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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,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

STABILITY CERTIFICATE

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

The detailed engineering and structure design of the proposed building comprising of Stilt Floor + 5 Floors Residential Building (Height -18.30m) With 15 Dwelling Units At Old Door No: 4, New Door No: 9, Venkatapathy Street, Kellys, Kilpauk, Chennai 60010, Comprised In T.S.No: 3140/3, Block No: 53, Ward-1 of Purusawalkam Village, Purusawalkam Taluk, Chennai District within the Limits of Greater Chennai Corporation has been done by me/us (**Mr.C.KANNAN**) based on the report of geotechnical investigation (soil test) done by **Dr.C.V.PRASAD** Report No.: GT-2812, Dated 18/07/2024 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 plan and reinforced concrete as per IS 456, design loads as per IS Code No IS-875 and design of earthquake resistant structure as per IS Code No 1893.

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

Stamp and Signature

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Encl.: Structural Design Calculation

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,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

22-07-2024

STRUCTURAL STABILITY CERTIFICATE

It is certified that the Proposed Residential Apartments at Old D. No. 4, New D. No. 9, Venkatapathy Street, Kellys, Kilpauk, Chennai- 600 010. Comprised in T. S. No: 3140/3, Block No. 53, Purasawakam Village, Purasawakkam Taluk, Chennai District, Greater Chennai Corporation, Division No: 103, Zone- 8. 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.

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

PROPOSED RESIDENTIAL APARTMENTS AT OLD D. NO. 4, NEW D. NO. 9, VENKATAPATHY STREET, KELLYS, KILPAUK, CHENNAI- 600 010. COMPRISED IN T. S. NO: 3140/3, BLOCK NO. 53, PURASAWAKAM VILLAGE, PURASAWAKKAM TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION, DIVISION NO: 103, ZONE- 8

GENERAL NOTE ON STRUCTURAL DESIGN.

1.0 GENERAL.

1.1 DESIGN BASIS

The proposed residential building consists of 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

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	=	2.0kN/m²
		7.25kN/m²

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3.0 SOIL DETAILS

Based on soil test report Pile Foundation 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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Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

```
**************************************************
*                                                *
*          STAAD.Pro CONNECT Edition             *
*          Version  22.12.00.142                 *
*          Proprietary Program of                *
*          Bentley Systems, Inc.                 *
*          Date=    JUL 22, 2024                 *
*          Time=    13:17:21                     *
*                                                *
*  Licensed to: C.Kannan                         *
**************************************************
```

```
    1. STAAD SPACE
INPUT FILE: D:\AGAN\3.STABILITY\Pushkar-Venkatapathy Street-kilpauk\Sta.. .STD
    2. START JOB INFORMATION
    3. ENGINEER DATE 19-JUL-24
    4. JOB NAME PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS -
    5. STILT + 5 FLOORS WITH 15 DWELLING UNITS AT OLD D. NO. : 4, NEW D. NO. 9,
    6. ENGINEER NAME KANNAN
    7. CHECKER NAME KANNAN
    8. APPROVED NAME KANNAN
    9. CHECKER DATE 7/19/2024
   10. APPROVED DATE 7/19/2024
   11. END JOB INFORMATION
   12. INPUT WIDTH 79
   13. SET NL 250
   14. UNIT MMS KN
   15. JOINT COORDINATES
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   17. 121 0 3000 0; 122 4494.4 3000 0; 127 7961.5 3000 0; 137 11925.3 3000 0
   18. 139 18629.5 3000 0; 239 0 6000 0; 240 4494.4 6000 0; 245 7961.5 6000 0
   19. 255 11925.3 6000 0; 257 18629.5 6000 0; 357 0 9000 0; 358 4494.4 9000 0
   20. 363 7961.5 9000 0; 373 11925.3 9000 0; 375 18629.5 9000 0; 475 0 12000 0
   21. 476 4494 12000 0; 481 7961.5 12000 0; 491 11925.3 12000 0; 493 18629.5 12000 0
   22. 593 0 15000 0; 594 4494.4 15000 0; 599 7961.5 15000 0; 609 11925.3 15000 0
   23. 611 18629.5 15000 0; 711 0 18000 0; 712 4494.4 18000 0; 717 7961.5 18000 0
   24. 727 11925.3 18000 0; 729 18629.5 18000 0; 848 0 -2000 0; 849 4494.4 -2000 0
   25. 850 7961.5 -2000 0; 852 11925.3 -2000 0; 853 18629.5 -2000 0
   26. MEMBER INCIDENCES
   27. 1 1 2; 5 2 7; 18 7 16; 19 16 18; 170 121 122; 174 122 127; 187 127 137
   28. 188 137 139; 343 239 240; 347 240 245; 360 245 255; 361 255 257; 510 357 358
   29. 514 358 363; 527 363 373; 528 373 375; 677 475 476; 681 476 481; 694 481 491
   30. 695 491 493; 844 593 594; 848 594 599; 861 599 609; 862 609 611; 1011 711 712
   31. 1015 712 717; 1028 717 727; 1029 727 729; 1197 848 1; 1198 849 2; 1199 850 7
   32. 1201 852 727; 1202 853 18; 1229 1 121; 1230 121 239; 1231 239 357
   33. 1232 357 475; 1233 475 593; 1234 593 711; 1235 2 122; 1236 122 240
   34. 1237 240 358; 1238 358 476; 1239 476 594; 1240 594 712; 1241 7 127
   35. 1242 127 245; 1243 245 363; 1244 363 481; 1245 481 599; 1246 599 717
   36. 1259 18 139; 1260 139 257; 1261 257 375; 1262 375 493; 1263 493 611
   37. 1264 611 729
   38. SUPPORTS
```



