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

GCON ENGINEERS
A COMPLETE CIVIL ENGINEERING FIRM

Date: 13.06.2026

STABILITY CERTIFICATE

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

Project	Proposed Construction of Ground + 1 Floors Residential Building with 27 Dwelling Villas and Club House Development
Location	Srinivasa Nagar, 7th Street, Padur Village and Panchayat, Thiruporur Panchayat Union, Chengalpattu District, Tamil Nadu - 603103
Survey Nos.	S.F. Nos. 42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2, 43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B and 52/1A3C

1. The detailed engineering and structural design of the proposed building comprising of Ground + 1 Floors Residential Building with 27 Dwelling Villas and Club House Development, situated in S.F. Nos. 42/3A2, 42/3A3, 42/3A4, 42/3B2, 42/3B3, 42/3B4, 42/3C2, 42/3C3, 42/3D2, 42/3D3, 43/12B2, 43/12C2, 43/12C3, 43/12C4, 43/23A, 43/23B, 52/1A2B, 52/1A2C, 52/1A3B and 52/1A3C, Srinivasa Nagar, 7th Street, Padur Village and Panchayat, Thiruporur Panchayat Union, Chengalpattu District, Tamil Nadu - 603103, has been done by me/us based on the report of geotechnical investigation (soil test) done by Geonix Technologies, Chennai - 600040, Report No. GT: R: 04/11-12 dated 06.04.2011, and considering the functional requirement of the building.

The allowable soil bearing capacity considered for the design is 20 T/sqm at 2.00 m depth from Existing Ground Level (EGL), as per the above soil investigation report.

2. It is certified that among other factors, the proposed building has been designed to resist earthquake forces. I/We have checked various parameters and found that the proposed building would be safe, subject to execution strictly in accordance with the approved structural drawings, specifications, applicable codes and good engineering practice.

3. I/We further certify that:

(i) The minimum grade of concrete is M20 / as specified in the approved structural drawings.

(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 875, and design of earthquake resistant structure as per IS 1893 and IS 13920, wherever applicable.

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

Note: This certificate is issued for TNRERA registration purpose based on structural design intent. Site execution, material quality, workmanship and statutory approvals shall be ensured by the developer / executing agency.

For GCON ENGINEERS

Stamp and Signature
Structural Consultant

Encl.: Structural Design Calculation

G.GUNA M.Tech (Structures)., AIV
Structural Engineer Grade-II(SE)
CMDA : SE / II 2024 / 7 / 0275
DTCP : TVR / RSE-II /2024 / 029
No:9/5, Sri Ragavendra Enclave
Mathavan Street, Pammal - 600 075.
Email: gconchennai@gmail.com
Ph: 09566 163232

Department of Town and Country Planning

Office of the Thiruvarur District Town and Country Planning
Room No.306,307- 3rd Floor, Collector Office Annex Building, Thiruvarur
Phone – 04366 290799, Email – tvrdtcp@gmail.com
www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **G.GUNA** has enrolled as **Registered Structural Engineer Grade-II (RSE)** with **Department of Town and Country Planning** who has the qualification of **Master of Technology (Structural Engineering)**

He has been given the Registration No. **TVR/RSE-II/2024/029** on **23.09.2024**. 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 and experience in the relevant field for 1 year.

This Registration is valid upto **22.09.2029.**

23 SEP 2024



Assistant Director,
District Town and Country Planning,
Tiruvarur.

G.GUNA M.Tech (Structures).,AIV
Structural Engineer Grade-II(SE)
CMDA : SE / II 2024 / 7 / 0275
DTCP : TVR / RSE-II /2024 / 029
No:9/5, Sri Ragavendra Enclave
Mathavan Street, Pammal - 600 075.
Email: gconchennai@gmail.com
Ph: 09566 163232

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.