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™
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S K C STRUCTURAL CONSULTANTS
No.6, FIRST FLOOR, KAMARAJAR SALAI. ASHOK NAGAR,
CHENNAI - 600 083

Er.M.TAMIL. SELVAN.M.Tech (Stru.)
Mobile: 98433 16505.

STRUCTURA L STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed residential Building in Plot Numbers: 9, 33, 46, 47, 48, 49, 50, 5 1, 52, 53, 54, 55, 56, 57, 58, 59, 60, 6 1, 62, 63, 64, 65, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 9 1, 92, 93, 94 & 95pt, 96 & 95pt, 97, 98, 99, 100, 101 and Villas: 1, 25, 38, 39, 40, 4 1, 42, 43, 44, 45, 46, 47, 48, 49, 50, 5 1, 52, 53, 54, 55, 56, 57, 7 l, 72, 73, 74, 75, 76, 77, 78, 79, 80, 8 1, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 & 92 (**44 Villas (G + 1)** at **" THE MADRAS PAVILION "** Comprised in Survey No. '205/ 2A,3A, 3A Part situated at Thiruporur Village, Thiruporur Taluk, Chengalpattu District has been done by us based on the Report of geotechnical investigation (Soil test) done by **JEYAM GEO TECH with Test Report No: JGT/ M/s.VNCT GLOBAL LLP/ 101/25-26 dated 23.09.2025** 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, We have checked various parameters and found that the proposed building would be safe.

3. We further certify that:

(i] The minimum grade of concrete is M-25

(ii) The design and analysis has been done using the code of practice for plain and reinforced concrete as per **IS 456,** de sign load s as per IS Codes No **IS 875**and design earthquake resistant structure as per IS Code No IS 1**893-20 16.**

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

Er. M.TAMILSELVAN, M.Tech(Struct.)
STRUCTURAL ENGINEER GRADE - I (SE)
DTCP REG.NO: CGLD'ST/SE/GR-I/2025/10/013
VALID UPTO: 28/10/2030

As per Structural Design Calculation:

These Buildings (Ground + 1st Floor) are designed for all forces as per code.
The soil is Soft Disintegrated Rock. The foundation depth proposed at 2.0m and SBC at this depth is 200kn/m^2. Isolated and Combined footing proposed for foundation.

Loading:

1. Floor	:	3KN / M^2
2. Roof	:	1.5KN / M^2
Concrete	:	M-25
Steel	:	Fe 550
Earth Quake Zone	:	III

Clear Cover:

Footing	:	50mm
Columns	:	25mm
Beam	:	40mm
Floor Slab	:	20mm
Roof Slab	:	25mm
Development Length	:	40d + 10d
Type of Foundation	:	Shallow Foundation

We certify that the building is designed as Earthquake Resistant Building .We will frequently inspect the site for quality of materials and construction.

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The Building is designed as per IS codes.

IS 875	-	for loads calculation.
IS: 456-2000	-	Concrete code
IS: 1893-2016	-	Earthquake Resistant Design of Structures.
IS: 13920-1993	-	Ductile Detailing for Earthquake Resistant
IS: 800 – 2002	-	Steel Code

Reinforcement detailing is proposed as Ductile detailing for Earth quake. We certify that the design is Structurally Safe and sound and inspection will be carried out then and there for quality of materials and construction.

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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. **Tamil selvan** 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 5 years.

He/She has been given the Registration No. **SE/I/2025/10/0155** on **30-Oct-2025** 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 **29-Oct-2030**.

Signature valid
Name :M.K Asha Parveen
Designation :Superintendent
Date :10/30/2025 3:17:33 PM



M K Asha Parveen

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.