Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of Stilt floor + 5 floors New Door No.42, Old Door No.50, Beach Road, Kalashethra Colony, Chennai 600090, comprised in 166/2 (Part) (As per document) and T.S.No.15, Block No.56 of Thiruvanmiyur Village within the limits of Greater Chennai Corporation, has been done by me/us based on the report of geotechnical investigation (soil test) done by **Geo Foundation & Structures Pvt Ltd** Report No: **SI/CHN/25/1812/01** Dated: **30.08.2025** 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/We 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 M25

(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

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

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Encl.: Structural Design Calculation

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **C.KANNAN** has enrolled as **Registered Structural Engineer Grade-I(SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E Structures** and experience in the relevant field for **15** years.

He/She has been given the Registration No. **SE/I/2024/2/0047** on **28-Feb-2024** He/She 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 **27-Feb-2029**.

Signature valid
Name :A Meganathan
Designation :Superintendent
Date :02/28/2024 12:50:37 PM



A Meganathan

Superintendent

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

```
**************************************************
*                                                *
*          STAAD.PRO 2025                        *
*          Version  25.00.00.539                 *
*          Proprietary Program of                *
*          Bentley Systems, Inc.                 *
*          Date=    NOV  7, 2025                 *
*          Time=    16:30:13                     *
*                                                *
*  Licensed to: C.Kannan                         *
**************************************************
```

```
     1. STAAD SPACE DXF IMPORT OF UNTITLED1
INPUT FILE: D:\LOGESH\STABILITY CERTIFICATE\GKS - BESANT NAGAR\GKS_BESANT NAGAR_T[1]_01.08.2025.STD
     2. START JOB INFORMATION
     3. ENGINEER DATE 01-AUG-25
     4. ENGINEER NAME KANNAN
     5. CHECKER NAME KANNAN
     6. APPROVED NAME KANNAN
     7. CHECKER DATE 8/1/2025
     8. APPROVED DATE 8/1/2025
     9. JOB NAME PROPOSED RESIDENTIAL BUILDING AT NEW DOOR NO. 42, OLD DOOR NO. -
    10. 50,BEACH ROAD,KALASHETHRA COLONY, CHENNAI 600090
    11. END JOB INFORMATION
    12. INPUT WIDTH 79
    13. SET NL 250
    14. UNIT MMS KN
    15. JOINT COORDINATES
    16. 1 0 0 0; 80 16101 0 0; 82 5501 0 0; 85 13651 0 0; 121 0 3000 0
    17. 193 16101 3000 0; 194 5501 3000 0; 197 13651 3000 0; 227 0 6000 0
    18. 299 16101 6000 0; 300 5501 6000 0; 303 13651 6000 0; 333 0 9000 0
    19. 405 16101 9000 0; 406 5501 9000 0; 409 13651 9000 0; 439 0 12000 0
    20. 511 16101 12000 0; 512 5501 12000 0; 515 13651 12000 0; 545 0 15000 0
    21. 617 16101 15000 0; 618 5501 15000 0; 621 13651 15000 0; 651 0 18000 0
    22. 723 16101 18000 0; 724 5501 18000 0; 727 13651 18000 0; 757 0 -2000 0
    23. 783 16101 -2000 0; 784 5501 -2000 0; 785 13651 -2000 0
    24. MEMBER INCIDENCES
    25. 50 1 82; 51 85 80; 63 85 82; 202 121 194; 203 197 193; 215 197 194
    26. 354 227 300; 355 303 299; 367 303 300; 506 333 406; 507 409 405; 519 409 406
    27. 658 439 512; 659 515 511; 671 515 512; 810 545 618; 811 621 617; 823 621 618
    28. 962 651 724; 963 727 723; 975 727 724; 1069 1 121; 1095 80 193; 1096 82 194
    29. 1097 85 197; 1101 121 227; 1127 193 299; 1128 194 300; 1129 197 303
    30. 1133 227 333; 1159 299 405; 1160 300 406; 1161 303 409; 1165 333 439
    31. 1191 405 511; 1192 406 512; 1193 409 515; 1197 439 545; 1223 511 617
    32. 1224 512 618; 1225 515 621; 1229 545 651; 1255 617 723; 1256 618 724
    33. 1257 621 727; 1261 1 757; 1287 80 783; 1288 82 784; 1289 85 785
    34. DEFINE MATERIAL START
    35. ISOTROPIC CONCRETE
    36. E 21.7185
    37. POISSON 0.17
    38. DENSITY 2.35616E-08
```

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Indira Nagar, Chennai-600 020.