C. KANNAN, B.E., M.E, (Structure)
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Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

```
39. 848 TO 850 852 853 FIXED
40. UNIT METER KN
41. DEFINE MATERIAL START
42. ISOTROPIC CONCRETE
43. E 2.17185E+07
44. POISSON 0.17
45. DENSITY 23.5616
46. ALPHA 1E-05
47. DAMP 0.05
48. G 9.28139E+06
49. TYPE CONCRETE
50. STRENGTH FCU 27579
51. END DEFINE MATERIAL
52. MEMBER PROPERTY
53. 1197 TO 1199 1201 1202 1229 TO 1246 1259 TO 1264 PRIS YD 0.45 ZD 0.23
54. 1 5 18 19 170 174 187 188 343 347 360 361 510 514 527 528 677 681 694 695 -
55. 844 848 861 862 1011 1015 1028 1029 PRIS YD 0.45 ZD 0.23
56. UNIT MMS KN
57. CONSTANTS
58. BETA 90 MEMB 1197 TO 1199 1201 1202 1229 TO 1246 1259 TO 1264
59. MATERIAL CONCRETE ALL
60. UNIT METER KN
61. DEFINE IS1893 2016 LOAD
62. ZONE 0.16 RF 5 I 1.2 SS 1 ST 1 DM 0.05 DT 2
63. SELFWEIGHT 1
64. MEMBER WEIGHT
65. 1 5 18 19 170 174 187 188 343 347 360 361 510 514 527 528 677 681 694 695 -
66. 844 848 861 862 1011 1015 1028 1029 UNI 12 0 0
67. 1 5 18 19 170 174 187 188 343 347 360 361 510 514 527 528 677 681 694 695 -
68. 844 848 861 862 1011 1015 1028 1029 UNI 25 0 0
69. DEFINE WIND LOAD

*** NOTE: If any floor diaphragm is present in the model Wind Load definition
          should be defined after Floor Diaphragm definition. Otherwise wind
          load generation may be unsuccessful during analysis.

70. TYPE 1 WIND 1
71. <! STAAD PRO GENERATED DATA DO NOT MODIFY !!!
72. CUSTOM:PARAMS
73. !> END GENERATED DATA BLOCK
74. INT 1.22 1.35 1.48 HEIG  10  15  18
75. EXP 1 JOINT 1 2 7 16 18 121 122 127 137 139 239 240 245 255 257 357 358 363 -
76. 373 375 475 476 481 491 493 593 594 599 609 611 711 712 717 727 729 -
77. 848 TO 850 852 853
78. LOAD 1 LOADTYPE SEISMIC-H  TITLE EQX
79. 1893 LOAD X 1
80. LOAD 2 LOADTYPE SEISMIC-H  TITLE EQX
81. 1893 LOAD X -1.
82. LOAD 3 LOADTYPE SEISMIC-V  TITLE EQZ
83. 1893 LOAD Z 1
```

