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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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Dr. K P Jaya
Project Coordinator & Professor

04.02.2026

To

M/s. Prestige Estates Projects Ltd.,
Prestige Polygon, Top floor #471,
Anna Salai, Nandanam
Chennai – 600 035

Sir,

Sub: Vetting of the Structural Design and Detailing of the proposed construction of High-Rise Building for Residential Group Development with Club House Consisting of 6 Blocks with Combined Double Basement Floor + Combined Stilt floor (Except Block 6) + Combined 1st floor with Podium; Block 1: 2nd floor to 22nd floor with 174 dwelling units; Block 2: 2nd floor to 22nd floor with 128 dwelling units; Block 3: 2nd floor to 22nd floor with 174 dwelling units; Block 4: 2nd floor to 22nd floor with 260 dwelling units; Block 5: 2nd floor to 22nd floor with 174 dwelling units; Block 6(Club House): Ground floor (Creche, Kids Play area, Super Market, AV room + 1st floor (Table Tennis, Indoor Games & Pool table)+ 2nd floor (Gymnasium, Badminton Court & Health club)+3rd floor part (Aerobics & Health club) + 4th floor part with Open Swimming Pool with Change rooms, Showers and Toilets) Totally 910 Dwelling units located at abutting G.N.T. Road comprised in T.S.No. 8/1, Old S.No. 1064/1,2,3 & 4B, Block No.50, Ward-C of Madhavaram Village, Madhavaram Taluk, within the limits of Greater Chennai Corporation.- Reg.,

Ref: Letter dated 15th July 2025 from your office

With reference to the above, we had accepted to verify the structural design and detailing of proposed construction of High-Rise Building for Residential Group Development with Club House Consisting of 6 Blocks with Combined Double Basement Floor + Combined Stilt floor (Except Block 6) + Combined 1st floor with Podium; Block 1: 2nd floor to 22nd floor; Block 2: 2nd floor to 22nd floor; Block 3: 2nd floor to 22nd floor; Block 4: 2nd floor to 22nd floor; Block 5: 2nd floor to 22nd floor; Block 6(Club House): Ground floor + 1st floor + 2nd floor +3rd floor part + 4th floor part with Open Swimming Pool located at abutting G.N.T. Road comprised in T.S.No. 8, Old S.No. 1064/1,2,3 & 4b, Block No.50, Ward-C Of Madhavaram Village, Madhavaram Taluk, within the limits of Greater Chennai Corporation, based on the inputs given M/s. Design Tree Service Consultants Pvt Ltd, Bengaluru and M/s. Prestige Estates Projects Ltd., Chennai such as (i) Copy of the soil investigation report (ii) Structural design and detailing (iii) Architectural Drawings.

Our team has completed the checking of structural design and stability of the structure for Approval Purpose as per the model given by M/s. Design Tree Service Consultants Pvt Ltd, Bengaluru as well as based on the model developed by us. It is certified that the Structural Design and the detailed drawing of the High-Rise Building for Residential Group Development with Club House Consisting of 6 Blocks with Combined Double Basement Floor + Combined Stilt floor (Except Block 6) + Combined 1st floor with Podium; 2nd floor to 22nd floor for Block 1,2, 3, 4 & 5; Block 6(Club House): Ground floor + 1st floor + 2nd floor +3rd floor part + 4th floor part with Open Swimming Pool found to be satisfied with the codal requirement as per relevant I.S.Codes.

It is advised that the same specifications and detailing provided in the drawing should be followed for all the Blocks of the project work during the construction of the building. The quality of workmanship is very much important in the structural performance of the buildings.

4.2.26

(K.P. Jaya)

Dr. K.P. JAYA
Professor
Division of Structural Engineering
Department of Civil Engineering
Anna University, Chennai - 600 025.

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

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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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