Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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DIGITALLY VERIFIED RECORD

MURUGU CONSULTANT
9A/10, Ist Floor, Umapathy Street Ext.
West Mambalam, Chennai – 600 033.

PH: 91 – 9884400273

To

The Chairman,
TNRERA,
EGMORE, Chennai – 600 008.

Dated : 02 - 06 - 2025

## STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of stilt + 5 floors at New Door No 12 Old Door No 179 Rangarajapuram Main Road Kodambakkam Chennai – 600 024 Proposed Construction of Stilt + 5 Floors (18.30M Height) Residential Building with 15 dwelling units Availing PFSI with TOD Benefits Comprised in T.S.No 66 Block No 37 of Puliyur Village Egmore Taluk within the limit of Greater Chennai Corporation has been done by me based on the report of geotechnical investigation (soil test) done by Nagadi Consultants Pvt. Ltd., Report No. G©10009 Dated 17/12/2024 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 plain and reinforced concrete as per IS 456, design loads as per IS Codes No 875 and design of earthquake resistant structure as per IS Code No 1893 (part 1) : 2002

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

M. PUNITHAN B.Sc.,M.I.E.
Registered Structural Engineer Grade-II
CMDA Reg. No. SE/GR-II/19/04/044
Renewed 10-04-2024. Valid upto 09-04-2029
52/141, Flat C2, PJM Apartments, East Vanniar Street,
West K.K. Nagar, Chennai-600 078.
Mobile: 9884400273, Email: mpunithan@yahoo.com

Encl.: Structural Design Calculation

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.