Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

**C.KANNAN**, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

## STABILITY CERTIFICATE

(To be furnished while filing application for registration building)

The detailed engineering and structure design of the proposed building comprising of Plan showing the proposed construction of stilt floor + 5 floors (Height – 18.25m) Residential Building with 16 dwelling units Availing Premium FSI with TOD Benefit at Plot No.4 (Pt) & 5, New Door No.9, Old Door No.14, Anna Avenue, Bakthacatchalam Nagar Extension, Adyar, Chennai 600020, comprised in Old S.No.15/5 (pt), T.S.No.46/4 & 46/27, Block No.16 of Palli Pattu Village within the limit of Greater Chennai Corporation. Has been done by me/us based on the report of geotechnical investigation (soil test) done by **Geo Marine Consultants (P) Ltd. Report Number: GT-2516, Date: 28/02/2023** and considering the functional requirement of the building.

2. It is certified that among other factors, the proposed building has been designed to resist earthquakes. I/We have checked various parameters and found that the proposed building would be safe.

3. I/We further certify that:

(i) The minimum grade of concrete is **M25**

(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 Codes No IS-875 and design of earthquake resistant structure as per IS Code No **1893**

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

Stamp and Signature

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Encl: Structural Design Calculation

```
*****************************************************
*                                                   *
*           STAAD.PRO 2025                          *
*           Version  25.00.00.539                   *
*           Proprietary Program of                  *
*           Bentley Systems, Inc.                   *
*           Date=    JAN 27, 2026                   *
*           Time=    12: 0:21                       *
*                                                   *
*  Licensed to: C.Kannan                            *
*****************************************************
```

```
     1. STAAD SPACE
INPUT FILE: D:\LOGESH\STABILITY CERTIFICATE\CHAITNAY - ANNA AVENUE\CHAITANYA - ANNA AVENUE_T[1]_27.01... .STD
     2. START JOB INFORMATION
     3. ENGINEER DATE 1/27/2026
     4. ENGINEER NAME KANNAN
     5. CHECKER NAME KANNAN
     6. APPROVED NAME KANNAN
     7. CHECKER DATE 1/27/2026
     8. APPROVED DATE 1/27/2026
     9. JOB NAME PROPOSED RESIDENTIAL BUILDING PLOT NO.4 (PT) & 5, NEW DOOR NO.9, -
    10. OLD DOOR NO.14, ANNA AVENUE, BAKTHACATCHALAM NAGAR EXTENSION, ADYAR, -
    11. CHENNAI 600020
    12. END JOB INFORMATION
    13. INPUT WIDTH 79
    14. UNIT METER KN
    15. JOINT COORDINATES
    16. 1 0 0 0; 2 4.35 0 0; 3 6.8 0 0; 4 13 0 0; 5 17.45 0 0; 6 0 3 0; 7 4.35 3 0
    17. 8 6.8 3 0; 9 13 3 0; 10 17.45 3 0; 11 0 6 0; 12 4.35 6 0; 13 6.8 6 0
    18. 14 13 6 0; 15 17.45 6 0; 16 0 9 0; 17 4.35 9 0; 18 6.8 9 0; 19 13 9 0
    19. 20 17.45 9 0; 21 0 12 0; 22 4.35 12 0; 23 6.8 12 0; 24 13 12 0; 25 17.45 12 0
    20. 26 0 15 0; 27 4.35 15 0; 28 6.8 15 0; 29 13 15 0; 30 17.45 15 0; 31 0 18 0
    21. 32 4.35 18 0; 33 6.8 18 0; 34 13 18 0; 35 17.45 18 0; 36 0 -3 0; 37 4.35 -3 0
    22. 38 6.8 -3 0; 39 13 -3 0; 40 17.45 -3 0
    23. MEMBER INCIDENCES
    24. 1 1 2; 2 2 3; 3 3 4; 4 4 5; 5 1 6; 6 2 7; 7 3 8; 8 4 9; 9 5 10; 10 6 7; 11 7 8
    25. 12 8 9; 13 9 10; 14 6 11; 15 7 12; 16 8 13; 17 9 14; 18 10 15; 19 11 12
    26. 20 12 13; 21 13 14; 22 14 15; 23 11 16; 24 12 17; 25 13 18; 26 14 19; 27 15 20
    27. 28 16 17; 29 17 18; 30 18 19; 31 19 20; 32 16 21; 33 17 22; 34 18 23; 35 19 24
    28. 36 20 25; 37 21 22; 38 22 23; 39 23 24; 40 24 25; 41 21 26; 42 22 27; 43 23 28
    29. 44 24 29; 45 25 30; 46 26 27; 47 27 28; 48 28 29; 49 29 30; 50 26 31; 51 27 32
    30. 52 28 33; 53 29 34; 54 30 35; 55 31 32; 56 32 33; 57 33 34; 58 34 35; 59 36 1
    31. 60 37 2; 61 38 3; 62 39 4; 63 40 5
    32. DEFINE MATERIAL START
    33. ISOTROPIC CONCRETE
    34. E 2.17185E+07
    35. POISSON 0.17
    36. DENSITY 23.5616
    37. ALPHA 1E-05
    38. DAMP 0.05
```

