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RE REGULATORY RECORD

# RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

**Er. M.LOGANATHAN, M.E., FIV., MIE.,**
Chartered Engineer (INDIA) AM - 74664
Govt. Approved Valuer ( F11510)
PWD CLASS 1A Pannel Approved Engineer
Panel Valuer for Banks
Registered Valuer for Wealth Tax ( 05/CCIT/CBE)
Competent Person for Chief Inspector of Factories

SP Arcade, 303, 3rd Floor
123, Sarojini Street, Ram Nagar
Coimbatore - 641 009
Mob : 98430 76865
Email : logustructuress@gmail.com

# STABILITY CERTIFICATE

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

1. The detailed engineering and structure design of the proposed building comprising of **Basement + Ground + 3 Floor's** at **Cubix Commercial Office Building in T.S.No.5/4, Block No.8, Ward No.W(23), Ganapathy Village, Coimbatore North Tauk, Coimbatore Corporation** has been done by me/us based on the report of geotechnical investigation (soil test) done by **Er. E.Ravi** Report No. **GEO-G-022-2022-2023** Dated **05-05-2022** 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, **M.Loganathan, Structural Engineer** 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 **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.IS-875** and design of earthquake resistant structure as per **IS Code No. IS-1893 and IS-13920**

4. The building will be **SAFE AND SOUND** when used for the purpose for which it is designed.

Stamp and Signature
M. LOGANATHAN, ME (HON'S), STRUCT
CHARTERED ENGINEER VALUER, STRUCTURAL ENGINEER
LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
123, Sparcade, Sarojini Street, Ram Nagar,
Coimbatore - 641 009.
Cell : 98430 76865

Encl.: Structural Design Calculation.

**Dr. M.LOGANATHAN, M.E., FIV., MIE.,**
Chartered Engineer (INDIA) AM - 74664
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PWD CLASS 1A Pannel Approved Engineer
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## DECLARATION

I, M.Loganathan, S/o. C.S.Maruthamuthu residing at SP Arcade, 303, 3rd Floor,123, Sarojini Street, Ram Nagar, Coimbatore - 641 009 do hereby declare I posses the qualification and experience specified in the Table Rule II of the Madras Public Buildings ( Licensing) Rules,1966 for issuing the certificates of structural soundness of the building covered by the certificate.

Place: Coimbatore
Date : **11.06.2026**

M. LOGANATHAN, ME (HON'S), STRUCT
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LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
123, Sparcade, Sarojini Street, Ram Nagar,
Coimbatore - 641 009.
Cell : 98430 76865

Signature of the certifying Engineer

| | | | |
|---|---|---|---|
| 1. | Name and Address | : | M.Loganathan |
| | | : | SP Arcade, 303, 3rd Floor,<br>123, Sarojini Street, Ram Nagar,<br>Coimbatore - 641 009 |
| 2. | Engineering Qualification | : | M.E., M.I.E., FIV |
| 3. | The number of years of experience and nature thereof | : | 26 Years |

***Note***

1. This certificate covers only t he buildings mentioned there in not any other buildings in premises
2. Maintenance ofthe above buildings should be made periodically
3. If the certificate is tampered illegally or made corrections /alterations without permission, knowledge, signature of the under signed, this certificate will automatically get cancelled.
4. This certificate never and out - scope ofany natural disasters like earthquake, cyclone fire & any other impacts which affects the stability of the buildings mentioned in this certificate.

Place: Coimbatore
Date : **11.06.2026**

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LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
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Coimbatore - 641 009.
Cell : 98430 76865

Signature of the certifying Engineer

## STATEMENT ACCOMPANY FORM - "A"

| | | | |
|---|---|---|---|
| 1, | Name of the building | : | **CUBIX COMMERCIAL OFFICE BUILDING** |
| 2. | Door No.of the Building, Location. (StreetNo. Ward No. Name of Place PanchayatUnion /Panchayat / Township | : | T.S.No.5/4, Block No.8, Ward No.W(23), Ganapathy Village, Coimbatore North taluk, Coimbatore Corporation. |
| 3. | Year of construction | : | Under construction |
| 4. | Approximate cost of construction as per current rate | : | Rs.6.0 Crores |
| 5. | Purpose for which the building is used or proposed to be used | : | **Commercial office building** |
| 6. | Purpose for which the building has been used | : | **Commercial Office building** |
| 7. | Area of the Building | : | Basement floor - 817.45 sqm<br>Ground floor - 714.56 sqm<br>First floor - 714.56 sqm<br>Second floor - 714.56 sqm<br>Third floor - 714.56 sqm<br>Terrace floor - 113.61 sqm |
| 8. | Detailsof construction of the building (Particulars of the foundation, soil specification of the various parts under ) | | |
| | a. Foundation | : | Hard gravel PCC base course isolasted RCC column footing with M20 grade |
| | b. Basement | : | RCC Plinth beam of size 9'x12" - 9" thick brick masonry in CM upto 0.6m from ground level. |
| | c. Superstructure | : | RCC Framed structure roof rooms are covered by brick work |
| | d. Flooring and Roof ( are to be given) | : | Flooring with tiles with necessary doors and windows UPVC |

