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

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DIGITALLY VERIFIED RECORD

aura
Engineering Consultants

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STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of Proposed construction of Stilt Floor (Parking) + 1st Floor (Partly two wheeler parking and partly Residential) + 2nd Floor to 5th Floor Residential Building (18.00m Height) with 29 dwelling units availing Premium FSI with TOD benefit at Old Door no 82, New door no 38, Chellappa Street & Padavattamman Kovil Street, Kosapet, Chennai – 600012 comprised in Old S.No. 2386 and T.S.No. 2751/1, Block no 40 of Purasalwalkam village within the limits of Greater Chennai Corporation has been done by me based on the report of geotechnical investigation (soil test) done by T.J ENGINEERS Report No. TJE/003245/2024 Dated 01-04-2024 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. I/We have checked various parameters and found that the proposed building would be safe.

3. I/We further certify that:

The minimum grade of concrete is M25

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 and design of earthquake resistant structure as per IS Code No 1893-2016

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

Stamp and Signature

R. MANIKANDAN, M.Tech,(Structures)
Registered Structural Engineer Grade I
SE/GR-I/19/06/154 (CMDA), RSE 100692019 (GCC)
AURA ENGINEERING CONSULTANTS
13/27, 67th Street, R.V. Nagar,
Ashok Nagar, Chennai-600 083.
Ph: 044-48597100 Cell: 9790751378

Encl.: Structural Design Calculation

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.