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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DIGITALLY VERIFIED RECORD

No.50, Kirupasankari Street, West Mambalam, Chennai - 600 033. ☎: 044-2485 4603.
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BOURNA
CONSULTANTS - ENGINEERS

S.P.S. Inbarajan, M.E. (Structural)
Structural Consultant

Date: 09.12.2025

STRUCTURAL DESIGN STABILITY CERTIFICATE.

It is certified that the Proposed Residential Building comprising **Stilt + Three floors with 14 Dwelling Units** to be set up **Plot No.25 & 118, Old Door No.22, New Door No.40, Mangadu Swamy Street, Nungambakkam, Chennai-600 034. Comprised in Old S.No.132, New S.No.303/1, 303/2, Block No.25 of Nungambakkam Village Division: 113, Zone: IX.** have been designed as a RCC structure to withstand the Dead Load, Imposed Load and Wind Load / Earthquake loads ensuring Structural Safety and service ability as per the norms and guidelines prescribed in the following codes of Bureau of Indian Standards.

1. IS: 456-2000 Code of Practice for Plain and Reinforced concrete.
2. IS: 875-1987 Code of Practice for Design loads for Buildings and Structures.
3. IS: 1893-2002 Criteria for Earthquake resistant design of Structures Part-1 general Provisions and Buildings.
4. IS: 4236-1993 Code of Practice for Earthquake resistant design & Construction of Buildings.
5. IS: 13920-1993 Code of Practice for Ductile detailing of concrete structures subjected to seismic forces and
6. National Building code of India – 2005.

It is further certified that the above structures will be constructed from foundation to roof as per structural designs and detailing of reinforcements furnished in our drawings.
Hence, I hereby certify that the Building will be structurally safe and sound for occupation.

For **BOURNA CONSULTANTS ENGINEERS,**

(S.P.S. INBARAJAN.)
Chief Consultant.

S. P. S. INBARAJAN, M.E., (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/CR-[illegible]/2024/02/009 dt. 27.02.2024
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. RSE [illegible]/2024 Dt. 09.10.2024
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

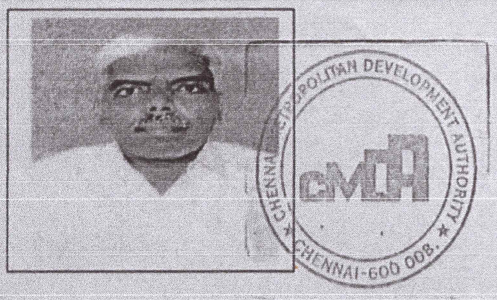
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru. S.P.S. INBARAJAN** has enrolled as **Registered Structural 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 **30 years.**

He has been given the Registration No.**SE/GR-I/2024/02/009** on **27.02.2024.** 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 **26.02.2029.**



27/2/2024

(A. MEGANATHAN)
Superintendent

S. P. S. INBARAJAN, M.E., (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-1/2024/02/009 dt. 27.02.202
Grade-I (RSE) in Greater Chennai Corporat
Reg. No. RSE 100302024 Dt. 09.10.2024
Door No.50, Kirupasankari Stree
West Mambalam, Chennai-600 0

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.