Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

```
*****************************************************
*                                                   *
*          STAAD.Pro CONNECT Edition                *
*          Version  22.12.00.142                    *
*          Proprietary Program of                   *
*          Bentley Systems, Inc.                    *
*          Date=    JUN 19, 2025                    *
*          Time=    16:20: 4                        *
*                                                   *
*  Licensed to: Universal Consultants               *
*****************************************************
```

```
     1. STAAD SPACE
INPUT FILE: C:\Users\suresh\Desktop\STADD\UC-EKKATTUTHANGAL\EKKATTUTHANGAL.STD
     2. START JOB INFORMATION
     3. JOB NAME THE PROPOSED BUILDING COMPRISING OF 45 DWELLING UNITS STILT+5 FLOORS
     4. *IN RESPECT OF ALL THAT PIECE AND PARCEL OF DRY LAND SITUATED AT COMPRISED IN
     5. *T.S.NO.42/13, OLD SURVEY NO.21 PART MEASURING 34,427 SQ.FEET, (14 GROUNDS 827
     6. *SQ.FEET), BLOCK NO.1, IN KALAIMAGAL NAGAR ,(KALAIMAGAL NAGAR 2ND MAIN ROAD),
     7. *EKKATUTHANGAL TOWN, GUINDY TALUK, CHENNAI DISTRICT.
     8. ENGINEER NAME SURESH
     9. CHECKER NAME SURESH
    10. APPROVED NAME SURESH
    11. ENGINEER DATE 6/19/2025
    12. CHECKER DATE 6/19/2025
    13. APPROVED DATE 6/19/2025
    14. END JOB INFORMATION
    15. INPUT WIDTH 79
    16. UNIT METER KN
    17. JOINT COORDINATES
    18. 1 -5 -1 0; 25 -5 -4 0; 26 -1.5 -1 0; 27 -1.5 -4 0; 28 2.2 -1 0; 29 2.2 -4 0
    19. 36 -5 2 0; 37 -1.5 2 0; 38 2.2 2 0; 42 -5 5 0; 43 -1.5 5 0; 44 2.2 5 0
    20. 57 5.9 -1 0; 58 5.9 -4 0; 59 5.9 2 0; 60 5.9 5 0; 63 9.6 -1 0; 64 9.6 -4 0
    21. 65 9.6 2 0; 66 9.6 5 0; 67 -5 8 0; 68 -1.5 8 0; 69 2.2 8 0; 70 5.9 8 0
    22. 71 9.6 8 0; 72 -5 11 0; 73 -1.5 11 0; 74 2.2 11 0; 75 5.9 11 0; 76 9.6 11 0
    23. 77 -5 14 0; 78 -1.5 14 0; 79 2.2 14 0; 80 5.9 14 0; 81 9.6 14 0
    24. MEMBER INCIDENCES
    25. 39 1 25; 40 1 26; 41 25 27; 42 26 27; 43 26 28; 44 27 29; 45 28 29; 55 1 36
    26. 56 26 37; 57 28 38; 61 36 37; 62 37 38; 66 36 42; 67 37 43; 68 38 44; 72 42 43
    27. 73 43 44; 96 28 57; 97 29 58; 98 57 58; 99 57 59; 100 38 59; 101 59 60
    28. 102 44 60; 107 57 63; 108 58 64; 109 63 64; 110 63 65; 111 59 65; 112 65 66
    29. 113 60 66; 114 42 67; 115 43 68; 116 44 69; 117 67 68; 118 68 69; 119 60 70
    30. 120 69 70; 121 66 71; 122 70 71; 123 67 72; 124 68 73; 125 69 74; 126 72 73
    31. 127 73 74; 128 70 75; 129 74 75; 130 71 76; 131 75 76; 132 72 77; 133 73 78
    32. 134 74 79; 135 77 78; 136 78 79; 137 75 80; 138 79 80; 139 76 81; 140 80 81
    33. DEFINE MATERIAL START
    34. ISOTROPIC CONCRETE
    35. E 2.17185E+07
    36. POISSON 0.17