STAAD SPACE -- PAGE NO. 3

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  84. LOAD 4 LOADTYPE SEISMIC-V  TITLE EQZ
  85. 1893 LOAD Z -1.
  86. LOAD 5 LOADTYPE WIND  TITLE WIND +X
  87. WIND LOAD X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  88. LOAD 6 LOADTYPE WIND  TITLE WIND -X
  89. WIND LOAD -X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  90. LOAD 7 LOADTYPE WIND  TITLE WIND +Z
  91. WIND LOAD Z 1 TYPE 1
  92. LOAD 8 LOADTYPE WIND  TITLE WIND -Z
  93. WIND LOAD -Z 1 TYPE 1
  94. LOAD 9 LOADTYPE LIVE  TITLE L.L
  95. MEMBER LOAD
  96. 1 5 18 19 170 174 187 188 343 347 360 361 510 514 527 528 677 681 694 695 -
  97. 844 848 861 862 1011 1015 1028 1029 UNI GY -12
  98. LOAD 10 LOADTYPE DEAD  TITLE D.L
  99. SELFWEIGHT Y -1
 100. MEMBER LOAD
 101. 1 5 18 19 170 174 187 188 343 347 360 361 510 514 527 528 677 681 694 695 -
 102. 844 848 861 862 1011 1015 1028 1029 UNI GY -25
 103. LOAD COMB 11 1.5(DL+IL)
 104. 9 1.5 10 1.5
 105. LOAD COMB 12 1.2(DL+IL+ELX)
 106. 9 1.5 10 1.2 1 1.2
 107. LOAD COMB 13 1.2(DL+IL-ELX)
 108. 9 1.2 10 1.2 2 1.2
 109. LOAD COMB 14 1.2(DL+IL+ELZ)
 110. 9 1.2 10 1.2 3 1.2
 111. LOAD COMB 15 1.2(DL+IL-ELZ)
 112. 9 1.2 10 1.2 4 1.2
 113. LOAD COMB 16 1.2(DL+IL+WLX)
 114. 9 1.2 10 1.2 5 1.2
 115. LOAD COMB 17 1.2(DL+IL-WLX)
 116. 10 1.2 6 1.2
 117. LOAD COMB 18 1.2(DL+IL+WLZ)
 118. 9 1.2 10 1.2 7 1.2
 119. LOAD COMB 19 1.2(DL+IL-WLZ)
```

```
120. 9 1.2 10 1.2 8 1.2
121. LOAD COMB 20 1.5(DL+ELX)
122. 9 1.5 10 1.5 1 1.5
123. LOAD COMB 21 1.5(DL-ELX)
124. 9 1.5 10 1.5 2 1.5
125. LOAD COMB 22 1.5(DL+ELZ)
126. 9 1.5 10 1.5 3 1.5
127. LOAD COMB 23 1.5(DL-ELZ)
128. 10 1.5 4 1.5
129. LOAD COMB 24 1.5(DL+WLX)
130. 10 1.5 5 1.5
131. LOAD COMB 25 1.5(DL-WLX)
132. 10 1.5 6 1.5
133. LOAD COMB 26 1.5(DL+WLZ)
134. 10 1.5 7 1.5
135. LOAD COMB 27 1.5(DL-WLZ)
136. 10 1.5 8 1.5
137. LOAD COMB 28 0.9 DL+ELX
138. 10 0.9 1 1.5
139. LOAD COMB 29 0.9 DL-ELX
140. 10 0.9 2 1.5
141. LOAD COMB 30 0.9 DL+ELZ
142. 10 0.9 3 1.5
143. LOAD COMB 31 0.9 DL-ELZ
144. 10 0.9 4 1.5
145. LOAD COMB 32 0.9 DL+WLX
146. 10 0.9 5 1.5
147. LOAD COMB 33 0.9 DL-WLX
148. 10 0.9 6 1.5
149. LOAD COMB 34 0.9 DL+WLZ
150. 10 0.9 7 1.5
151. LOAD COMB 35 0.9 DL-WLZ
152. 10 0.9 8 1.5
153. PERFORM ANALYSIS PRINT ALL


         P R O B L E M   S T A T I S T I C S
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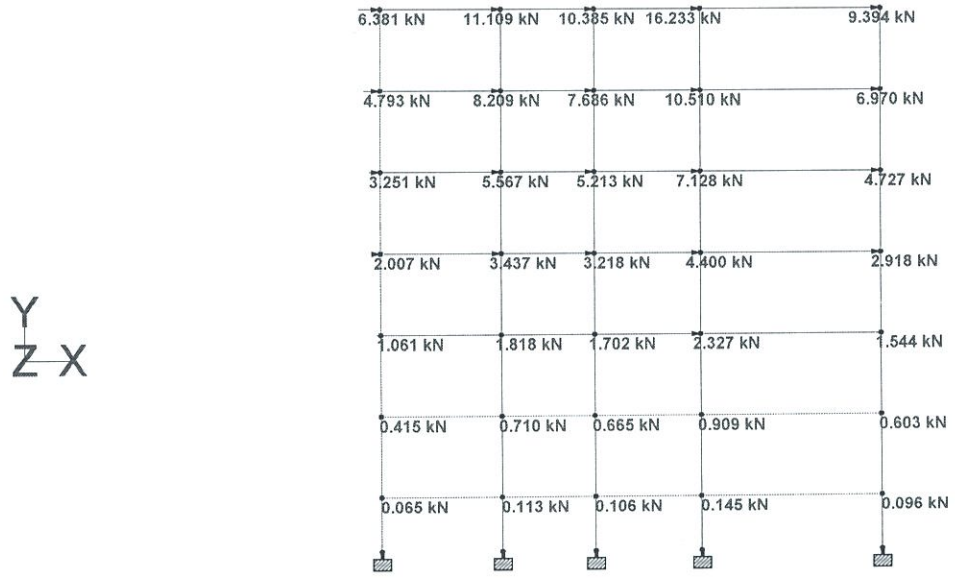
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  NUMBER OF SURFACES        0  NUMBER OF SUPPORTS      5