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Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

```
  39. G 9.28139E+06
  40. TYPE CONCRETE
  41. STRENGTH FCU 27579
  42. END DEFINE MATERIAL
  43. MEMBER PROPERTY
  44. 1 TO 4 10 TO 13 19 TO 22 28 TO 31 37 TO 40 46 TO 49 55 TO 58 PRIS YD 0.5 ZD 0.2
  45. 5 TO 9 14 TO 18 23 TO 27 32 TO 36 41 TO 45 50 TO 54 59 TO 63 PRIS YD 0.5 ZD 0.2
  46. CONSTANTS
  47. MATERIAL CONCRETE ALL
  48. SUPPORTS
  49. 36 TO 40 FIXED
  50. DEFINE IS1893 2016 LOAD
  51. ZONE 0.16 RF 5 I 1.2 SS 1 ST 1 DM 0.05 DT 3
  52. SELFWEIGHT 1
  53. MEMBER WEIGHT
  54. 1 TO 4 10 TO 13 19 TO 22 28 TO 31 37 TO 40 46 TO 49 55 TO 58 UNI 12 0 0
  55. 1 TO 4 10 TO 13 19 TO 22 28 TO 31 37 TO 40 46 TO 49 55 TO 58 UNI 30 0 0
  56. 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.

  57. TYPE 1 WIND 1
  58. <! STAAD PRO GENERATED DATA DO NOT MODIFY !!!
  59. CUSTOM:PARAMS
  60. !> END GENERATED DATA BLOCK
  61. INT 1.35 1.58 1.69 HEIG  10  15  18
  62. LOAD 1 LOADTYPE NONE  TITLE EQ +X
  63. 1893 LOAD X 1
  64. LOAD 2 LOADTYPE NONE  TITLE EQ -X
  65. 1893 LOAD X -1.
  66. LOAD 3 LOADTYPE NONE  TITLE EQ +Z
  67. 1893 LOAD Z 1
  68. LOAD 4 LOADTYPE NONE  TITLE EQ -Z
  69. 1893 LOAD X -1.
  70. LOAD 5 LOADTYPE NONE  TITLE WIND +X
  71. WIND LOAD X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  72. LOAD 6 LOADTYPE NONE  TITLE WIND -X
  73. WIND LOAD -X 1 TYPE 1
```

