Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

```
*****************************************************
*                                                   *
*           STAAD.Pro CONNECT Edition               *
*           Version  22.10.00.153                   *
*           Proprietary Program of                  *
*           Bentley Systems, Inc.                   *
*           Date=    OCT  1, 2024                   *
*           Time=    17:14: 7                       *
*                                                   *
*  Licensed to: Universal Consultants               *
*****************************************************
```

```
     1. STAAD SPACE
INPUT FILE: C:\Users\suresh\Desktop\UC-MADUVINKARAI\MADUVINKARAI.STD
     2. START JOB INFORMATION
     3. JOB NAME THE PROPOSED CONSTRUCTION OFFICE BUILDING IN STILT+THIRD FLOOR +
     4. *FOURTH FLOOR (PART) AT DOOR NO:1 (AS PER DOCUMENT) DOOR NO:12B ( AS PER PATTA)
     5. *CHAKRAPANI  ROAD & FIVE FURLONG ROAD , GUINDY CHENNAI- 600 032.COMPRISED IN
     6. *T.S.NO : 2 ( AS PER DOCUMENT) T.S.NO : 4/1 (AS PER PATTA), BLOCK NO:4 (AS PER
     7. *DOCUMENT), BLOCK NO:5 (AS PER PATTA), VELACHERY VILLAGE, VELACHERY  TALUK
     8. *CHENNAI DISTRICT, GREATER CHENNAI CORPORATION, ZONE - XIII,   DIVISION -174.
     9. ENGINEER NAME SURESH
    10. CHECKER NAME SURESH
    11. APPROVED NAME SURESH
    12. ENGINEER DATE 10/1/2024
    13. CHECKER DATE 10/1/2024
    14. APPROVED DATE 10/1/2024
    15. END JOB INFORMATION
    16. INPUT WIDTH 79
    17. UNIT METER KN
    18. JOINT COORDINATES
    19. 1 -8.1 -1.45 0; 25 -8.1 -4.45 0; 26 -5.46 -1.45 0; 27 -5.46 -4.45 0
    20. 36 -8.1 1.55 0; 37 -5.46 1.55 0; 66 -14.3 -1.45 0; 67 -14.3 -4.45 0
    21. 68 -14.3 1.55 0; 69 -17.6 -1.45 0; 70 -17.6 -4.45 0; 71 -17.6 1.55 0
    22. 72 -8.1 4.55 0; 73 -5.46 4.55 0; 74 -14.3 4.55 0; 75 -17.6 4.55 0
    23. 76 -8.1 7.55 0; 77 -5.46 7.55 0; 78 -14.3 7.55 0; 79 -17.6 7.55 0
    24. 80 -8.1 10.55 0; 81 -5.46 10.55 0; 82 -14.3 10.55 0; 83 -17.6 10.55 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; 111 66 67
    27. 112 66 1; 113 67 25; 114 66 68; 115 68 36; 116 69 70; 117 69 66; 118 70 67
    28. 119 69 71; 120 71 68; 121 36 72; 122 37 73; 123 72 73; 124 68 74; 125 74 72
    29. 126 71 75; 127 75 74; 128 72 76; 129 73 77; 130 76 77; 131 74 78; 132 78 76
    30. 133 75 79; 134 79 78; 135 76 80; 136 77 81; 137 80 81; 138 78 82; 139 82 80
    31. 140 79 83; 141 83 82
    32. DEFINE MATERIAL START
    33. ISOTROPIC CONCRETE
    34. E 2.17185E+07
    35. POISSON 0.17
    36. DENSITY 23.5616
    37. ALPHA 1E-05
    38. DAMP 0.05
```

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
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```
39. END DEFINE MATERIAL
40. MEMBER PROPERTY INDIAN
41. 40 41 61 112 113 115 117 118 120 123 125 127 130 132 134 137 139 -
42. 141 PRIS YD 0.6 ZD 0.2
43. MEMBER PROPERTY INDIAN
44. 39 42 55 56 111 114 116 119 121 122 124 126 128 129 131 133 135 136 138 -
45. 140 PRIS YD 0.6 ZD 0.2
46. CONSTANTS
47. MATERIAL CONCRETE ALL
48. SUPPORTS
49. 25 27 67 70 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 61 111 TO 141 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 66 TO 83
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 61 112 115 117 120 123 125 127 130 132 134 137 139 141 UNI GY -25
66. LOAD 4 LOADTYPE LIVE  TITLE LL
67. MEMBER LOAD
68. 40 61 112 115 117 120 123 125 127 130 132 134 137 139 141 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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```
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	24	NUMBER OF MEMBERS	38
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 IN-CORE ADVANCED MATH SOLVER

TOTAL PRIMARY LOAD CASES = 6, TOTAL DEGREES OF FREEDOM = 120
TOTAL LOAD COMBINATION CASES = 13 SO FAR.