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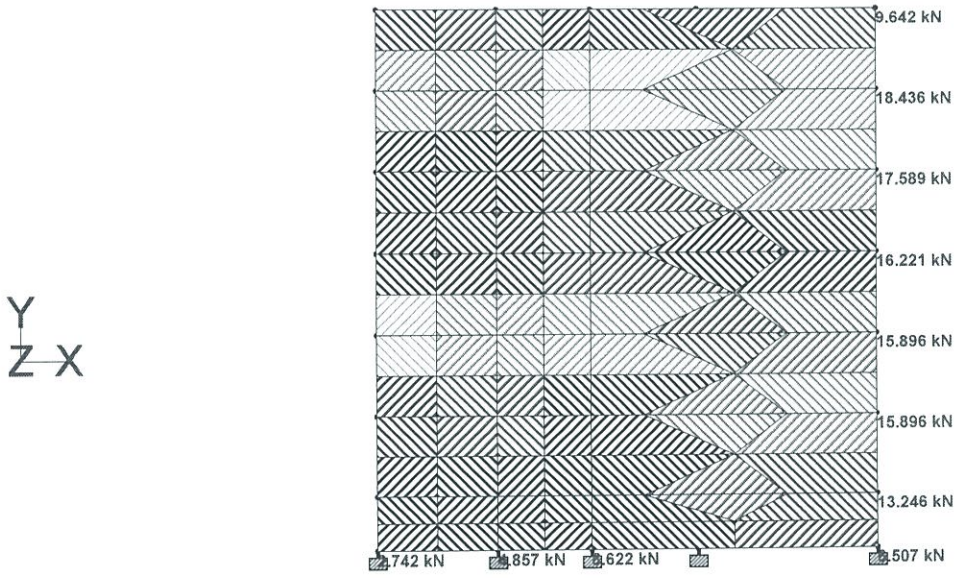
        SOLVER USED IS THE IN-CORE ADVANCED MATH SOLVER