DXF IMPORT OF UNTITLED1 -- PAGE NO. 2

```
39. ALPHA 1E-05
40. DAMP 0.05
41. G 9.28139
42. TYPE CONCRETE
43. STRENGTH FCU 0.027579
44. END DEFINE MATERIAL
45. MEMBER PROPERTY
46. 1069 1095 TO 1097 1101 1127 TO 1129 1133 1159 TO 1161 1165 1191 TO 1193 1197 -
47. 1223 TO 1225 1229 1255 TO 1257 1261 1287 TO 1289 PRIS YD 800 ZD 200
48. 50 51 63 202 203 215 354 355 367 506 507 519 658 659 671 810 811 823 962 963 -
49. 975 PRIS YD 600 ZD 200
50. CONSTANTS
51. MATERIAL CONCRETE ALL
52. SUPPORTS
53. 757 783 TO 785 FIXED
54. UNIT METER KN
55. DEFINE IS1893 2016 LOAD
56. ZONE 0.16 RF 5 I 1.2 SS 1 ST 1 DM 0.05 DT 2
57. SELFWEIGHT 1
58. MEMBER WEIGHT
59. 50 51 63 202 203 215 354 355 367 506 507 519 658 659 671 810 811 823 962 963 -
60. 975 UNI 10 0 0
61. 50 51 63 202 203 215 354 355 367 506 507 519 658 659 671 810 811 823 962 963 -
62. 975 UNI 20 0 0
63. 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.

64. TYPE 1 WIND 1
65. <! STAAD PRO GENERATED DATA DO NOT MODIFY !!!
66. CUSTOM:PARAMS
67. !> END GENERATED DATA BLOCK
68. INT 1.35 1.48 1.58 HEIG  10  15  18
69. LOAD 1 LOADTYPE NONE  TITLE EQ +X
70. 1893 LOAD X 1
71. LOAD 2 LOADTYPE NONE  TITLE EQ -X
72. 1893 LOAD X -1.
73. LOAD 3 LOADTYPE NONE  TITLE EQ +Z
74. 1893 LOAD Z 1
75. LOAD 4 LOADTYPE NONE  TITLE EQ -Z
76. 1893 LOAD Z -1.
77. LOAD 5 LOADTYPE NONE  TITLE WIND +X
```

DXF IMPORT OF UNTITLED1 -- PAGE NO. 3

```
  78. WIND LOAD X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  79. LOAD 6 LOADTYPE NONE  TITLE WIND -X
  80. WIND LOAD -X 1 TYPE 1
*WARNING- NO MEMBERS LOADED FOR A WIND LOAD GENERATION.
  81. LOAD 7 LOADTYPE NONE  TITLE WIND +Z
  82. WIND LOAD Z 1 TYPE 1
  83. LOAD 8 LOADTYPE NONE  TITLE WIND -Z
  84. WIND LOAD -Z 1 TYPE 1
  85. LOAD 9 LOADTYPE NONE  TITLE LL
  86. MEMBER LOAD
  87. 50 51 63 202 203 215 354 355 367 506 507 519 658 659 671 810 811 823 962 963 -
  88. 975 UNI GY -10
  89. LOAD 10 LOADTYPE NONE  TITLE DL
  90. MEMBER LOAD
  91. 50 51 63 202 203 215 354 355 367 506 507 519 658 659 671 810 811 823 962 963 -
  92. 975 UNI GY -20
  93. SELFWEIGHT Y -1
  94. LOAD COMB 11 1.5(DL+IL)
  95. 9 1.5 10 1.5
  96. LOAD COMB 12 1.2(DL+IL+ELX)
  97. 9 1.5 10 1.2 1 1.2
  98. LOAD COMB 13 1.2(DL+IL-ELX)
  99. 9 1.2 10 1.2 2 1.2
 100. LOAD COMB 14 1.2(DL+IL+ELZ)
 101. 9 1.2 10 1.2 3 1.2
 102. LOAD COMB 15 1.2(DL+IL-ELZ)
 103. 9 1.2 10 1.2 4 1.2
 104. LOAD COMB 16 1.2(DL+IL+WLX)
 105. 9 1.2 10 1.2 5 1.2
 106. LOAD COMB 17 1.2(DL+IL-WLX)
 107. 10 1.2 6 1.2
 108. LOAD COMB 18 1.2(DL+IL+WLZ)
 109. 9 1.2 10 1.2 7 1.2
 110. LOAD COMB 19 1.2(DL+IL-WLZ)
 111. 9 1.2 10 1.2 8 1.2
 112. LOAD COMB 20 1.5(DL+ELX)
 113. 9 1.5 10 1.5 1 1.5
 114. LOAD COMB 21 1.5(DL-ELX)
 115. 9 1.5 10 1.5 2 1.5
 116. LOAD COMB 22 1.5(DL+ELZ)
 117. 9 1.5 10 1.5 3 1.5
 118. LOAD COMB 23 1.5(DL-ELZ)
 119. 10 1.5 4 1.5
```

```
120. LOAD COMB 24 1.5(DL+WLX)
121. 10 1.5 5 1.5
122. LOAD COMB 25 1.5(DL-WLX)
123. 10 1.5 6 1.5
124. LOAD COMB 26 1.5(DL+WLZ)
125. 10 1.5 7 1.5
126. LOAD COMB 27 1.5(DL-WLZ)
127. 10 1.5 8 1.5
128. LOAD COMB 28 0.9 DL+ELX
129. 10 0.9 1 1.5
130. LOAD COMB 29 0.9 DL-ELX
131. 10 0.9 2 1.5
132. LOAD COMB 30 0.9 DL+ELZ
133. 10 0.9 3 1.5
134. LOAD COMB 31 0.9 DL-ELZ
135. 10 0.9 4 1.5
136. LOAD COMB 32 0.9 DL+WLX
137. 10 0.9 5 1.5
138. LOAD COMB 33 0.9 DL-WLX
139. 10 0.9 6 1.5
140. LOAD COMB 34 0.9 DL+WLZ
141. 10 0.9 7 1.5
142. LOAD COMB 35 0.9 DL-WLZ
143. 10 0.9 8 1.5
144. PERFORM ANALYSIS PRINT ALL
```

