Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

MADURAI ES CONSULTANCY SERVICES PRIVATE LIMITED

ENVIRONMENTAL & STRUCTURAL CONSULTANTS

37/17, WEST MASI STREET, MADURAI - 625 001.
Phone : 0452-4231920 / 63841 37675
e-mail : madurai.es@gmail.com
Web : http://www.maduraies.com
CIN : U74140TN2006PTC061650
GSTIN : 33AAECM8692D1ZD

Date
Ref
Subject
Your Ref

STABILITY CERTIFICATE

(To be furnished while filing application for registration of building)

The detailed engineering and structure design of the proposed building comprising of Stilt + 4 floors at Aakash Enclave, Madurai Town Survey No : 9, Ward No : 14. Block No : 5, Door No. 112A, Lal Bahadur Shastri Street, Bibikular, Madurai - 625 002, Old Survey No 12 Part, R.S. No 12/1, Bibikulam Village, Madurai North Taluk, Madurai District, Tamilnadu has been done by us based on the report of geotechnical investigation (soil test) done by Sastha Soil Testing Services Repot No : SSTS/GT/211123/05 dated 28/11/2023 and considering the functional requirement of the building

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

3. We further certify that :

i. The minimum grade of concrete is M20

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 : 875 (part 1,2,3) and design of earthquake resistant structure as per IS Code No 1893 (part 1)

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

Stamp and Signature

Encl : Structural Design Calculation

Er.S.ARUNKUMAR
B.Tech., (Civil) M.S., (Struct)
Registered Structural Engineer (LFA)
Reg No. SE.03/2023 (Sr.I)
37/17, West Masi Street,
MADURAI - 625 001
Ph: 0452-4231920 Mob: 99525 94499

STATEMENT ACCOMPANYING

FORM - A

1	Name of the building	AAKASH ENCLAVE - Residential Apartment Building
2	Location (Street number, Ward number, Name of place, i.e., Corporation, Municipality / Panchayat / Union / Township)	Survey No: 9, Ward No: 14. Block No: 5, Door No. 112A, Lal Bahadur Shastri Street, Bibikulam, Madurai - 625 002, Old Survey No 12 Part, R.S. No 12/1, Bibikulam Village, Madurai North Taluk, Madurai District
3	Year of construction	Proposed
4	Approximate cost of construction as per current rates	Rs. 10.34 Crores
5	Purpose for which the building is being used or proposed to be used	Residential Apartment Building
6	Purpose for which the building has hither to been used.	Proposed Construction
7	Details of construction of the building (particulars of the foundation, soil, specification of the various parts under)	
	(a) Foundation	RCC Column footing
	(b) Basement	RC Wall and brick work in CM 1:5
	(c) Superstructure	RCC Column, beam and slab
	(d) Floor and roofing are to be given	
	1. Ground floor	RCC Roof Slab and Beams
	2. First floor	RCC Roof Slab and Beams
	3. Second floor	RCC Roof Slab and Beams
8	Period for which license is required	-
9	Number of persons to be accommodated	160

Certified that no addition or alteration has been made to the existing building or portion of a building for which this application has been made. I undertake to obtain Trosli tridence insense any road (addition) or alteration is made to the existing building or portion of building. I also undertake to obtain a fresh license, if the purpose for which the license was granted for the use of the building or a portion of the building originally is changed or altered subsequently.

Er.S.ARUNKUMAR
B.Tech., (Civil) M.S., (Struct)
Registered Structural Engineer (LPA)
Reg No. SE.03/[illegible] (Civil)
37/17, West Masi Street,
MADURAI - 625 001
Ph: 0452-4231920 Mob: 99525 94419

Dated: 28-05-2025 Signature of the Engineer

Dated: 28-05-2025 Signature of the Owner of the building.

FORM - B

(Form of certificate of structural soundness under sub-section (4) of section 4 of the TamilNadu Public Buildings (Licensing) Act, 1965 (Tamilnadu Act 13 of 1965) referred in rule 4 of the TamilNadu Public Buildings (Licensing) Rules, 1965)

I certified that I have inspected the building mentioned in the statement and furnish below its salient technical features:

1	Foundation:-	
	(i) Depth below ground level	2m
	(ii) Nature of soil met with at foundation level	Hard Soil
	(iii) Pressure at foundation	23 T/sqm
	(iv) Probable safe bearing capacity of the strata met with at foundation	25T/sqm
2	Superstructure:-	
	(i) Maximum stress in the most critical section of masonry and concrete	Masonry 0.5 N/sqmm Concrete 4 N/sqmm
	(ii) Nature of masonry and concrete and its safe permissible stress	Brick Masonry 7.5 N/sqmm Concrete - 25N/sqmm

The structural safe and soundness of the building has been verified by me with reference to I.S.I loading standards 875 (Latest version) and other relevant Indian Standards Code of Practice and I declare that the building is structurally safe and sound to be used as a public building for the purpose noted in the statement.

Date: 28-05-2025

Signature of the Engineer

Registration No.

Class.

Address:

Er.S.ARUNKUMAR
B.Tech., (Civil) M.S., (Struct)
Registered Structural Engineer (LPA)
Reg No. SE.03/2023 (Gr.I)
37/17, West Masi Street.
MADURAI - 625 001
Ph: 0452-4231920 Mob: 99525 94439

STATEMENT TO ACCOMPANY THE CERTIFICATE OF STRUCTURAL SOUNDNESS

1	Location of the building (Street number, Ward number, Name of place, i.e., Corporation, Municipality / Panchayat / Union / Township)	Survey No: 9, Ward No: 14. Block No 5, Door No. 112A, Lal Bahadur Shastri Street, Bibikulam, Madurai - 625 002, Old Survey No 12 Part, R.S. No 12/1, Bibikulam Village, Madurai North Taluk, Madurai District
2	Age of building	Proposed
3	The value of the building at the current rates	10.34 crores
4	Number of storeys	Stilt + 4 floors
5	Short description of structures - Steel - RCC framed or load bearing masonry	RCC framed structure
6	Purpose for which the building is certified for use.	Residential
7	The period for which the building will be structurally sound.	-
8	Number of persons to be accommodated	160 nos
9	Remarks	**THIS STRUCTURAL IS SAFE & SOUND**

Signature of the Engineer,

Registration No.

Class

Address:

Er.S.ARUNKUMAR
B.Tech., (Civil) M.S., (Struct)
Registered Structural Engineer (LPA)
Reg No. SE.03/2023 (Gr.I)
37/17, West Masi Street,
MADURAI - 625 001
Ph: 0452-4231920 Mob: 99525 94439

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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.