Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Date-19.12.2025

STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed construction of Group Development of 2 Blocks-Block A –Stilt floor + 5 Floors consist of 10 dwelling units & Block-B consists Stilt Floor (Parking) + 5 Floors consist of 5 dwelling units-Residential building (18.30m height) totally 15 dwelling units availing with Premium FSI at HIG Residential Apartment Flat No. 12/1, 12/2, 12/3,12/4,12/5, 12/6, J.J. Nagar East Scheme (162 HIG Flat Mogappair East Scheme), Vellalar Street and Plot No. 81,Paneer Nagar, Mogappair, Chennai – 37 Comprised in S.No. 245/2, 245/3 T.S. No. 29/2, 29/3, 65/2 & 65/3 Block No.36, Ward-H, of Mogappair Village, Ambattur Taluk within the limits of Greater Chennai Corporation has been done by me/us based on the report of geotechnical investigation (soil test) done by Booshnam Associates Report No. BAG/m/S.NEXA INFRA PROJECTS /BAGJ-1808/25-26 Dated 29-04-2025 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 **M30**.

(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 875** and Design of earthquake resistant structure as per **IS Code 1893.**

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

S. VIJAYAN M.E.
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.68, Second Floor, M.R. High Road, Moolakadai, Chennai-600 060.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com
Stamp and Signature

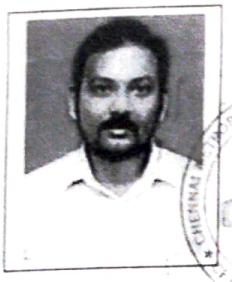
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. VIJAYAN. S** has enrolled as **Registered Structural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E., (Structural Engg.)** and experience in the relevant field for **5 years**.

He has been given the Registration No.**SE/GR-I/2022/11/346** on **08.11.2022.** He 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 **07.11.2027.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

(A. MEGANATHAN)
Superintendent

S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
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Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
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Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

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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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.