

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.



KAV Structural Design Consultant

CMDA Reg.No. SE/GR-II/2019/04/047

STABILITY CERTIFICATE

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

The detailed engineering and structure design of the existing building comprising of Ground Floor + First Floor Commercial (Shop) Building at Sri Lakshmi Complex, Redhills Bypass Road, Padiyanallur, Chennai-600052, Comprised in S.No: 159/2A1C(part) (as per document) and S.No. 159/9 (as per patta) of Padiyanallur Village within the limits of Sholavaram Panchayat Union has been done by me/us based on the report of geotechnical investigation (soil test) done by M Ammaiappan Report No SGT/153/2023 Dated 14/6/2023 and considering the functional requirement of the building

2. It is certified that among other factors, the proposed building has been designed to resist earthquakes. 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 2000 and design of earthquake resistant structure as per IS Code No 875(Part 3): 2015

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

Stamp and Signature

KAV STRUCTURAL DESIGN CONSULTANT
D. KABILAN, M.Tech(Struct).
CMDA Reg No : SE/GR-II/2019/04/047
PL. No.13, SHIRIDI SAI NAGAR,
POONAMALLEE, CHENNAI-56.
CELL : 98843 99903

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](#)



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



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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+91 9996 12 9996

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.