STAAD SPACE -- PAGE NO. 3

```
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  74. LOAD 7 LOADTYPE NONE  TITLE WIND +Z
  75. WIND LOAD Z 1 TYPE 1
  76. LOAD 8 LOADTYPE NONE  TITLE WIND +Z
  77. WIND LOAD -Z 1 TYPE 1
  78. LOAD 9 LOADTYPE NONE  TITLE LL
  79. MEMBER LOAD
  80. 1 TO 4 10 TO 13 19 TO 22 28 TO 31 37 TO 40 46 TO 49 55 TO 58 UNI GY -12
  81. LOAD 10 LOADTYPE NONE  TITLE DL
  82. SELFWEIGHT Y -1
  83. MEMBER LOAD
  84. 1 TO 4 10 TO 13 19 TO 22 28 TO 31 37 TO 40 46 TO 49 55 TO 58 UNI GY -30
  85. LOAD COMB 11 1.5(DL+IL)
  86. 9 1.5 10 1.5
  87. LOAD COMB 12 1.2(DL+IL+ELX)
  88. 9 1.5 10 1.2 1 1.2
  89. LOAD COMB 13 1.2(DL+IL-ELX)
  90. 9 1.2 10 1.2 2 1.2
  91. LOAD COMB 14 1.2(DL+IL+ELZ)
  92. 9 1.2 10 1.2 3 1.2
  93. LOAD COMB 15 1.2(DL+IL-ELZ)
  94. 9 1.2 10 1.2 4 1.2
  95. LOAD COMB 16 1.2(DL+IL+WLX)
  96. 9 1.2 10 1.2 5 1.2
  97. LOAD COMB 17 1.2(DL+IL-WLX)
  98. 10 1.2 6 1.2
  99. LOAD COMB 18 1.2(DL+IL+WLZ)
 100. 9 1.2 10 1.2 7 1.2
 101. LOAD COMB 19 1.2(DL+IL-WLZ)
 102. 9 1.2 10 1.2 8 1.2
 103. LOAD COMB 20 1.5(DL+ELX)
 104. 9 1.5 10 1.5 1 1.5
 105. LOAD COMB 21 1.5(DL-ELX)
 106. 9 1.5 10 1.5 2 1.5
 107. LOAD COMB 22 1.5(DL+ELZ)
 108. 9 1.5 10 1.5 3 1.5
 109. LOAD COMB 23 1.5(DL-ELZ)
 110. 10 1.5 4 1.5
 111. LOAD COMB 24 1.5(DL+WLX)
 112. 10 1.5 5 1.5
 113. LOAD COMB 25 1.5(DL-WLX)
 114. 10 1.5 6 1.5
 115. LOAD COMB 26 1.5(DL+WLZ)
 116. 10 1.5 7 1.5
 117. LOAD COMB 27 1.5(DL-WLZ)
 118. 10 1.5 8 1.5
 119. LOAD COMB 28 0.9 DL+ELX
```

```
120. 10 0.9 1 1.5
121. LOAD COMB 29 0.9 DL-ELX
122. 10 0.9 2 1.5
123. LOAD COMB 30 0.9 DL+ELZ
124. 10 0.9 3 1.5
125. LOAD COMB 31 0.9 DL-ELZ
126. 10 0.9 4 1.5
127. LOAD COMB 32 0.9 DL+WLX
128. 10 0.9 5 1.5
129. LOAD COMB 33 0.9 DL-WLX
130. 10 0.9 6 1.5
131. LOAD COMB 34 0.9 DL+WLZ
132. 10 0.9 7 1.5
133. LOAD COMB 35 0.9 DL-WLZ
134. 10 0.9 8 1.5
135. PERFORM ANALYSIS PRINT ALL
```

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

| | | | |
|---|---|---|---|
| NUMBER OF JOINTS | 40 | NUMBER OF MEMBERS | 63 |
| NUMBER OF PLATES | 0 | NUMBER OF SOLIDS | 0 |
| NUMBER OF SURFACES | 0 | NUMBER OF SUPPORTS | 5 |

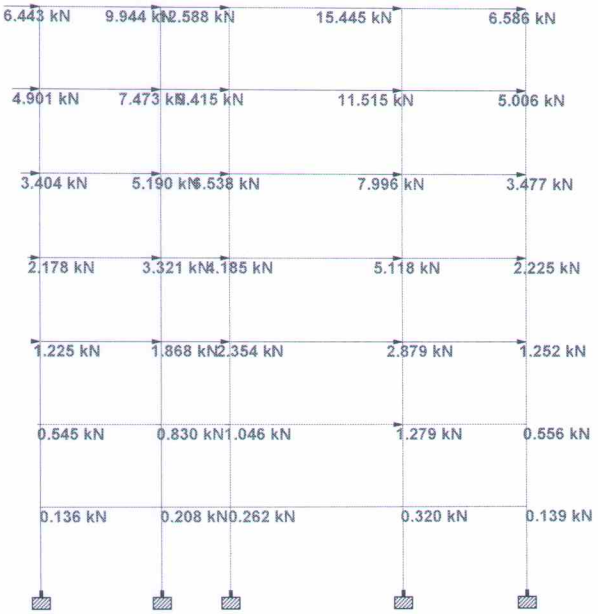
Using 64-bit analysis engine.

SOLVER USED IS THE IN-CORE ADVANCED MATH SOLVER

TOTAL PRIMARY LOAD CASES = 10, TOTAL DEGREES OF FREEDOM = 210
TOTAL LOAD COMBINATION CASES = 25 SO FAR.



