Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

PRECISE ASSOCIATE
CONSULTANTS, ENGINEERS, DESIGNERS
45/1, 2nd Main Road, Ramalinga nagar South Extn, Vayaloor Main Road, Trichy-17. Cell no: 90475 66336, 99944 77007. Ph: 0431-4210336, 2770027.

STABILITY CERTIFICATE

Date: 26.09.2025

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

The detailed engineering and structure design of the proposed building located in S.NO. 27, Ward:Y, Block No: 12, Renganathapuram, Puthur Village, Zone-5, Trichy City Corporation- Site area of 1589.27Sq.m (As per approved)-Block-1 HRB (consist of 35 Residential dwelling units of Stilt + 5 floors)- FSI area of 4444.57Sq.m. alonehas been done by me/us based on the report of geotechnical investigation (soil test) done by M/s. Time Institue for Material Testing Report No.Time /25/ Soil Test / August 2023Dated 22.08.2023 and considering the functional requirement of the building..

- It is certified that among other factors, the proposed building has been designed to Dead load and live load only. (Tiruchirappalli falls into **Seismic Zone II**, which is considered a low-risk zone with low chances of having earthquakes, according to the Indian seismic codes). I/We have checked various parameters and found that the proposed building would be safe.

- I/We further certify that:

  (i) The minimum grade of concrete is M20.

  (ii) The design and analysis have been done using the code of practice for plain and reinforced concrete as per IS 456, design loads as per IS Codes No IS 875:1987 (Part 1,2 and 4) and design of earthquake resistant structure as per IS Code No IS 1983:2016.

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

Er.K.PRABU, M.Tech (Stru),
Registered Structural Engineer Grade - I,
RSE.Gr - I/DTCP/TRICHY/SEP - 2025/67,
45/1, 2nd Main Road, Ramalinganagar South Extn,
Vayalur Main Road, Trichy – 620 017.
Office : 0431-2770027, Mobile : 99944 77007.

Stamp and Signature

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Date:18.08.2025

TO WHOM SO EVER IT MAY CONCERN

This is to inform that I am attaching the following sheets, which are required for the submission of drawing to the respective Authority for project the proposed construction in the residential building approved site in plan no:160/2024DATED :21.03.2024. IN S.NO.: 27, Ward: Y, Block No: 12, Renganathapuram, Puthur Village, Zone-5, Trichy City Corporation.

1. Statement Accompanying Form-A
2. Form-8
3. Statement Accompanying the Certificate of Structural Soundness.
4. Form-C

18/8/25

Er.K.PRABU, M.Tech (Stru),
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STATEMENT ACCOMPANYING FORM-A

I.	Name and Door No. of the building	Mr.K.N.MANIVANNAN
2.	Location(StreetNo./Wardno. Name of place (Corporation/ Municipality/ Panchayat/ PanchayatUnion/ Township/ Cantonment)	S.NO.: 27, Ward: Y, Block No: 12, Renganathapuram, Puthur Village, Zone-5, Trichy City Corporation
3.	Year of Construction	2024
4.	Approximate cost of Construction	
5.	Purposed for which the building is being Used or purpose to be used	Residential Multistory Building
6.	Details of construction of the building hither to been used	New construction
7.	Details of Construction of the Building (Particulars of the foundation soil, Specifications of the various parts under)	
	1. Foundation	: Isolated RCC Column footing resting on Disintegrted Rock
	2. Basement	:0.75 meters above ground level
	3. Superstructure	: Ground floor RCC framed structure With RCC Columns & Brick panel walls
	4. Floor and Roof (are to given)	: Vitrified tiles over PCC 1:4:8 for flooring
8.	Number of Persons to be accommodated	:225 Nos

Date:18.08.2025

Signature of the Engineer/Designation

18/8/25

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FORM-B

[Form of certificate of structural soundness under sub-section (4) of section 4 of the Tamil Nadu Public Building (Licensing) Act 1965 (Tamil Nadu Act 13of 1965) referred to in rule 4 of theTamil Nadu Building (Licensing) Rules 1966]

I certify that I have designed the building mentioned in the statement and furnish below itssalient technical features:

(1) Foundation

(i)	Depth below ground level	:3.00metres
(ii)	Nature of soil met with at foundation level	: Disintegrated Rock
(iii)	Pressure at foundation	:20.0t/m^2
(iv)	Probable safe bearing capacity of the strata met with at foundation	:30.00t/m^2

(2) Superstructure

(i)	Maximum stress in the most critical section: As per relevant BIS Code) provision of masonry and concrete
(ii)	Nature of masonry and concrete and its safe: As per relevant BIS Codal provision permissiblestress

The structural soundness of the building has been verified by me with reference to ISI loading standards 875(latest version) and other relevant Indian Standards Code of Practice and I declare that the building is structurally sound to be used as a public building for the purpose noted in the statement.

18/8/25

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Date:18.08.2025

Signature of the Engineer/Designation

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FORM-C

[Form of certificate of structural soundness under sub-section (4) of section 4. of the Tamil Nadu Public Building (Licensing) Act 1965 (Tamil Nadu Act 13of 1965) referred to in rule4 of the Tamil Nadu Building (Licensing) Rules 1966]

I certify that I have designed the building mentioned in the statement and furnish below its salient technical features:

(I) Foundation

(i)	Depth below ground level	:3.00metres
(ii)	Nature of soil met with at foundation level	: Dis integrated rock
(iii)	Pressure at foundation	:25.0t/m^2
(iv)	Probable safe bearing capacity of the strata :30.0t/m^2met with at foundation	

(2) Superstructure

(i)	Maximum stress int he most critical section: As per relevant BIS Codal provision of masonry and concrete
(ii)	Nature of masonry and concrete and its safe: As per relevant BIS Codal provision Permissible stress

The structural soundness of the building has been verified by me with reference to ISI loading standards 875(latest version) and other relevant Indian Standards Code of Practice and I declare that the building is structurally sound to be used as a public building for the purpose noted in the statement.

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Signature of the Engineer/Designation

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STATEMENTTOACCOMPANYTHECERTIFICATEOFSTRUCTURALSOUNDNESS

Location of the building, door no, street name &. Name of place (I)	Age of the Building (2)	Value of the building at current rates (3)	No. of Stories (4)	Short description of the structure Steel- RCC Framed or Load bearing masonry. (5)
ProposedResidential Building in S.NO.: 27, Ward :Y, Block No: 12, Renganathapuram, Puthur Village, Zone-5, Trichy City Corporation	NewBuild ing		Stilt Plus Five Floors	RCC Framed Structure withbrick panel walls, RCC Columns, beams, Flooring- Ceramic, Joinery- TeakWood/UPVC

Purposed for which the building is certified for use. (6)	The period for which the building will be structurally sound (7)L	No. of Persons to be accommodated (8)	Remarks (9)
Residential Building	50 years	225nos.	

18/8/25

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Date:18.08.2025

Signature of the Engineer/Designation

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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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.