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

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verified.realestate

GSTIN: 33AAWFA2842G1ZF

M AUDISESHAIAH & SONS
Architects, Engineers & Project Management Consultants

STABILITY CERTIFICATE

I hereby certify that the detailed engineering and structural design of the proposed building, comprising Stilt floor+2nd floor+3rd floor (part) (height-14.0m) residential building with 15 dwelling units at medavakkam, chennai 600100,comprised in old s.no.389pt) and new s.no38/1a3a & 38/1a4a of medavakkam village, within the limits of St.thomas Mount Panchayat union., Chennai has been carried out by me based on the findings and recommendations of the geotechnical investigation (soil test) conducted by **VEL TECH CONSULTING ENGINEERS report no VCE/26/GIR–544** dated 21/05/2026 and taking into consideration the functional requirements of the proposed building.

2. It is certified that, among other factors, the proposed building has been designed to withstand earthquake forces. I have checked the relevant structural parameters and certify that the proposed building is structurally safe and stable.

3. I further certify that:

(i) The minimum grade of concrete used in the proposed building is **M 30**.

(ii) The structural design and analysis have been carried out in accordance with the following applicable Codes of Practice and Indian Standards:

- Plain and Reinforced Concrete: **IS 456**
- Design Loads: **IS Code No. 875 - 1987**
- Earthquake-Resistant Design of Structures: **IS Code No. 1893 - 2016**

4. I/We further certify that the building, as designed, will be safe and structurally sound when used for the purpose for which it has been designed, subject to proper construction, maintenance, and use in accordance with the approved plans and specifications.

Place:Chennai
Date: 24.08.2026

M. VENKATASUBBA RAO
BE, MS (Structural)
Registered Engineer Grade I (RE),
Reg.No:RE100702024
Greater Chennai Corporation
38/74, Bazullah Road,
T. Nagar, Chennai - 600 017.
Phone:044-2834492
E-mail:vmadala@Yahoo.com

STAMP AND SIGNATURE OF THE STRUCTURAL ENGINEER

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 M.VENKATA SUBBARAO** has enrolled as **RegisteredStructural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.S.,(Civil Engg.)**and experience in the relevant field for **20 years**.

He has been given the Registration No.**SE/GR-I/2019/03/063** Renewed on **28.03.2024.** 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 **27.03.2029**.



28/3/24.

(A. MEGANATHAN)
Superintendent

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.