Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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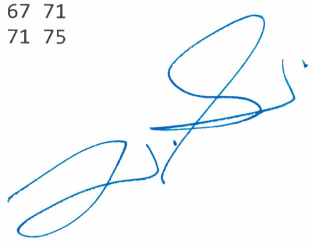
Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

```
**************************************************
*                                                *
*           STAAD.Pro CONNECT Edition            *
*           Version  22.00.00.15                 *
*           Proprietary Program of               *
*           Bentley Systems, Inc.                *
*           Date=    MAY 29, 2025                *
*           Time=    17: 7:16                    *
*                                                *
*  Licensed to: only @ ::LAVTeam:: (R)           *
**************************************************
```

```
     1. STAAD SPACE
INPUT FILE: I:\1.MISCELLANEOUS\STABILITY CERTIFICATE\UC-1170-NOVA PLATINUM\NOVA PLATINUM.STD
     2. START JOB INFORMATION
     3. JOB NAME THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL
     4. *BUILDING (HEIGHT - 18.30M) WITH  10 DWELLING UNITS AT TNHB BLOCK NO.64,
     5. *AMBATTUR ESTATE - THIRUMANGALAM ROAD, ARIGNAR ANNA NAGAR WESTERN EXTENSION,
     6. *CHENNAI- 600 101, COMPRISED IN OLD S.NO.283 PART AND 290 PART (AS PER DOC.)
     7. *OLD S.NO.280/PART, 281/PART AND 290/2 PART, T.S.NO.165/1, BLOCK NO.42 OF PADI
     8. *VILLAGE (AS PER PATTA) WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION,
     9. *ZONE -VII, DIVISION -89.
    10. ENGINEER NAME SURESH
    11. CHECKER NAME SURESH
    12. APPROVED NAME SURESH
    13. ENGINEER DATE 5/29/2025
    14. CHECKER DATE 5/29/2025
    15. APPROVED DATE 5/29/2025
    16. END JOB INFORMATION
    17. INPUT WIDTH 79
    18. UNIT METER KN
    19. JOINT COORDINATES
    20. 1 -5 -1 0; 25 -5 -4 0; 26 -0.5 -1 0; 27 -0.5 -4 0; 36 -5 2 0; 37 -0.5 2 0
    21. 42 -5 5 0; 43 -0.5 5 0; 48 -5 8 0; 49 -0.5 8 0; 57 7.3 -1 0; 58 7.3 -4 0
    22. 59 7.3 2 0; 60 7.3 5 0; 61 7.3 8 0; 63 11.9 -1 0; 64 11.9 -4 0; 65 11.9 2 0
    23. 66 11.9 5 0; 67 11.9 8 0; 68 -5 11 0; 69 -0.5 11 0; 70 7.3 11 0; 71 11.9 11 0
    24. 72 -5 14 0; 73 -0.5 14 0; 74 7.3 14 0; 75 11.9 14 0
    25. MEMBER INCIDENCES
    26. 39 1 25; 40 1 26; 41 25 27; 42 26 27; 55 1 36; 56 26 37; 61 36 37; 66 36 42
    27. 67 37 43; 72 42 43; 77 42 48; 78 43 49; 83 48 49; 98 57 58; 99 57 59
    28. 101 59 60; 103 60 61; 107 57 63; 108 58 64; 109 63 64; 110 63 65; 111 59 65
    29. 112 65 66; 113 60 66; 114 66 67; 115 61 67; 116 27 58; 117 49 61; 118 43 60
    30. 119 37 59; 120 26 57; 121 48 68; 122 49 69; 123 68 69; 124 61 70; 125 67 71
    31. 126 70 71; 127 69 70; 128 68 72; 129 69 73; 130 72 73; 131 70 74; 132 71 75
    32. 133 74 75; 134 73 74
    33. DEFINE MATERIAL START
    34. ISOTROPIC CONCRETE
    35. E 2.17185E+07
    36. POISSON 0.17
    37. DENSITY 23.5616
    38. ALPHA 1E-05
```



