Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



THE DESIGN ONE
Civil and Structural Consultancy
Kalidas road, Ramnagar ,
Coimbatore – 641 009.
Phone: 97866 00478
Office: 98422 60478 ;0422 4373478

P. SENTHIL KUMAR, M.E. (Struct)
Structural Consultant,
Chartered Engineer Reg No:AM 0920994
Professional Engineer
Engg.Council of India – Reg No:PE/00634/16
Registered Valuer

STATEMENT TO ACCOMPANY THE CERTIFICATE OF STRUCTURAL SOUND AND SAFE

FORM A

1. Location (Street number Ward number Name … SFNo: 730/1A, 730/1B1, 731/3A ,of Vadavalli Village,perur taluk,

   Of place, i.e. Corporation, Municipality / Panchayat Union/Township/Cantonment) … Coimbatore Corporation.

2. Year of construction … Not yet started

3. Approximate cost of construction as per Current rates … 52.12 Crores

4. Approximate cost of construction per Sq.m … Rs. 8535.00/ sq.m

5. No. of Block & Storeys … BLOCK: A, B & C Residential Apartment Building (Stilt Floor + First floor +Second floor + Third floor+ Fourth floor + Fifth floor + Terrace floor)

BLOCK –A AREA DETAILS		
Sl.no	Floor Details	Area
01	Stilt Floor (parking Electrical room & association office)	1576.10 Sq.m
02	First Floor	1270.61 Sq.m
03	Second Floor	1270.61 Sq.m
04	Third Floor	1270.61 Sq.m
05	Fourth Floor	1270.61 Sq.m
06	Fifth Floor	954.63 Sq.m
07	Terrace Floor	38.08 Sq.m
	'A' BLOCK TOTAL	7651.25 Sq.m

SREE DAKSHA INFRASTRUCTURE

Partner

BLOCK –B AREA DETAILS		
Sl.no	Floor Details	Area
01	Silt Floor : (Parking, Electrical meter room, R.O Pump rooms,	1601.77 Sq.m
02	First Floor	1292.79 Sq.m
03	Second Floor	1292.79 Sq.m
04	Third Floor	1292.79 Sq.m
05	Fourth Floor	1292.79 Sq.m
06	Fifth Floor	1292.79 Sq.m
07	Terrace Floor	38.38 Sq.m
	'B' BLOCK TOTAL	8104.10 Sq.m

BLOCK –C AREA DETAILS		
Sl.no	Floor Details	Area
01	Silt Floor : (Parking, Electrical meter room & GYM,R.O.Pump room, Electrical Rooms & Drivers Toilet	1606.63 Sq.m
02	First Floor	1293.74 Sq.m
03	Second Floor	1293.74 Sq.m
04	Third Floor	1293.74 Sq.m
05	Fourth Floor	1293.74 Sq.m
06	Fifth Floor	1293.74 Sq.m
07	Terrace Floor	39.01 Sq.m
	'C' BLOCK TOTAL	7797.93 Sq.m
08	GUARD ROOM	5.95 Sq.m
BLOCK -- A+B+C GRAND TOTAL		23553.28 Sq.m

6. Purpose for which the building is being Used or proposed to be used … Residential Apartment Building
7. Purpose of which the building has hitherto Been used… Residential Apartment Building

8. Area of details of the building

Total area … 23553.28 Sq.m

9. Details of construction of the building (Particulars of the foundation soil, Specification of the various parts under)

SREE DAKSHA INFRASTRUCTURE

Partner

[1] Foundation	…	Hard gravel, R.C.C. Column and footing on Gravel strata.
[2] Basement	…	Brick Masonry over Grade beam
[3] Superstructure	…	R.C.C.Framed structure with Renocon or ARC Block work Panels. Flooring with P.C.C and Tiles, Wall plastering with Cement Mortar. Internal Partition with 4 ” tk Renocon or ARC Block walls With necessary doors and windows.
[4] Floor and roof	…	Tiles flooring and Reinforced Cement Concrete Roof slab.

10. Structural Specifications:

A. Framed structure with reinforced Cement Concrete Columns, Beams and Slabs

1. Maximum span of the beam 6 meters
2. Maximum unsupported length of Columns 3.0 meters
3. Minimum size of the column 230 x 450 mm
4. Minimum size of the beam 230x230 mm

B. Design load on the structure for Apartment

1. Live load at floor level - 2 KN/Sq.m
2. Live load at Roof level - 1.5 KN/Sq.m
3. Live load for stair, corridor and balconies - 5 KN/Sq.m

C. Dead loads assumed other than self weight.

1. For floor finishes - 1 KN/Sq.m
2. For partitions - 1.5 KN/ Sq.m
3. For terrace finish - 2 KN/Sq.m

D. Other service loads as per actual

11. No. of persons to be accommodated … approx. 700 Nos

Date: 09 -07-2024

P. SENTHIL KUMAR M.E, (struct), AIV.,
Chartered Engineer, Approved Valuer and
Structural Consultant
30-A, 1st Floor, Kalidas Road, Ramnagar,
Coimbatore-641 009.
Reg No: AM092099/4, CLPA/SE/GR-I/19/03/003