    37. DENSITY 23.5616
    38. ALPHA 1E-05
```



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Reg. No. RSE100382019
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```
39. DAMP 0.05
40. END DEFINE MATERIAL
41. MEMBER PROPERTY INDIAN
42. 39 42 45 55 TO 57 66 TO 68 98 99 101 109 110 112 114 TO 116 119 121 -
43. 123 TO 125 128 130 132 TO 134 137 139 PRIS YD 0.8 ZD 0.3
44. 40 41 43 44 61 62 72 73 96 97 100 102 107 108 111 113 117 118 120 122 126 -
45. 127 129 131 135 136 138 140 PRIS YD 0.6 ZD 0.2
46. CONSTANTS
47. MATERIAL CONCRETE ALL
48. SUPPORTS
49. 25 27 29 58 64 FIXED
50. DEFINE 1893 LOAD
51. ZONE 0.16 RF 3 I 1 SS 2 ST 1 DM 0.5
52. MEMBER WEIGHT
53. 39 TO 45 55 TO 57 61 62 66 TO 68 72 73 96 TO 102 107 TO 140 UNI -14.5
54. DEFINE WIND LOAD

*** NOTE: If any floor diaphragm is present in the model Wind Load definition
          should be defined after Floor Diaphragm definition. Otherwise wind
          load generation may be unsuccessful during analysis.

55. TYPE 1
56. INT 0.673 1.03335 1.3537 1.65375 HEIG  10  30  50  100
57. EXP 1 JOINT 1 25 TO 29 36 TO 38 42 TO 44 57 TO 60 63 TO 81
58. LOAD 1 LOADTYPE NONE  TITLE SLX1
59. 1893 LOAD X 1
60. LOAD 2 LOADTYPE NONE  TITLE SLZ1
61. 1893 LOAD Z 1
62. LOAD 3 LOADTYPE DEAD  TITLE DL
63. SELFWEIGHT Y -1
64. MEMBER LOAD
65. 40 43 61 62 72 73 96 100 102 107 111 113 117 118 120 122 126 127 129 131 135 -
66. 136 138 140 UNI GY -25
67. LOAD 4 LOADTYPE LIVE  TITLE LL
68. MEMBER LOAD
69. 40 43 61 62 72 73 96 100 102 107 111 113 117 118 120 122 126 127 129 131 135 -
70. 136 138 140 UNI GY -15
71. LOAD 7 LOADTYPE WIND  TITLE WLZ1
72. WIND LOAD Z 1 TYPE 1
73. LOAD 8 LOADTYPE WIND  TITLE WLZ2
74. WIND LOAD Z -1 TYPE 1
75. LOAD COMB 9 1.5(DL+LL)
76. 3 1.5 4 1.5
77. LOAD COMB 10 1.2(DL+LL+SLX)
```



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```
 78. 3 1.2 4 1.2 1 1.2
 79. LOAD COMB 11 1.2(DL+LL+SLZ)
 80. 3 1.2 4 1.2 2 1.2
 81. LOAD COMB 14 1.2(DL+LL+WLZ1)
 82. 3 1.2 4 1.2 7 1.2
 83. LOAD COMB 15 1.2(DL+LL+WLZ2)
 84. 3 1.2 4 1.2 8 1.2
 85. LOAD COMB 16 1.5(DL+SLX)
 86. 3 1.5 1 1.5
 87. LOAD COMB 17 1.5(DL+SLZ)
 88. 3 1.5 2 1.5
 89. LOAD COMB 20 1.5(DL+WLZ1)
 90. 3 1.5 7 1.5
 91. LOAD COMB 21 1.5(DL+WLZ2)
 92. 3 1.5 8 1.5
 93. LOAD COMB 22 0.9DL+1.5SLX
 94. 3 0.9 1 1.5
 95. LOAD COMB 23 0.9DL+1.5SLZ
 96. 3 0.9 2 1.5
 97. LOAD COMB 26 0.9DL+1.5WLZ1
 98. 3 0.9 7 1.5
 99. LOAD COMB 27 0.9DL+1.5WLZ2
100. 3 0.9 8 1.5
101. PERFORM ANALYSIS


         P R O B L E M   S T A T I S T I C S
         -----------------------------------

  NUMBER OF JOINTS        35  NUMBER OF MEMBERS      58
  NUMBER OF PLATES         0  NUMBER OF SOLIDS        0
  NUMBER OF SURFACES       0  NUMBER OF SUPPORTS      5

        Using 64-bit analysis engine.