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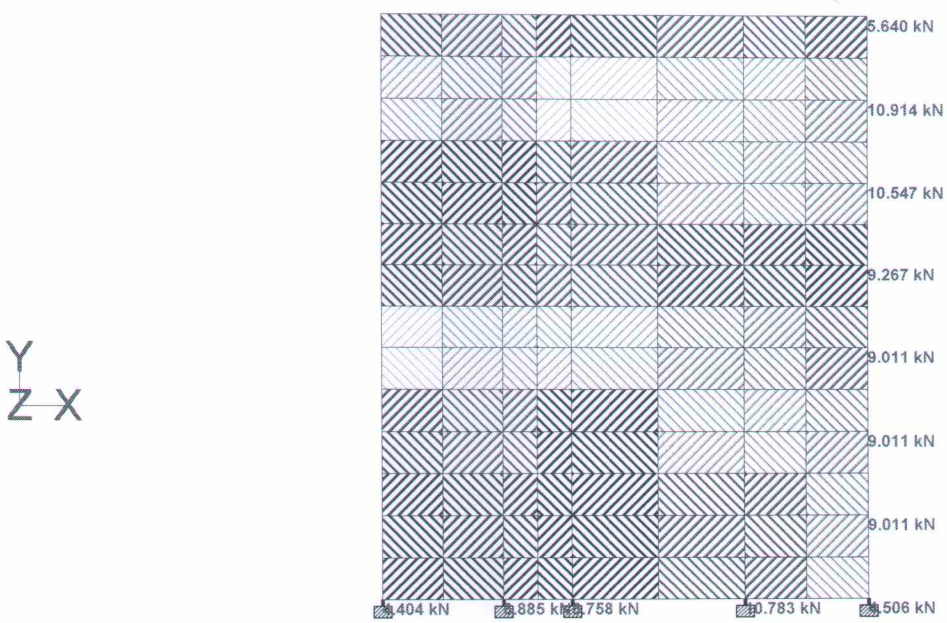




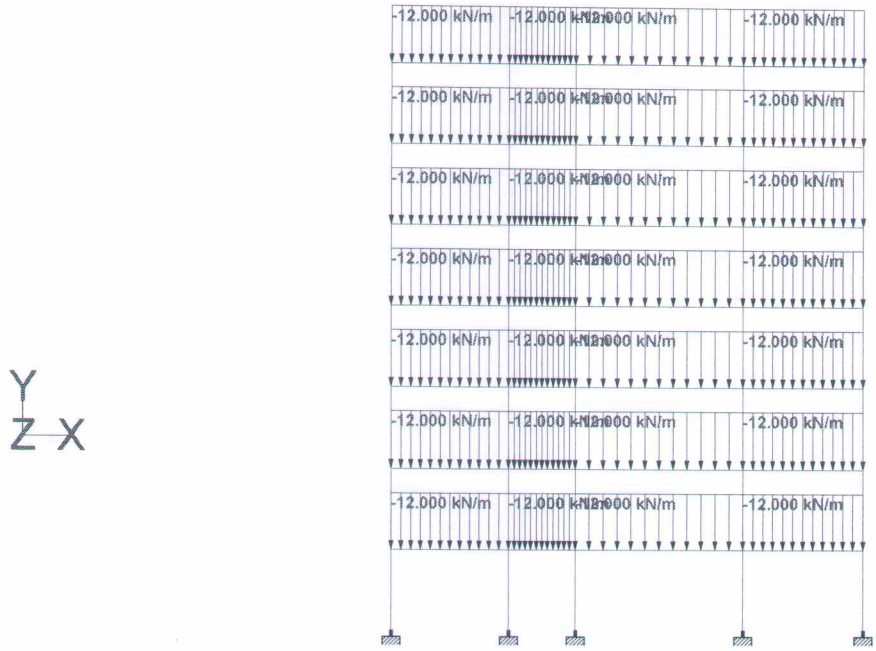


Load 1

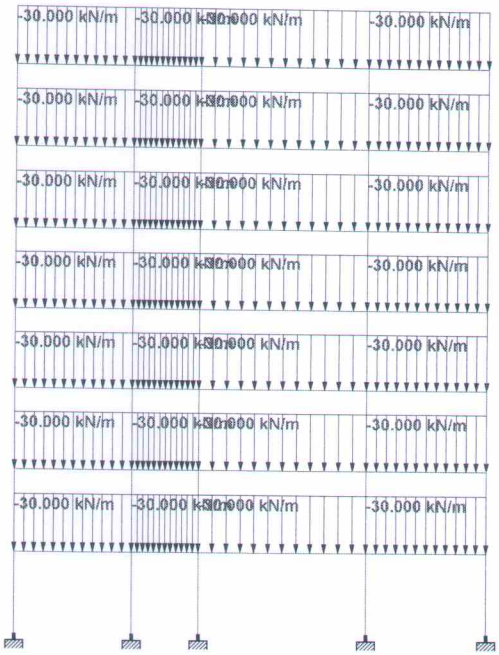
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5.640 kN
10.914 kN
10.547 kN
9.267 kN
9.011 kN
9.011 kN
9.011 kN
.404 kN
.885 kN
.758 kN
0.783 kN
.506 kN
Y
Z X

Load 7




Load 9




Load 10

C. KANNAN, B.E., M.E. (Structure)
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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

**Verified RealEstate**
3/350/2 Mettukuppam,
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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.