TOTAL       PRIMARY LOAD CASES =    10, TOTAL DEGREES OF FREEDOM =     210
TOTAL LOAD COMBINATION  CASES =    25  SO FAR.
```

C. KANNAN, B.E., M.E, (Structure)
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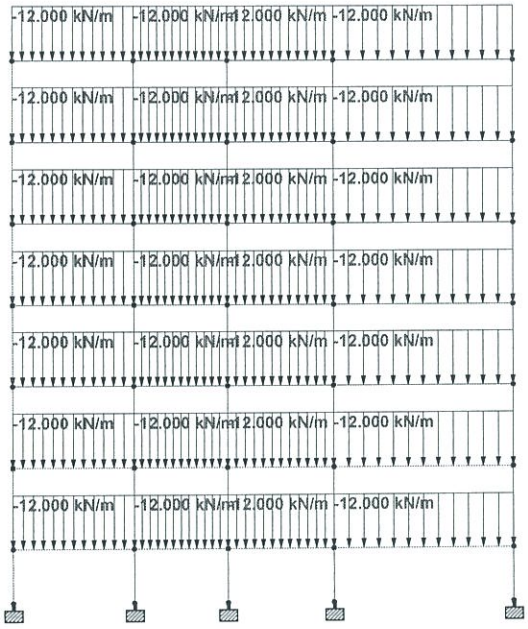


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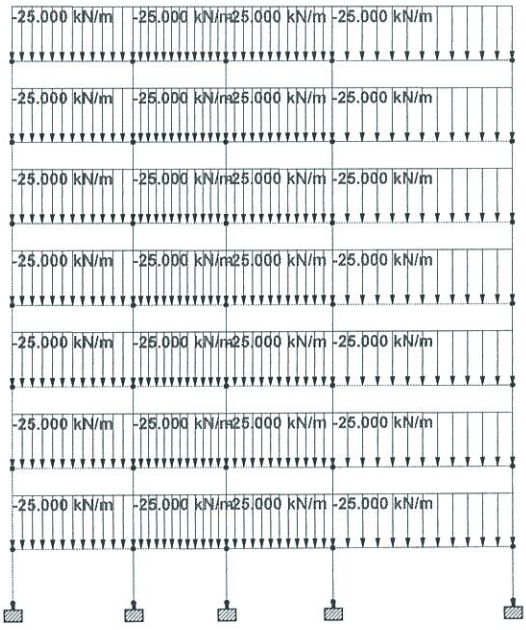

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18.436 kN
17.589 kN
16.221 kN
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.622 kN
Y
Z
X

Load 7



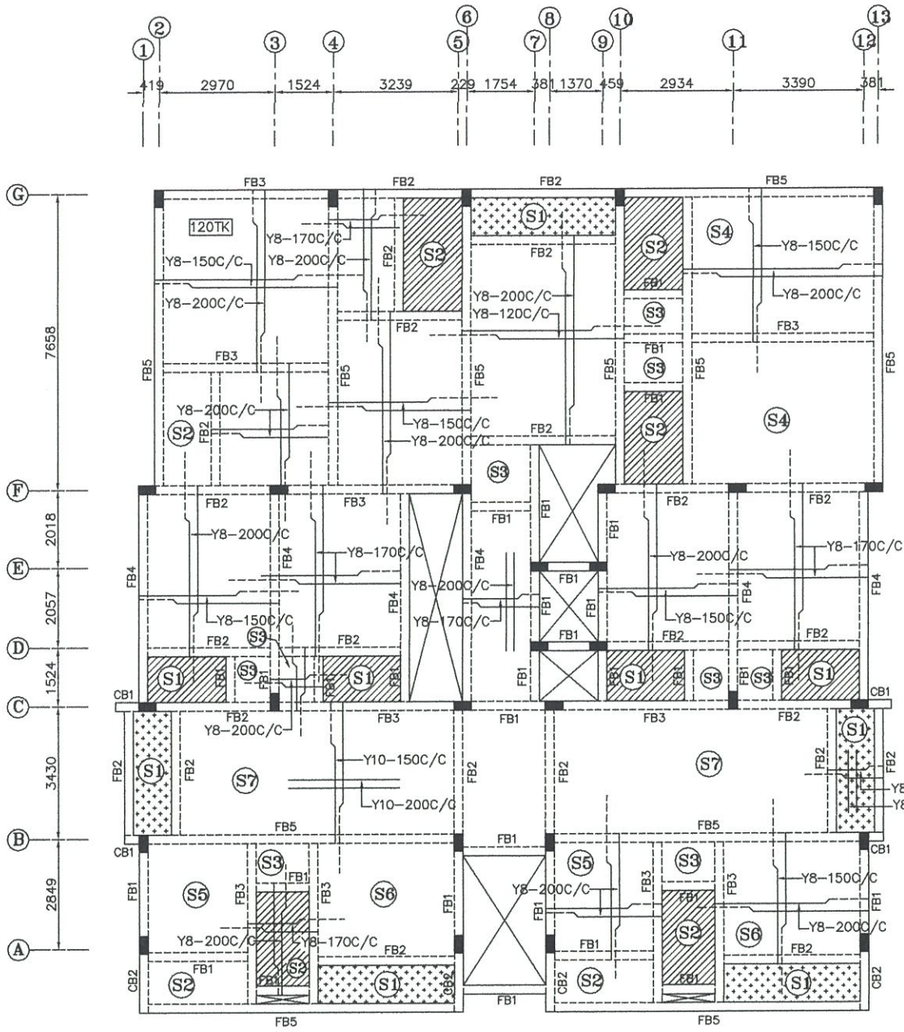


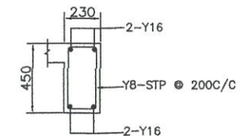
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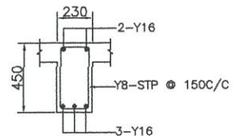
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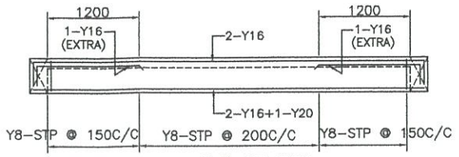




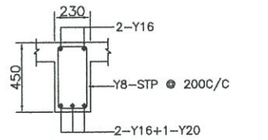
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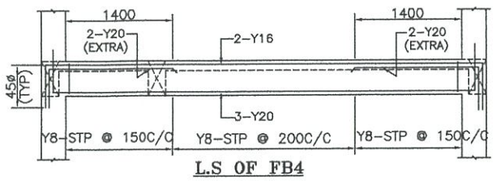
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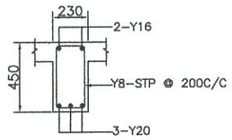
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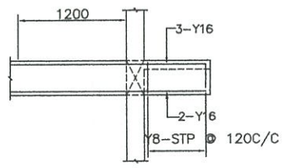
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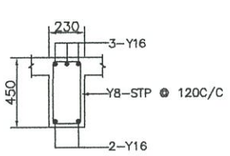
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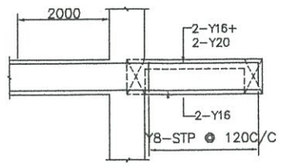
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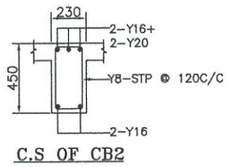
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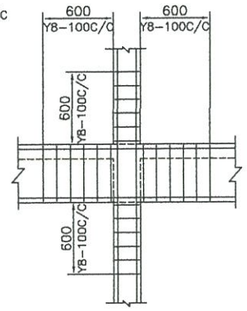
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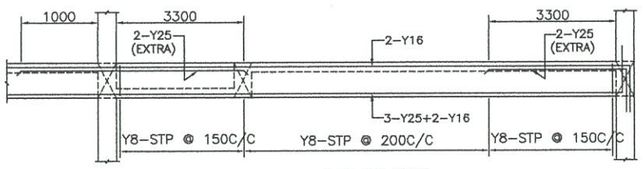
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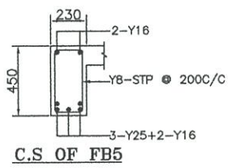
C.S OF CB2



TYP. SEC. FOR STP. DETAILS



L.S OF FB5



C.S OF FB5

Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. items shall be M30 for column & M25 for all other R.C.C works
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985. Grade – Fe 500
4. Clear cover to the main steel
   50 for Footings , Raft Slabs & Raft Beams.
   40 for Columns.
   25 for Lintel & Beams.
   20 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. ——— Bottom Reinforcement
7. - - - - Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 cs Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Ground plus two upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893-2016 code.
15. Removal of formworks :
    i) For Slabs :
    a. Slabs spanning upto 4.5 m (15'-0") – 7 days
    b. Slabs spanning over 4.5 m (15'-0") – 14 days
    ii) For Beams and Arches :
    c. Beams and Arches spanning upto 6 m (20'-0") –14days
    d. Beams and Arches spanning over 6 m (20'-0") –21days

R.NO	DATE	DESCRIPTION

PROJECT

PROPOSED RESIDENTIAL APARTMENTS
AT OLD D. No. : 4, NEW D. No. : 9,
VENKATAPATHY STREET, KELLYS,
KILPAUK, CHENNAI – 600 010.
COMPRISED IN, T. S. No. : 3140/3,
BLOCK No. : 53, PURASAWAKAM VILLAGE,
PURASAWAKAM TALUK,
CHENNAI DISTRICT,
GREATER CHENNAI CORPORATION,
DIVISION No. : 103, ZONE – 8.

TYPICAL FLOOR DETAIL

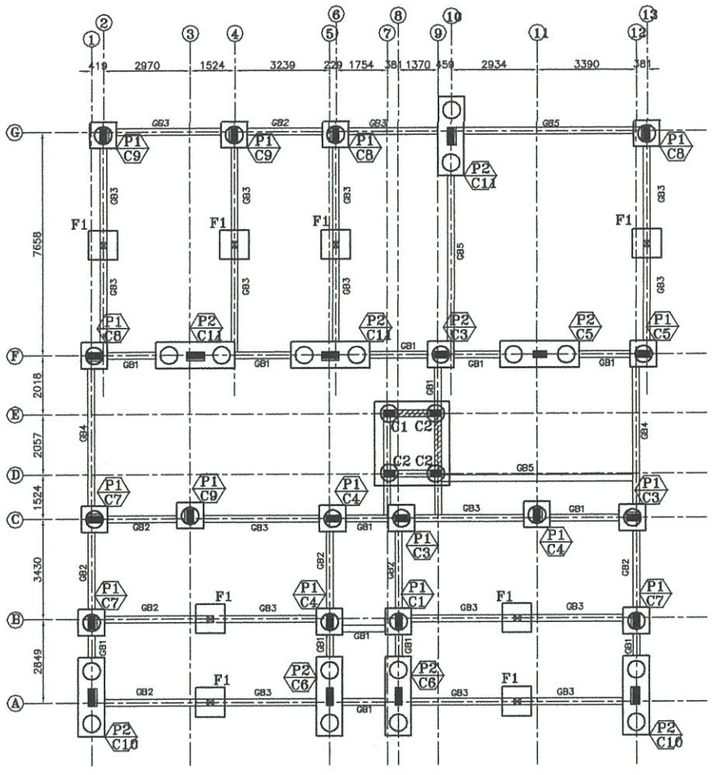
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DRAWN	VINAYAGAM		DATE	22-07-2024

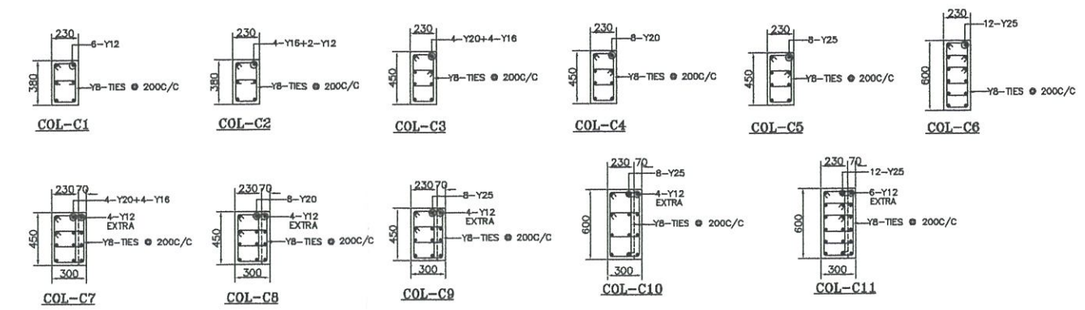
STRUCTURAL CONSULTANTS:

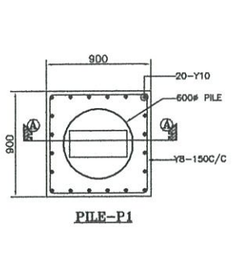
C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
DOOR NO: 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

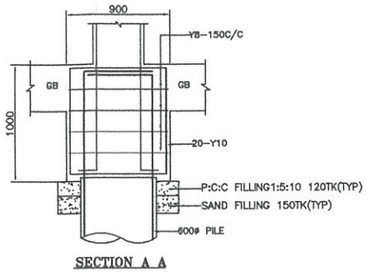
C.KANNAN B.E., M.E.(STRUCTURE)
DOOR NO:21, FLAT NO:2B, "U"
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI–20.
MOBILE NO: 098412 49815.
E–MAIL:kannankds2007@gmail.com