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9. Number of persons to be accommodated : **200 Nos**

10. The Period of License is required : **11.06.2026 to 10.06.2029**

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LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
123, Sparcade, Sarojini Street, Ram Nagar,
Coimbatore - 641 009.
Cell : 98430 74865

Place : Coimbatore
Date : **11.06.2026**

Signature of the Engineer

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 a fresh license in case any addition or alteration is made tothe existing building orportion of building. I also undertake to obtained a fresh license. If the purpose for which the License was granted forthe use of the building or a portion of the building originally is changed or altered subsequently.

Place : Coimbatore
Date : **11.06.2026**

Signature of the owner of the building

M. LOGANATHAN, ME (HON'S), STRUCT
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ed Engineer (INDIA) AM - 74664
pproved Valuer ( F11510)
Coimbatore - 641 009
Mob : 98430 76865

## FORM - B

(For of application under sub-section (1) sub section (2) of section 4 of the madras public Buildings ( Licensing ) Act 1965 ( Madras Act 13 of 1965) referred toin Rule 3 of the Madras Public Buiildings ( Licensing) rules 1966 )

1. **FOUNDATION** :

| | | | |
|---|---|---|---|
| 1. | Depth below Ground level | : | 6'0" |
| 2. | Nature ofsoil met with at foundation level | : | Hard gravel |
| 3. | Pressure at foundation | : | 267KN/m2 |
| 4. | Probablesafe bearing capacity of the statement with at foundation | : | 440KN/Sq.m.Tons/M2 |

2. **SUPERSTRUCTURE**

| | | | |
|---|---|---|---|
| 1. | Maximum stress in the most critical section of masonry and concrete. | : | on concrete 60 tons per m2 |
| 2. | Natures of masonry and concrete and its safe permissible stress | : | Brickworkwith CM 1:6 12T/sq.ft. and M20 concrete - 37.16 T/Sq.ft. |

The structural soundness ofthe building has been verified by me with reference to ISI loading standards 875 ( Late version) and other relevant Indian Standard Code of practice and I declare that the building is structurally sound to be used as public building for the purpose noted in the statement. A license may be granted the period from the **11.06.2026 to 10.06.2029**

Reg.No. : **CIF Approval No.H1/20747/2023**
Class : **Dated: 08.12.2023 to 07.12.2026**
Address : SP Arcade, 303, 3rd Floor,
123, Sarojini Street, Ram Nagar,
Coimbatore - 641 009

M. LOGANATHAN, ME (HON'S), STRUCT
CHARTERED ENGINEER VALUER, STRUCTURAL ENGINEER
LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
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Coimbatore - 641 009.
Cell : 98430 76865

Signature of the Engineer

## FORM –C

( Form of certificate of structural soundness under sub-section (4) of section 4 of the Tamil Nadu Public Building ( Licensing) Act, 1963 (Tamil Nadu act of 1965) referred to in rule 4 of the Tamil Nadu Public building (Licensing) Rules, 1966).

I certify that I have inspected the building mentioned in the statement and furnish below its Salient Technical features. The structural Soundness of the Building has been verified taking into account the loading as per latest Indian standards 875, I therefore of the opinion of the a licence may be granted to the period of three years from **11.06.2026 to 10.06.2029** ( both days Inclusive)

| Location of the Building, Door No. Street and Name of the Place | Age of the Building | No of stories | Short Description of the structure | Purpose for which the building is certified for use | The period for which the building will be structurally Soundness | No of persons to be Accommodated | Remarks |
|---|---|---|---|---|---|---|---|
| **CUBIX COMMERCIAL OFFICE BUILDING** T.S.No.5/4, Block No.8, Ward No.W(23), Ganapathy Village, Coimbatore North taluk, Coimbatore Corporation. | Refer Form-A (Sl.No. 7) | Basement floor, Ground floor ,First floor, Second floor , Third Floor and Terrace floor | Column framed Structure And finished | **Commercial office building** | **11.06.2026 To 10.06.2029** | **200 Nos** | - |

Place : Coimbatore
Date **11.06.2026**

Signature of the Engineer

M. LOGANATHAN, ME (HON'S), STRUCT
CHARTERED ENGINEER VALUER, STRUCTURAL ENGINEER
LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
123, Sparcade, Sarojini Street, Ram Nagar,
Coimbatore - 641 009.
Cell : 98430 76865

**Dated : 11.06.2026**

## FORM – D

Form of Licence under sub- selection (1) of section 6 of the Tamil Nadu Public Buildings (Licensing) Act, 1965 ( Tamil Nadu Act 13 of 1965 ) referred to in rule 6 of the Tamil Nadu Public Buildings(Licensing) Rules 1966.