P.SENTHILKUMAR,M.E., (Struct)
Chartered Engineer and
Professional Engineer
Structural consultant
Reg No:AM 092099-4
Engg.Council of India – Reg No:PE/00634/16
Registered Valuer

SREE DAKSHA INFRASTRUCTURE

Partner

F O R M- B

Form of certificate of structural soundness under Sub-section (4) of section 4
of the Tamil Nadu Public Buildings (Licensing) Act, 1965
(Tamil Nadu Act 13 of 1965) referred to in Rule 4
of the Tamil Nadu Public Buildings (Licensing) Rules 1966)

Since the building is a proposed one so this certificate is not issued

Place : Coimbatore

Date :09 -07-2024

P. SENTHIL KUMAR M.E, (struct), AIV.,
Chartered Engineer, Approved Valuer and
Structural Consultant
30-A, 1st Floor, Kalidas Road, Ramnagar,
Coimbatore-641 009.
Reg No: AM092099/4, CLPA/SE/GR-I/19/03/003

P.SENTHILKUMAR,M.E., (Struct)
Chartered Engineer and Professional Engineer
Structural consultant Reg No:AM 092099-4
Reg No:AM 092099-4 Engg.Council of India
Reg No:PE/00634/16 RegisteredValuer

STATEMENT TO ACCOMPANY THE CERTIFICATE OF STRUCTURAL SOUND AND SAFE

1. Location (Street number Ward number Name , Of place, i.e. Corporation, Municipality / Panchayat Union/Township/Cantonment)	…	SFNo: 730/1A, 730/1B1, 731/3A of Vadavalli Village, Perur Taluk, Coimbatore Corporation.
2. Year of construction	…	Not yet started
3. Approximate cost of construction as per Current rates	…	52.12 Crores
4. No. of Block & Storeys	…	BLOCK: A , B & C Residential Apartment Building (Stilt Floor + First floor +Second floor + Third floor+ Fourth floor + Fifth floor + Terrace floor)
5. Purpose for which the building is being Used or proposed to be used	…	Residential Apartment Building
6. Short description of structures – RCC Framed or load bearing masonry	…	RCC Framed structure
7. The period for which the building will be Structurally sound	…	More than 50 years
8. No. of persons to be accommodated	…	approx 700 nos.
9. Remarks	…	Good

Date: 09 -07-2024

P. SENTHIL KUMAR M.E, (struct), AIV.,
Chartered Engineer, Approved Valuer and
Structural Consultant
30-A, 1st Floor, Kalidas Road, Ramnagar,
Coimbatore-641 009.
Reg No: AM092099/4, CLPA/SE/GR-I/19/03/003

SREE DAKSHA INFRASTRUCTURE

Partner

P.SENTHILKUMAR,M.E., (Struct)
Chartered Engineer and Professional Engineer
Structural consultant Reg No:AM 092099-4
Reg No:AM 092099-4 Engg.Council of India
Reg No:PE/00634/16 RegisteredValuer

F O R M- C

Form of certificate of structural soundness under Sub-section (4) of section 4
of the Tamil Nadu Public Buildings (Licensing) Act, 1965
(Tamil Nadu Act 13 of 1965) referred to in Rule 4
of the Tamil Nadu Public Buildings (Licensing) Rules 1966)

I certify that the proposed construction of Building mentioned in the statement and furnish below its salient technical features.

1. Foundation
   - Depth below ground level — 10'0"
   - Nature of soil met with a foundation level — Hard gravel
   - Pressure at foundation — 125 KN/ Sq.m
   - Probable safe bearing capacity of the Strata met with at Foundation — T/Sq.m

2. Super Structure
   - Nature of masonry and concrete and its safe Permissible stress. — R.C.C. framed structure

     R.C.C- M20 concrete mix

This is to certify that the proposed building to be constructed has been designed according to I.S. loading standards 875 (Latest version) and other relevant Indian Standard code of practice and declare that the building will be structurally sound and safe to be used as a public building for the purpose noted in the statement.

Date: 09 -07-2024

P. SENTHIL KUMAR M.E, (struct), AIV.,
Chartered Engineer, Approved Valuer and
Structural Consultant
30-A, 1st Floor, Kalidas Road, Ramnagar,
Coimbatore-641 009.
Reg No: AM092099/4, CLPA/SE/GR-I/19/03/003

P.SENTHILKUMAR,M.E., (Struct)
Chartered Engineer and
Professional Engineer
Structural consultant
Reg No:AM 092099-4
Engg.Council of India – Reg No:PE/00634/16
Registered Valuer

SREE DAKSHA INFRASTRUCTURE

Partner



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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