        SOLVER USED IS THE IN-CORE ADVANCED MATH SOLVER

 TOTAL      PRIMARY LOAD CASES =     6, TOTAL DEGREES OF FREEDOM =     180
 TOTAL LOAD COMBINATION  CASES =    13  SO FAR.


**WARNING: IF THIS UBC/IBC ANALYSIS HAS TENSION/COMPRESSION
OR REPEAT LOAD OR RE-ANALYSIS OR SELECT OPTIMIZE, THEN EACH
UBC/IBC CASE SHOULD BE FOLLOWED BY PERFORM ANALYSIS & CHANGE.
```



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STAAD SPACE -- PAGE NO. 4

```
*********************************************************
* UNITS - KN    METE                                    *
* TIME PERIOD FOR X 1893 LOADING =    0.65541 SEC       *
* SA/G PER 1893=    1.038, LOAD FACTOR= 1.000           *
* VB PER 1893=    0.0277 X     2786.90=      77.11 KN   *
*                                                       *
*********************************************************


*********************************************************
* UNITS - KN    METE                                    *
* TIME PERIOD FOR Z 1893 LOADING =    0.65541 SEC       *
* SA/G PER 1893=    1.038, LOAD FACTOR= 1.000           *
* VB PER 1893=    0.0277 X     2786.90=      77.11 KN   *
*                                                       *
*********************************************************


102. FINISH

          ********** END OF THE STAAD.Pro RUN **********

            **** DATE= JUN 19,2025   TIME= 16:20: 5 ****
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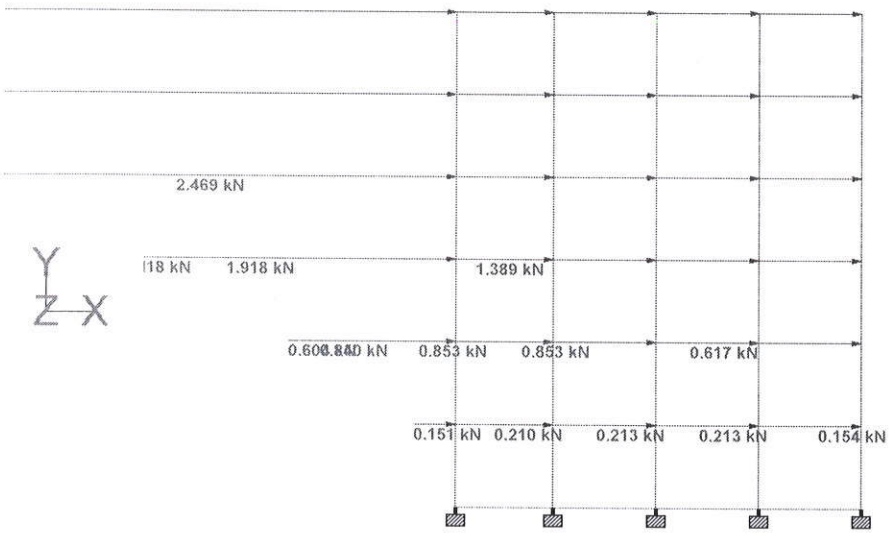
STAAD SPACE -- PAGE NO. 5

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*   For technical assistance on STAAD.Pro, please visit     *
*   http://www.bentley.com/en/support/                      *
*                                                           *
*   Details about additional assistance from                *
*   Bentley and Partners can be found at program menu       *
*   Help->Technical Support                                 *
