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

GEO MARINE CONSULTANTS (P) LIMITED
11, "Shiva Priya",
2nd Main Road, Kannappa Nagar,
Thiruvanmiyur, Chennai - 600 041.

GEOMARINE
THE SPIRIT OF ENGINEERING

STABILITY CERTIFICATE

It is certified that **The Proposed Construction of High-Rise Residential building consisting of 2 Basements + Stilt floor + 10 Upper floors at Plot No.1A, 1B & 1C, OLD DOOR NO.30, NEW DOOR 14, PADMAVATHY THAYAR STREET, GOPALAPURAM, CHENNAI – 600086 and comprised in R.S.NO.67/130, Block NO.4 of Mylapore Village, Mylapore Taluk, Greater Chennai Corporation.** The building is designed for 2 Basement + Stilt floor + 10 Upper Floors + Terrace only. Necessary check has been made and found structurally safe and sound and I hereby certify that

1. The Minimum Grade of concrete is **M30**.
2. The Minimum Grade of Steel is **Fe 500**.
3. The structure is a Reinforced-Concrete structure with Beam-slab system and is complying with the Bureau of Indian Standard norms for seismic forces - IS: 1893-2016 with co-efficient applicable for Zone-III and design is suitable for the purpose of usage.
4. The Analysis and Design analysis is as per the code of practice **IS456:200**, for loading standards as per **IS-875 (Part 1&2),** and seismic forces as per **IS: 1893-2016.**
5. PILE FOUNDATION is designed considering the sub soil condition reported and the recommendation as per soil investigation report carried out by M/S.GEOMARINE CONSULTANTS PVT LTD.

For Geomarine Consultants (P) Ltd., Chennai

M.BALAGANESH M.E.(Structural)
SE/GR-I/2021/06/290
CMDA Registered Structural Engineer Grade-I
No.3/65,Dr.Radhakrishnan Street,Periyar Salai,
Palavakkam,Chennai - 600 041.
Mob No: +91-8940315478

M.BALAGANESH M.E (Struct.), CMDA & DTCP SE-GRADE(I), C.Eng , MIE

Phone : 91 - 44 - 2448 1485, 2448 0305
E-mail : drcvp@geomarineindia.com | info@geomarineindia.com
Website : www.geomarineindia.com
CIN No. U74210TN1994PTC028934 / GST No. 33AAACG2327B2ZE

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.