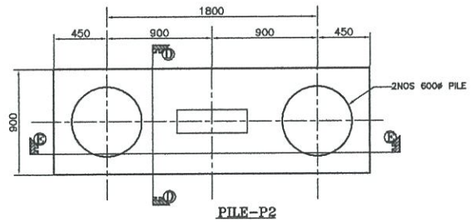
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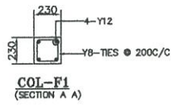


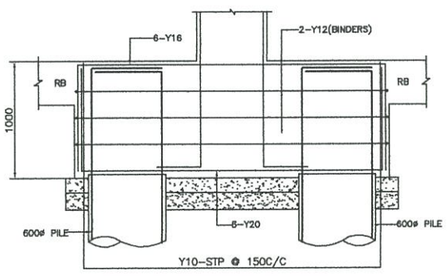


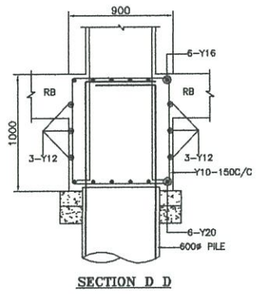


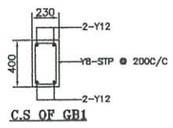


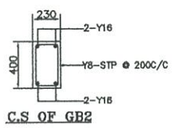


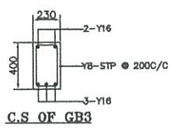


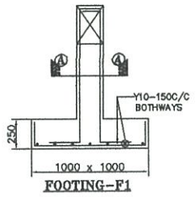


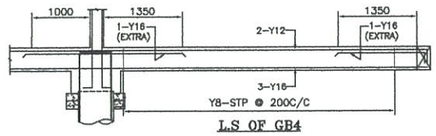


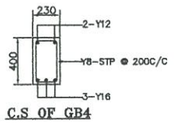


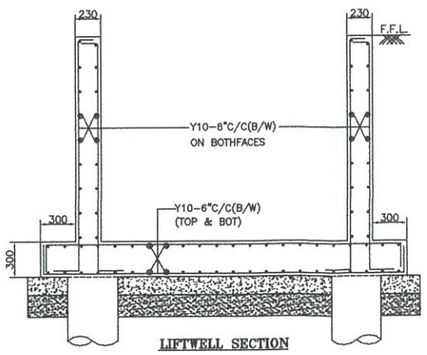


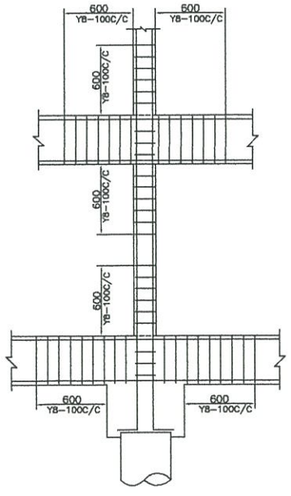


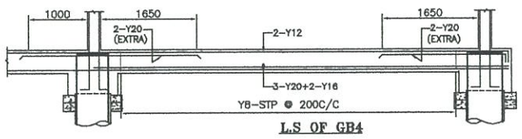


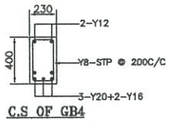


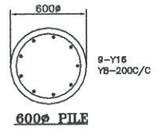


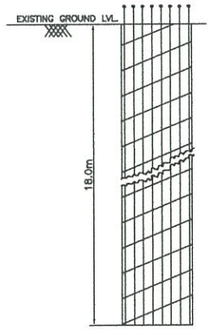












Notes:-

1. This drawing should be read along with architectural drawings.
2. Grade of R.C.C. Items shall be M30 for column & M25 for all other R.C.C works
   Grade of pile elements shall be M30 with minimum cement content 400 kg/m3
3. Y Denotes TOR50 Steel confirming to I.S. 1786 – 1985.
   Grade – Fe 500
4. Clear cover to the main steel
   50 for Footings , Raft Slabs & Raft Beams.
   40 for Columns.
   25 for Lintel & Beams.
   20 for Sunshade & Slab.
5. Lap length shall be 50 d (Max. dia) for all bars.
6. —— Bottom Reinforcement
7. ----- Top Reinforcement
8. Provide Continuous Chairs to keep the top Reinforcement in position
9. Provide Y 8 at 200 as Distribution steel for all top Reinforcement.
10. Spacer Bar to be Provided in Between Two Layers Of Reinforcement of Same Dia at Every 1000 C/ C.
11. Not more than 40% of Reinforcement shall be Lapped at any particular junction.
12. Cantilever props should not be released until the roof is concreted.
13. Foundation is designed for Ground plus two upper floor only.