Dr. J. SURESH, M
Structural Engineer
Plot No. 555, VGP Layout, Model Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/00

```
39. DAMP 0.05
40. END DEFINE MATERIAL
41. MEMBER PROPERTY INDIAN
42. 39 42 55 56 66 67 77 78 98 99 101 103 109 110 112 114 121 122 124 125 128 -
43. 129 131 132 PRIS YD 0.45 ZD 0.2
44. 40 41 61 72 83 107 108 111 113 115 TO 120 123 126 127 130 133 -
45. 134 PRIS YD 0.6 ZD 0.2
46. CONSTANTS
47. MATERIAL CONCRETE ALL
48. SUPPORTS
49. 25 27 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 42 55 56 61 66 67 72 77 78 83 98 99 101 103 107 TO 134 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 27 36 37 42 43 48 49 57 TO 61 63 TO 75
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 61 72 83 107 111 113 115 117 TO 120 123 126 127 130 133 134 UNI GY -25
66. LOAD 4 LOADTYPE LIVE  TITLE LL
67. MEMBER LOAD
68. 40 61 72 83 107 111 113 115 117 TO 120 123 126 127 130 133 134 UNI GY -15
69. LOAD 7 LOADTYPE WIND  TITLE WLZ1
70. WIND LOAD Z 1 TYPE 1
71. LOAD 8 LOADTYPE WIND  TITLE WLZ2
72. WIND LOAD Z -1 TYPE 1
73. LOAD COMB 9 1.5(DL+LL)
74. 3 1.5 4 1.5
75. LOAD COMB 10 1.2(DL+LL+SLX)
76. 3 1.2 4 1.2 1 1.2
77. LOAD COMB 11 1.2(DL+LL+SLZ)
```



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Reg. No. RSE100382019
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```
78. 3 1.2 4 1.2 2 1.2
79. LOAD COMB 14 1.2(DL+LL+WLZ1)
80. 3 1.2 4 1.2 7 1.2
81. LOAD COMB 15 1.2(DL+LL+WLZ2)
82. 3 1.2 4 1.2 8 1.2
83. LOAD COMB 16 1.5(DL+SLX)
84. 3 1.5 1 1.5
85. LOAD COMB 17 1.5(DL+SLZ)
86. 3 1.5 2 1.5
87. LOAD COMB 20 1.5(DL+WLZ1)
88. 3 1.5 7 1.5
89. LOAD COMB 21 1.5(DL+WLZ2)
90. 3 1.5 8 1.5
91. LOAD COMB 22 0.9DL+1.5SLX
92. 3 0.9 1 1.5
93. LOAD COMB 23 0.9DL+1.5SLZ
94. 3 0.9 2 1.5
95. LOAD COMB 26 0.9DL+1.5WLZ1
96. 3 0.9 7 1.5
97. LOAD COMB 27 0.9DL+1.5WLZ2
98. 3 0.9 8 1.5
99. PERFORM ANALYSIS


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

 NUMBER OF JOINTS         28  NUMBER OF MEMBERS      45
 NUMBER OF PLATES          0  NUMBER OF SOLIDS        0
 NUMBER OF SURFACES        0  NUMBER OF SUPPORTS      4

       Using 64-bit analysis engine.

       SOLVER USED IS THE OUT-OF-CORE BASIC SOLVER

  ORIGINAL/FINAL BAND-WIDTH=    12/     5/     36 DOF
TOTAL      PRIMARY LOAD CASES =     6, TOTAL DEGREES OF FREEDOM =     144
TOTAL LOAD COMBINATION  CASES =    13  SO FAR.
  SIZE OF STIFFNESS MATRIX =        6 DOUBLE  KILO-WORDS
  REQRD/AVAIL. DISK SPACE  =     12.1/********* MB


**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     2759.35=      76.34 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     2759.35=      76.34 KN   *
*                                                       *
*********************************************************


