the responsibility of site/structural Engineers Concerned to scrutinize the details and implement at site as per the detailed drawings and Specifications

26/2/26

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24/26, Vaidyaraman Street,
T.Nagar, Chennai-600 017.

Superintending Engineer (I/C)
Planning and Designs Circle
Chepauk, Chennai-5

GOOD FOR CONSTRUCTION

FOUNDATION & COLUMNS ARE DESIGNED FOR LIGHT-WEIGHT AAC BLOCKS ONLY.

BUILDING DESIGN FOR STILT + 08 UPPER FLOORS ONLY

SBC CONSIDERED AS PER SOIL REPORT NO G(C)10001 DONE BY NAGADI CONSULTANTS PVT LTD
A GROSS ALLOWABLE BEARING PRESSURE OF 21.5T/M² (NET ALLOWABLE BEARING PRESSURE OF 17T/M2 + OVERBURDEN OF 4.5T/M²).

PWD APPROVAL

T DETAILS

REV NO.	DESCRIPTION	DATE				
			JOB NO	SR-1735-2025		DRG NO
			DATE	12-02-2026		003
			SCALE	1:100,25		
			DESIGNED	KARTHICK	S	
			CHECKED	R.V.NARENDRAN		R0
			DRAWN	KARTHICK		

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.