14. For Earthquake analysis Zone III is taken as per IS : 1893-2016 code.
15. Removal of formworks :
    I) For Slabs :
    a. Slabs spanning upto 4.5 m (15'-0") – 7 days
    b. Slabs spanning over 4.5 m (15'-0") – 14 days
    II) For Beams and Arches :
    c. Beams and Arches spanning upto 6 m (20'-0") –14days
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R.NO	DATE	DESCRIPTION

PROJECT

PROPOSED RESIDENTIAL APARTMENTS
AT OLD D. No. : 4, NEW D. No. : 9,
VENKATAPATHY STREET, KELLYS,
KILPAUK, CHENNAI – 600 010.
COMPRISED IN, T. S. No. : 3140/3,
BLOCK No. : 53, PURASAWAKAM VILLAGE,
PURASAWAKAM TALUK,
CHENNAI DISTRICT,
GREATER CHENNAI CORPORATION,
DIVISION No. : 103, ZONE – 8.

FOUNDATION DETAIL

DESIGNED	KANNAN		SCALE	1 : 100
DRAWN	VINAYAGAM/ SEETHA		DATE	22-07-2024

STRUCTURAL CONSULTANTS:

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai- 600 020.

C.KANNAN B.E., M.E(STRUCTURE)
DOOR NO:21, PLOT NO:257-W,
FLAT NO:2B, "UTOPIA APARTMENTS",
2nd FLOOR, 4th MAIN ROAD,
INDIRA NAGAR, CHENNAI-20.
MOBILE NO: 98412 49815.
E-MAIL:kannanke2007@gmail.com

FILE NAME : D/VINAYAGAM/FN/VENKATAPATHY STREET/KILPAUK.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **C.KANNAN** has enrolled as **Registered Structural Engineer Grade-I(SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E Structures** and experience in the relevant field for **15** years.

He/She has been given the Registration No. **SE/I/2024/2/0047** on **28-Feb-2024** He/She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(ms) No.18 MAWS (MA1) Dept. Dated. 04.02.2019.

This Registration is valid upto **27-Feb-2029**.

Validity unknown
Name :A Meganathan
Designation :Superintendent
Date :02/28/2024 12:50:37 PM



A Meganathan

Superintendent

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.