100. FINISH

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

            **** DATE= MAY 29,2025   TIME= 17: 7:20 ****
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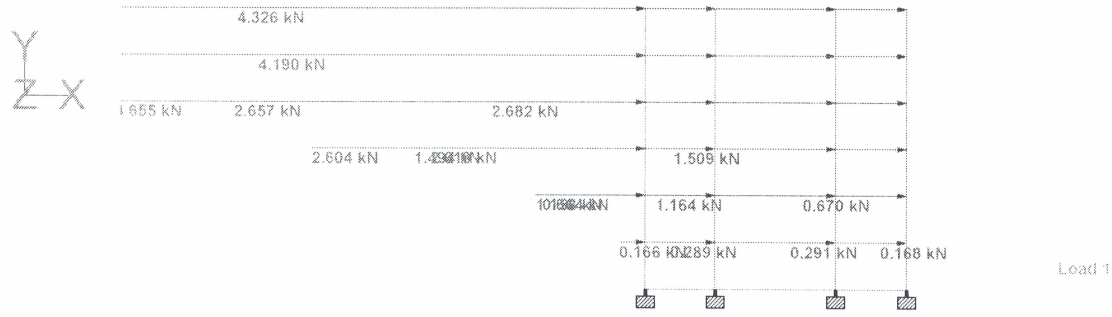
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STAAD SPACE -- PAGE NO. 5

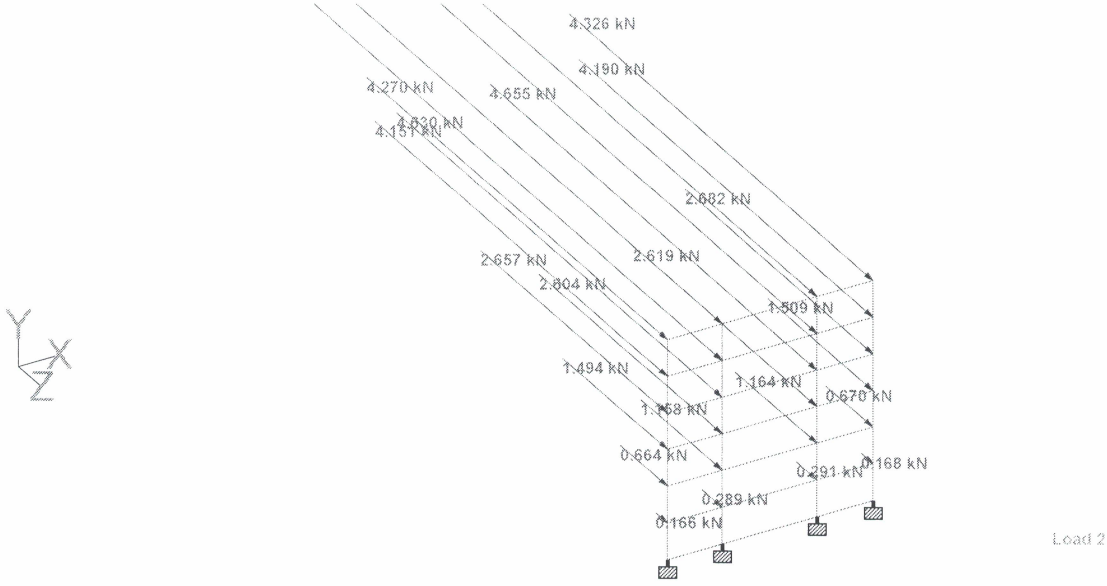
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*   For technical assistance on STAAD.Pro, please visit     *
*   http://www.bentley.com/en/support/                      *
*                                                           *
*   Details about additional assistance from                *
*   Bentley and Partners can be found at program menu       *
*   Help->Technical Support                                 *
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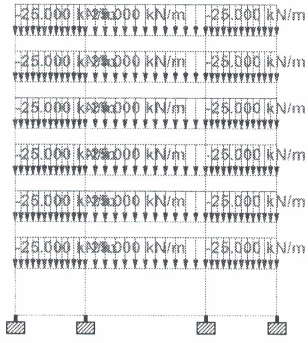
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	Part		
Job Title The Proposed Construction of Stilt Floor +5 Floors Residential	Ref		
	By Suresh	Date 5/29/2025	Chd Suresh
Client	File NOVA PLATINUM.std	Date/Time	29-May-2025 17:06

