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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verified.realestate

DIGITALLY VERIFIED RECORD

APC Anagha
Prudent Consultants LLP

22-01-2025
Bengaluru

STABILITY CERTIFICATE

It is certified that the proposed construction [(basement+ stilt+ 7 floors) IT building at plot no. 170/a & b, development plot industrial Estate, 2nd main road and estate main road, Palavakkam, chennai, at s.no. 140/19a, palavakkam Village, sholinganallur taluk, greater Chennai Corporation, zone-14, div – 185] is designed to resist earthquake. Check has been made and found safe and I hereby certify that:

1. The minimum grade of concrete is M30.

2. The design and analysis using the code of practice for plain and reinforced concrete as per IS 456, Design Loads as per relevant IS, wind loads as per IS 875 part 3 and Design of Earthquake resistant Structure as per IS 1893 –2016 are carried out.

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

This certificate is invalid, if any subsequent modifications are made to the structure in any manner. Further the certificate is invalid In the case of misrepresentation of data, suppression of records or wilful modifications to records by the builder or their agents.

Structural Engineer (V.G.Palaksha)
CMDA Reg. No. SE/GR-1/19-06-149

V.G. PALAKSHA, M.E.(STR)
Structural Consultant
CMDA Reg. No. SE/GR-I/19/06/149
1696/5, 6th Cross, Dr. SRK Nagar
MCECHS Layout, Jakkur
Bangalore-560 064, Mob: 9972097980

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru. V. G. PALAKSHA** has enrolled as **Registered Structural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E., (Structural Engg.)** and experience in the relevant field for **21 years**.

He has been given the Registration No.**SE/GR-I/2019/06/149 Renewed** on **03.06.2024.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu 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 is valid upto **02.06.2029**.



3/6/24.

(A. MEGANATHAN)
Superintendent

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.