*                                                           *
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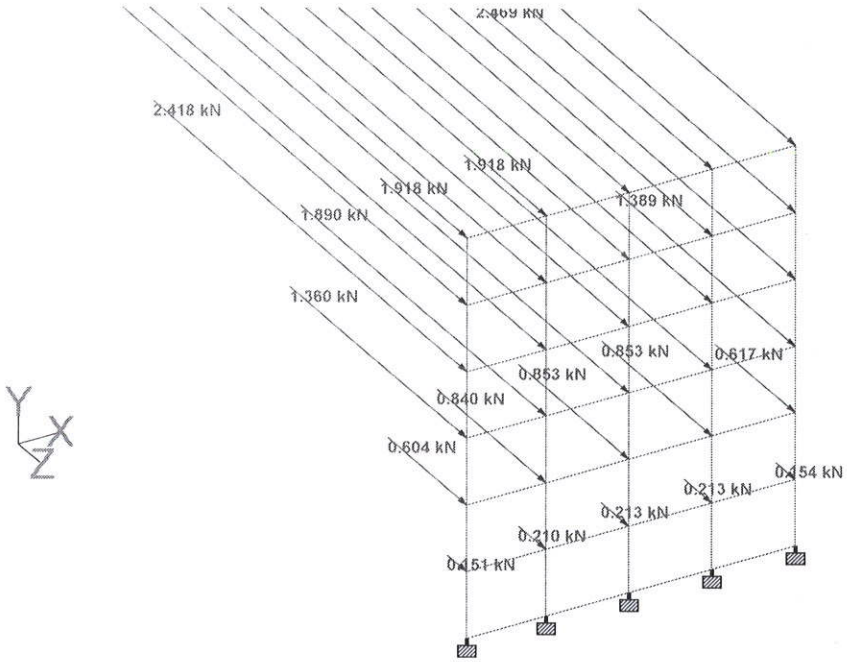
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Software licensed to STAAD.Pro CONNECTED User: Not signed in	Job No	Sheet No 1	Rev
	Part		
Job Title The proposed building comprising of 45 Dwelling Units Stilt+5 floors	Ref		
	By Suresh	Date 6/19/2025	Chd Suresh
Client	File EKKATTUTHANGAL.std	Date/Time	19-Jun-2025 16:16



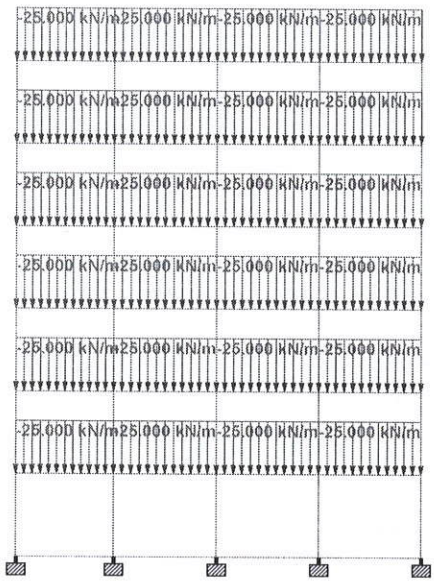
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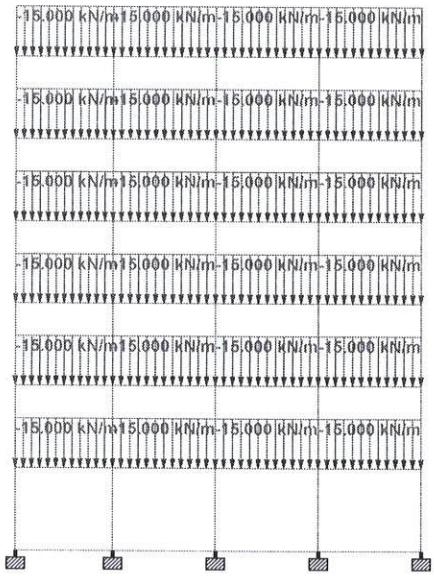
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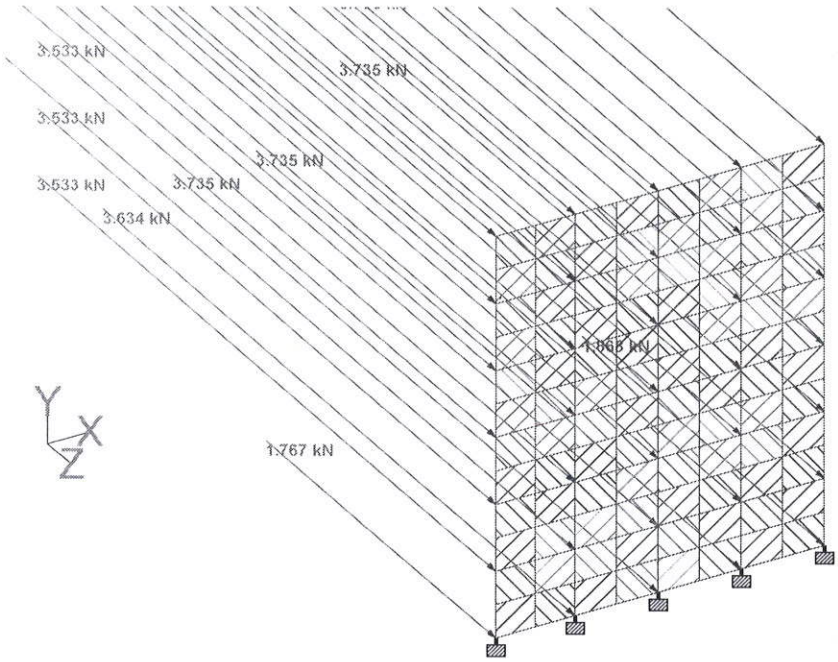
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Load 4

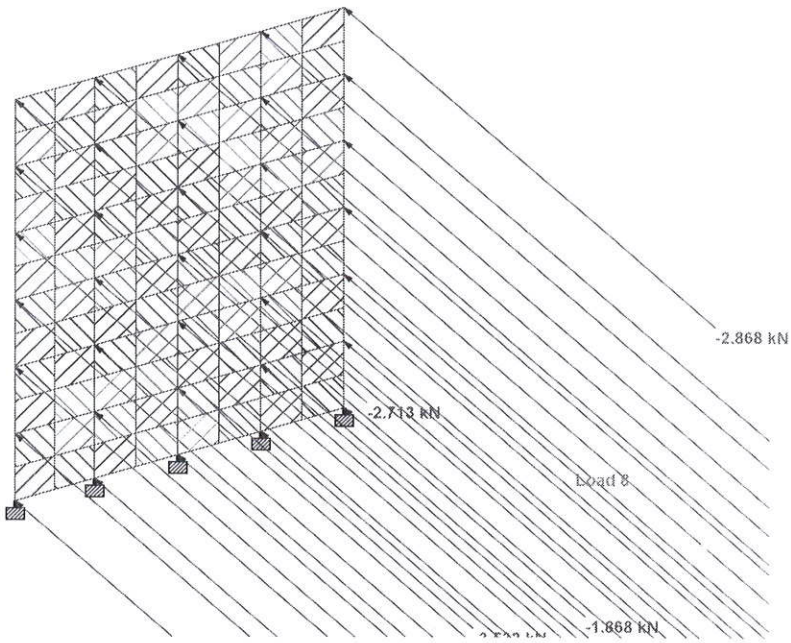
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Load 7

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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.