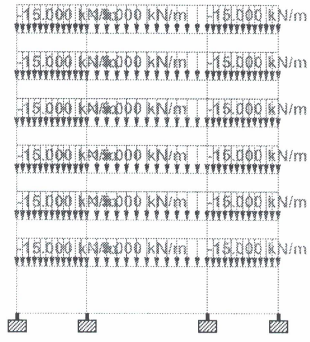




Load 3

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Plot No. 555, VGP Layout, Mullai Street,
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Reg. No. RSE100322019
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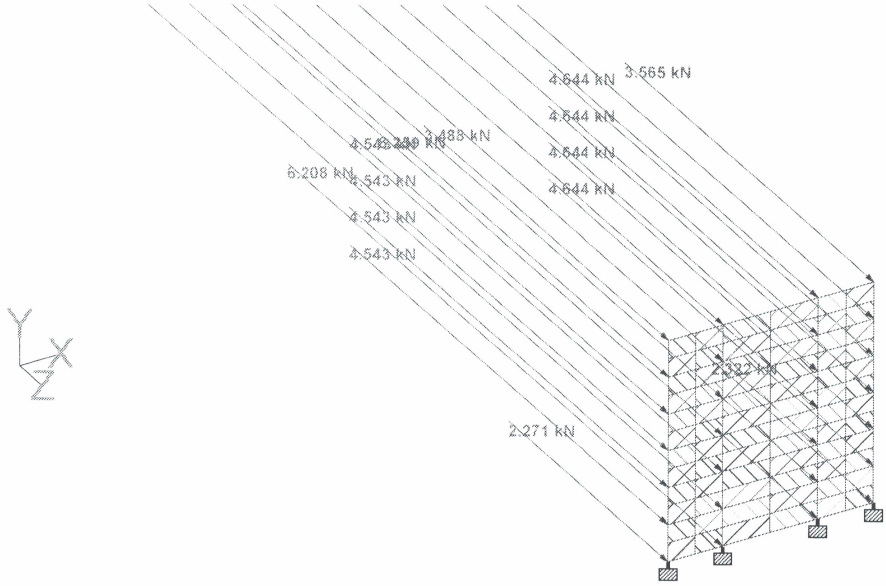




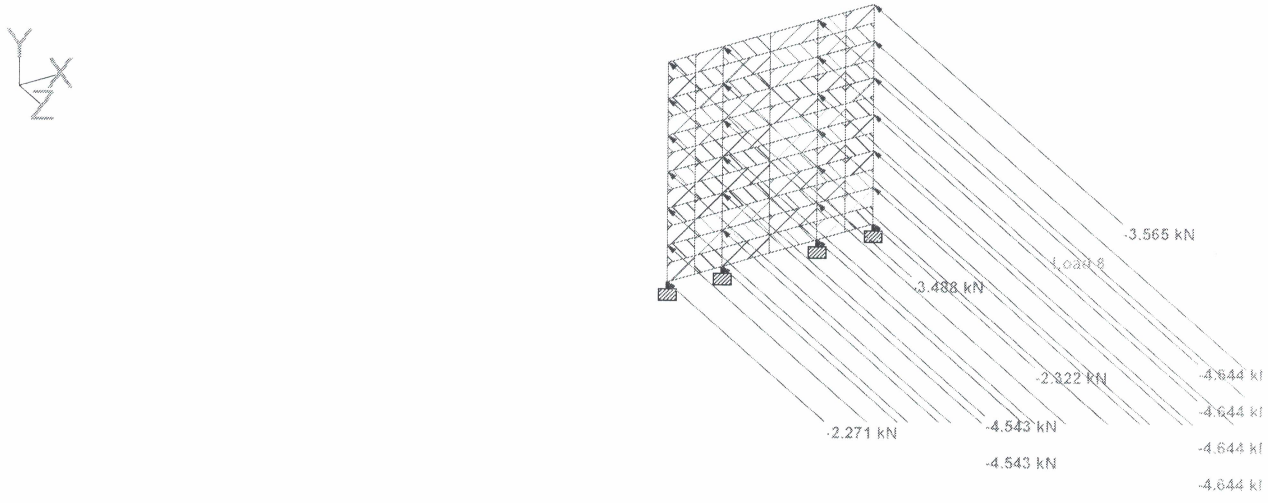
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Dr. J. SURESH, M.E., MIE., Ph.D.
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Reg. No. CGLDIST/SE/GP-I/2024/07/005

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	Part		
Job Title The Proposed Construction of Stilt Floor +5 Floors Residential	Ref		
	By Suresh	Date 5/29/2025	Chd Suresh
Client	File NOVA PLATINUM.std	Date/Time 29-May-2025 17:06	



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Reg. No. GCLD15T/SE/Cat-I/2024/005



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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
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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.