**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 =    0.57165 SEC           *
* SA/G PER 1893=    1.190, LOAD FACTOR= 1.000               *
* VB PER 1893=    0.0317 X     1926.18=      61.10 KN       *
*                                                           *
*************************************************************


*************************************************************
* UNITS - KN    METE                                        *
* TIME PERIOD FOR Z 1893 LOADING =    0.57165 SEC           *
* SA/G PER 1893=    1.190, LOAD FACTOR= 1.000               *
* VB PER 1893=    0.0317 X     1926.18=      61.10 KN       *
*                                                           *
*************************************************************


100. FINISH

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

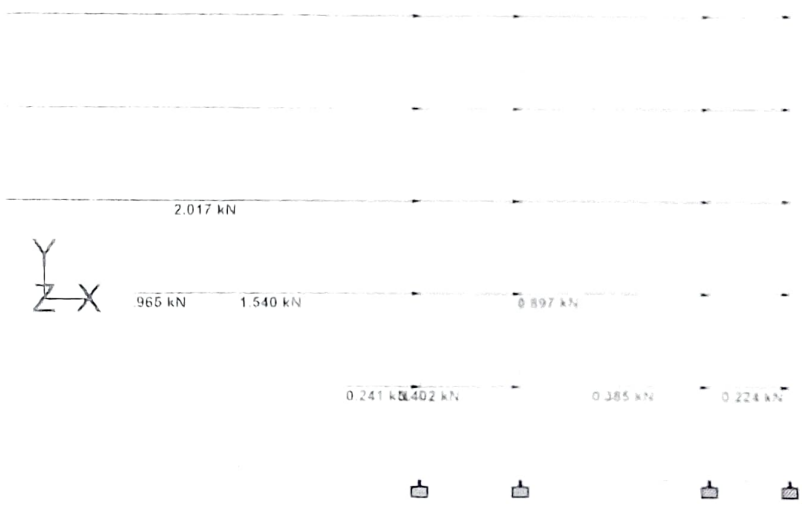
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Dr. J. SURESH, M.E., MIE., Ph.D.
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Plot No 555 [illegible], Mullai Street,
[illegible] 119.
Reg. No. [illegible] 0014
Reg. No. RSE[illegible]382019
Reg. No. CGLDIST/ SE/ Gr-I/ 2024/ 07/ 005