P R O B L E M S T A T I S T I C S

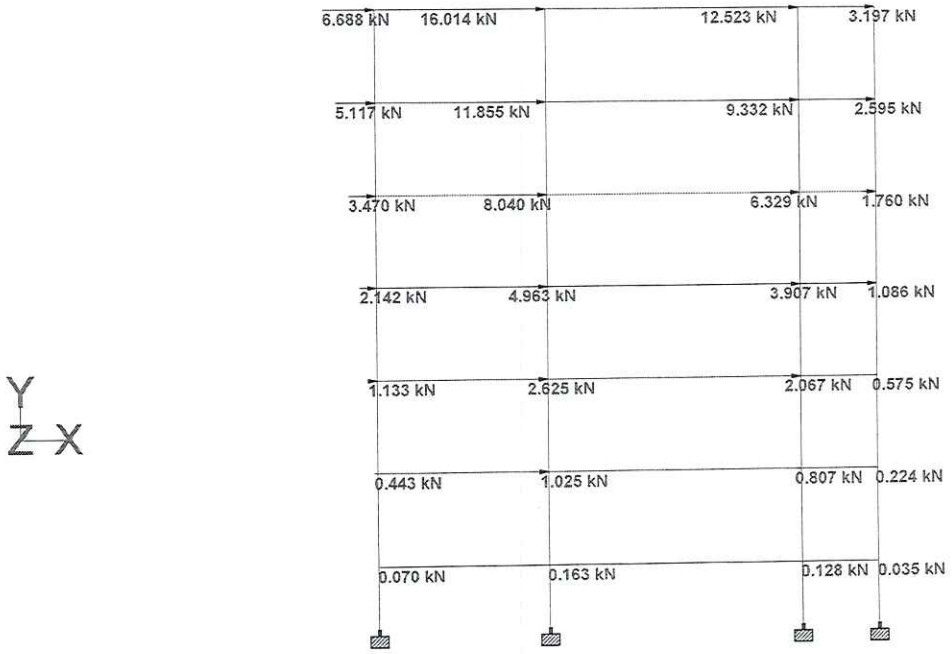
NUMBER OF JOINTS	32	NUMBER OF MEMBERS	49
NUMBER OF PLATES	0	NUMBER OF SOLIDS	0
NUMBER OF SURFACES	0	NUMBER OF SUPPORTS	4

Using 64-bit analysis engine.

