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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,
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Er. A. STANLY RUBAN M.E (Struct), MIE, C.Engg(I), MIAStructE.
Architectural & Structural Consultant

No. 2, Selvi Street, Dr. Seethapathy Nagar,
Velachery, Chennai - 600 0042.

Phone : +91-44-42021135
Mobile : 94442 73634
e-mail : stanlyruban@gmail.com

STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of stilt + 5 floors at plot No: 6, old door No :4, new door No: 9 Sivasankaran street, Rajaji Nagar, Pallavaram, Chennai, old S. No:352/2, TS. No 42, block No.6, Ward -B of Zamin Pallavaram Village, within the limits of Tambaram Municipal corporation.

2. It is certified that among other factors, the proposed building has been designed to resist earthquake. I have checked various parameters and found that the proposed building would be safe.

3. I further certify that:

(i) The minimum grade of concrete is M30.

(ii) The design and analysis have been done using the code of practice for plain and reinforced concrete as per IS 456, design loads as per IS codes No: IS 875 part (I, II and III) and design of earthquake resistant structure as per IS code No 1893 – 2016.

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

Er. A.STANLY RUBAN, M.E., (Struct)
CONSULTING ENGINEER
No. 2, Selvi Street, Dr. Seethapathy Nagar,
Velachery, Chennai - 600 042.

Signature and Seal

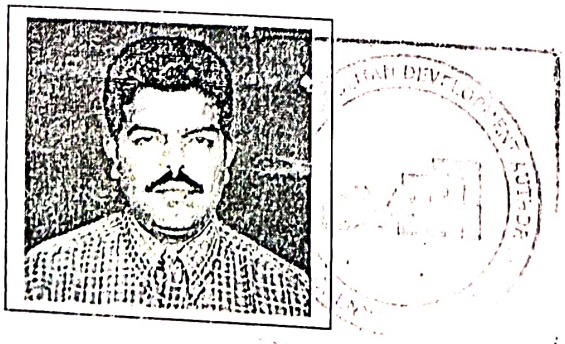
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
"ThalamuthuNatarajan Building", No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru A.STANLY RUBAN** has enrolled as **RegisteredStructural 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 **20 years.**

He has been given the Registration No.**SE/GR-I/2019/03/056** Renewed on **27.03.2024.** 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 **26.03.2029.**



27/3/2024

(A. MEGANATHAN)
Superintendent

Anna University
Structural Engineering Division
Chennai – 600025, INDIA

✆ 94440 18663 (M)
(044) 2235 7408 (O)
kpjaya@nayan.co.in

Dr. K P Jaya
Project coordinator &Professor

02.04.2025

To

M/s. Vinayagga Promoters
Plot No.17B/8, Dr.Soloman Street
Jameen Pallavaram
Chennai – 600043

Dear Sir,

Sub: Vetting of Structural Design and Detailing of the Proposed Construction of Stilt Floor + 5 Floors Residential Building with 20 Dwelling units at Plot No.6, Door No.9, Sivasankaran Street, Rajaji Nagar, Pallavaram, Chennai comprised in Survey No.42 of Zamin Pallavaram, Chengalpattu District - Reg

Ref: Letter dated 12.02.2025 from your office

With reference to the above, we had accepted to verify the structural design calculation for the Proposed Construction of Stilt Floor + 5 Floors Residential Building at Plot No.6, Door No.9, Sivasankaran Street, Rajaji Nagar, Pallavaram, Chennai, based on the inputs given by Er. A. Stanley Ruban, Structural Consultant, Chennai and M/s. Vinayagga Promoters, Chennai such as (i) Copy of the soil investigation report (ii) Structural design and detailing (iii) Architectural Drawings.

Our team has completed the checking of structural design and stability of the structure as per the model given by Er. A. Stanley Ruban, Structural Consultant, Chennai as well as based on the model developed by us. It is certified that the Structural Design and the detailed drawing for the Proposed Construction of residential building of Stilt Floor + 5 Floors at Pallavaram is found to be satisfied with the codal requirement as per relevant I.S.Codes.

It is advised that the same specifications and detailing provided in the drawing should be followed during the construction of the building. The quality of workmanship is very much important in the structural performance of the buildings.

Thanking you

Yours sincerely,

2/4.25

(K.P. Jaya)

Dr. K. P. JAYA
Professor
Division of Structural Engineering
Department of Civil Engineering
Anna University, Chennai - 600 025.

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.