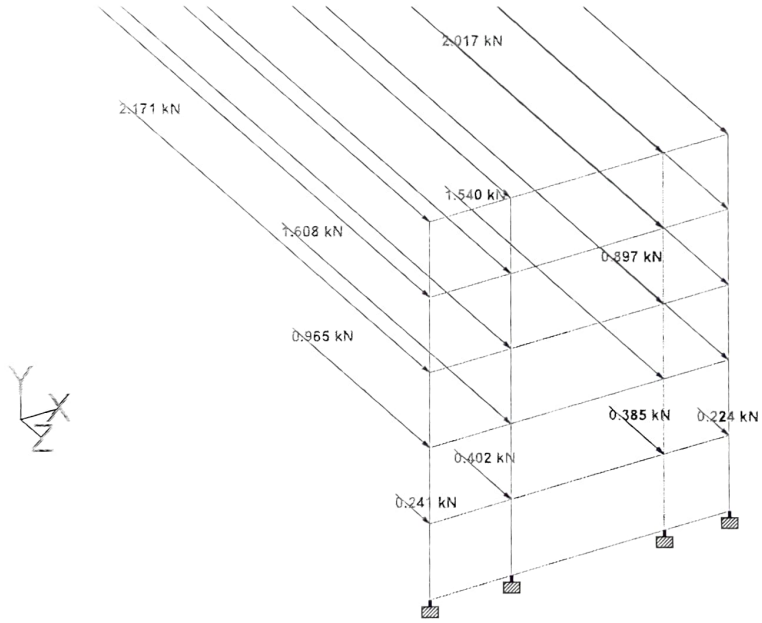
STAAD SPACE -- PAGE NO. 5

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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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*                http://www.bentley.com                     *
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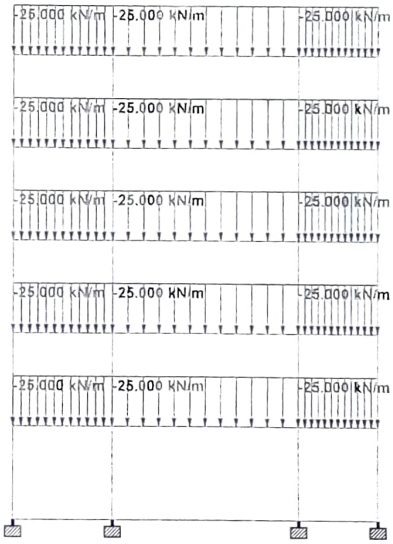
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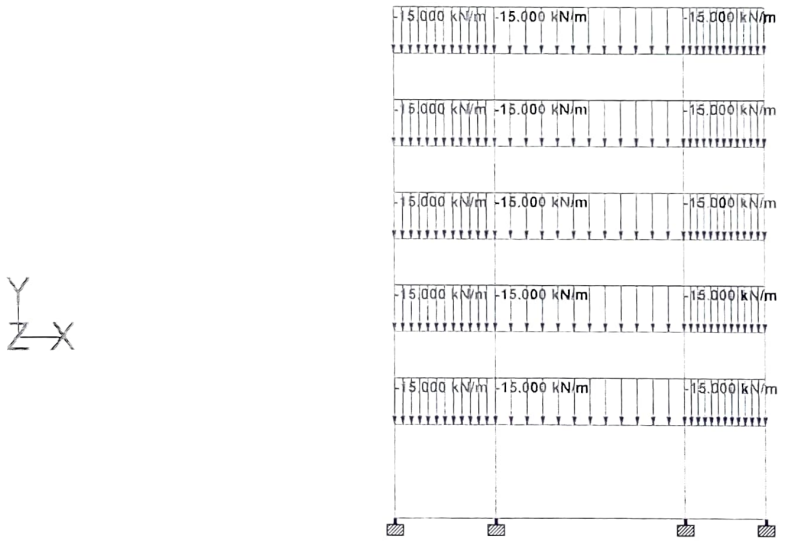
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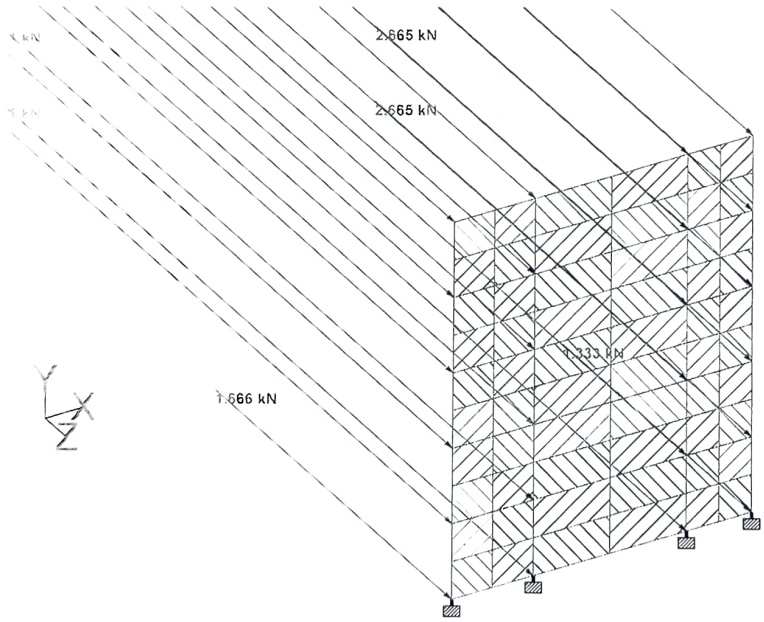
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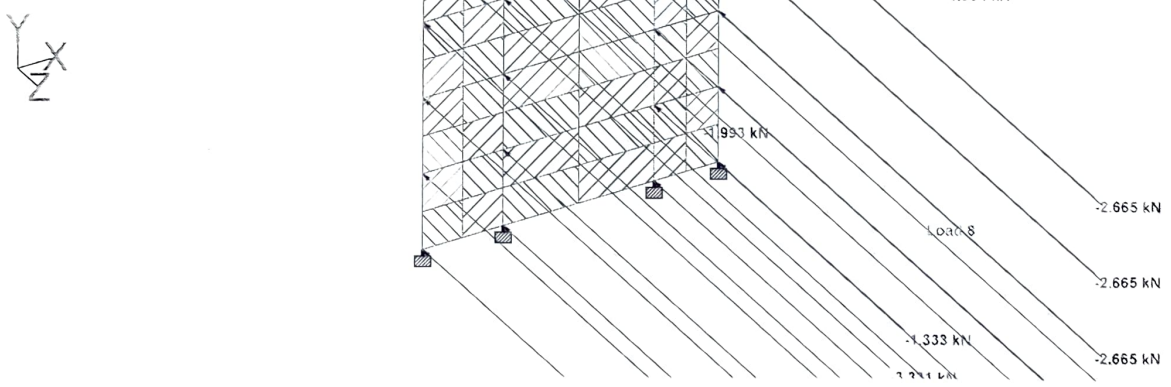
Load 4

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Load 7

Dr. J. SURESH, M.E., MIE., Ph.D.
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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

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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.