SOLVER USED IS THE IN-CORE ADVANCED MATH SOLVER

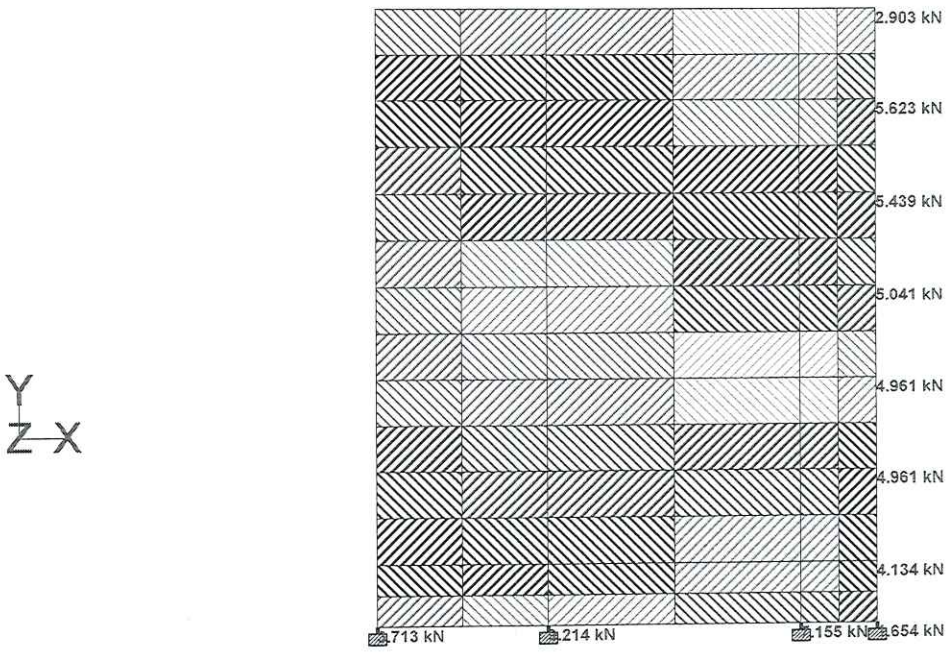
TOTAL PRIMARY LOAD CASES = 10, TOTAL DEGREES OF FREEDOM = 168
TOTAL LOAD COMBINATION CASES = 25 SO FAR.

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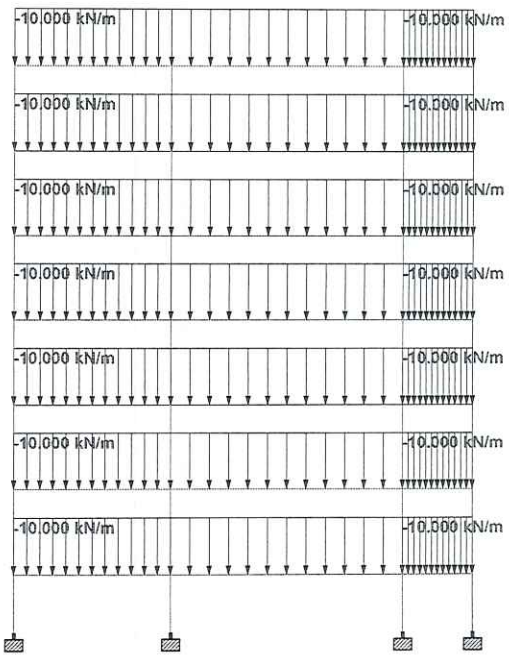


Load 1

C.KANNAN, B.E.,M.E, (Structure)
Structural Engineer,
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Door No: 21, 4th Main Road,
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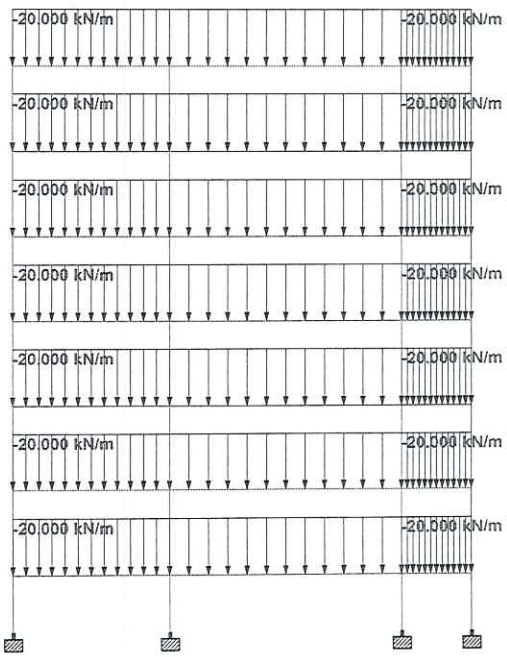

2.903 kN
5.623 kN
5.439 kN
5.041 kN
4.961 kN
4.961 kN
4.134 kN
.654 kN
.155 kN
.214 kN
.713 kN
Y
Z
X

Load 7


-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m
-10.000 kN/m

Y
Z X

Load 9



Load 10

C. KANNAN, B.E., M.E, (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

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,
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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.