**LICENCE**

Licence is hereby renewed to, **CUBIX COMMERCIAL OFFICE BUILDING** T.S.No.5/4, Block No.8, Ward No.W(23),Ganapathy Village, Coimbatore North taluk,Coimbatore Corporation.for the purpose and in respect of building specified in the statement below and subject to the conditions and for the period mentioned hereunder:

1. The Period of validity of the licence renewed from **11.06.2026 to 10.06.2029**

2. To be renewed on or before **10.06.2029** (Subject to the condition that the building plan should be got approved by the Local Planning Authority).

3. **CUBIX COMMERCIAL OFFICE Purpose** – Building

| Door No. Street No. and ward no. where the building is situated | Purpose of the building | No of persons to be accommodated |
|---|---|---|
| **CUBIX COMMERCIAL OFFICE BUILDING**<br>T.S.No.5/4, Block No.8,<br>Ward No.W(23),<br>Ganapathy Village,<br>Coimbatore North taluk,<br>Coimbatore Corporation. | **Commercial office building** | **200Nos** |

Place : Coimbatore
Date : **11.06.2026**

Signature of the Engineer

M. LOGANATHAN, ME (HON'S), STRUCT
CHARTERED ENGINEER VALUER, STRUCTURAL ENGINEER
LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
123, Sparcade, Sarojini Street, Ram Nagar,
Coimbatore - 641 009.
Cell : 98430 76945

## FORM – E

Form of Report to be made to the competent authority by Inspecting Authorities or officers appointed under section 238 of the Madras Public Building (Licensing Act 1965 Madras Act 13 of reffered to in rule 7 of the Madras Public Building (Licensing) Rule 1966.

| | | |
|---|---|---|
| 1. Name and designation of Inspecting Authority or officer appointed of have Jurisdication under other act of law. District | : | **M. LOGANATHAN** Panel Engineer<br>**PWD CLASS 1-A PANEL ENGINEER**<br>Government Approved Valuer, Coimbatore<br>No. H1 /4105/06/C3 DT – 11/03/2008 |
| 2. Location of the Building Inspected (Door No. St. Name of place i.e. Municipal Corporation / Municipality /Union / Township / Contonment | : | **CUBIX COMMERCIAL OFFICE BUILDING**<br>T.S.No.5/4, Block No.8,<br>Ward No.W(23),<br>Ganapathy Village,<br>Coimbatore North taluk,<br>Coimbatore Corporation |
| 3. Date of Inspection | : | **11.06.2026** |
| 4. Purpose for which the Building is used | : | **Commercial Office building Purpose** |
| 5. Nature of defects noticed | : | No Defects |
| 6. Suggestions for rectifying defects | : | ------ |
| 7. If in a dangerous condition Immediate steps recommended to be taken | : | Good Condition |

Place : Coimbatore
**Date 11.06.2026**

Signature of the Engineer

M. LOGANATHAN, ME (HON'S), STRUCT
CHARTERED ENGINEER VALUER, STRUCTURAL ENGINEER
LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 042 / 2024
123, Sparcade, Sarojini Street, Ram Nagar,
Coimbatore - 641 009.
Cell : 98430 76865

## STATEMENT TO ACCOMPANY THE CERTIFICATE OF STRUCTURAL SOUNDNESS

| | | | |
|---|---|---|---|
| 1. | Location of the Building - Door Number,Streetand name of Place : | : | **CUBIX COMMERCIAL OFFICE BUILDING**<br>T.S.No.5/4, Block No.8, Ward No.W(23),<br>Ganapathy Village,<br>Coimbatore North taluk,<br>Coimbatore Corporation. |
| 2. | Age of the building | : | Under construction |
| 3. | Number of storeys | : | Basement floor, Ground floor ,First floor, Second floor , Third Floor and Terrace floor |
| 4. | Short description of structural steel RCC framed or Load bearing only official purpose | : | **Commercial office building** |
| 5. | Purpose for which the Building will be structurally sound | : | **Commercial office building** |
| 6. | The period for which the building will be structurally sound | : | **11.06.2026 to 10.06.2029**<br>( both days inclusive ) |
| 7. | No.of persons to be accommodated | : | **100 persons** |
| 8. | Remarks | : | Nil |

M. LOGANATHAN, ME (HON'S), STRUCT
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Cell : 98430 74865

# GOVT. OF TAMILNADU

## DIRECTORATE OF TOWN & COUNTRY PLANNING

### DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**M.LOGANATHAN** has enrolled as **Structural Engineer Grade –I(SE)** with District Town and country Planning, Coimbatore who has the qualification of **M.E(Structural Engineering)** and experience in the relevant field for 30 years.

He has been given the Registration No. **Coimbatore LPA/SE/GR-I/074/2024 on 01.08.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu in part V, "Registration of Professionals " ,Tamil Nadu Combined Development and Building Rules ,2019 approved vide G.O (Ms) No .18 MAWS (MA1) Dept.Dated .04.02.2019

This Registration Certificate is valid upto **31.07.2029**



JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY PLANNING,

COIMBATORE

1.8.24

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.