Tamil Nadu Real Estate Regulatory
Authority, Chennai-8.

CIRCULAR

Cirucular No.TNRERA/ A3/3661/2024 Dated: 11.12.2024

Sub: TNRERA – Registration of real estate projects (Buildings) – Dispensing with insisting Geotechnical Report (Soil Report).

***

The Authority considered the receipt of various documents for registration of real estate projects (building) under Section 5 of the Real Estate (Regulation & Development) Act, 2016. Geotechnical Report (Soil Test Report) is one of the documents to be uploaded by the promoter. The Authority felt that it is the duty of the Structural Engineer to verify soil condition and design the structure accordingly.

2. Therefore, the Authority has decided not to insist Geotechnical Report (Soil Test Report) while filing application for registration of building project. Instead, a certificate issued by the Structural Engineer, who has designed the building, to the effect that he has verified the Geotechnical Report (Soil Test Report) and has taken the soil properties into account while designing the building, shall be submitted.

3. Accordingly, the format of Structural Stability Certificate has been revised. The revised format is enclosed herewith. Henceforth, the promoters are required to submit Structural Stability Certificate as per the revised format at the time of filing application for registration of building projects.

for CHAIRPERSON

To
Senior Programmer (for uploading in the website)

Copy to:
1. P.S. to Chairperson
2. P.C. to Member (LS
3. P.C. to Member (K)
4. Additional Director-I
5. Additional Director-II
6. Secretary (Finance & Admn.)
7. Law Officer
8. Accounts Officer
9. A2, A3, A4, A5, A6.

Structural Stability Certificate to be in the letter pad

STABILITY CERTIFICATE

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

The detailed engineering and structure design of the proposed building comprising of..... floors at..... S.No..... has been done by me/us based on the report of geotechnical investigation (soil test) done by..... Report No. ..... Dated ..... 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 ----------

(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..... and design of earthquake resistant structure as per IS Code No.....

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

Stamp and Signature

Encl.: Structural Design Calculation