Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Sri Mahi Associates

Architects & Engineers

STABILITY CERTIFICATE

The detailed engineering and structure design of the building "INDRAPRASTHA" comprising of Group Development of Residential Building Block - 1 to 14-(14 dwelling units) Ground Floor + First Floor and Block 15 (Amenities) - Ground Floor + First Floor + Second Floor at Ward No. 26, Block No. 01 comprised in T.S. Nos. 9/1B2, 9/1B3 & 9/1B4 (S.F. No:364/ 1 Part) of Vilankurichi Village, Coimbatore North Taluk, Coimbatore District has been done by me based on the report of geotechnical Investigation (soil test) done by M/s. V.K.P. GEOTECH with the Ref: VKP/2019-20/R/126, Dated: 20.01.2020 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 have checked various parameters and found that the proposed building would be safe.

3. I further certify that:

   i. The minimum grade of concrete is M20

   ii. The design and analysis have 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 IS - 1893 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.

M. Elango.

Er. M. ELANGO, M.E.(struct.,)AMIE
Coimbatore LPA/SE/GR-II 001/2024
CHARTERED ENGINEER AM170590-6
No.16, 2nd Floor, Bharathi Colony Main Road
Peelamedu, Coimbatore- 641 004.

Encl: Structural Design Calculation

+91 99655 58790 / 98943 58790 srimahiassociates@gmail.com

No.16, 2nd Floor, Bharathi Colony, S.O. Bunk Bus Stop Peelamedu (PO), Coimbatore - 641 004.

STATEMENT ACCOMPANY FORM – " A"

1.	Door Number of the building	:	Proposed Residential building
2.	Location (Street no., Ward no., Name of Place etc. i.e. Corporation/Municipality/ Panchayat Union/Panchayat/Township/ Cantonment)	:	Ward No. 26, Block No. 1, T.S.No: 9/1B2,9/1B3 &9/1B4 (S.F.No:364/1 Part) Vilankurichi Village, East Zone, North Taluk, Coimbatore Corporation.
3.	Year of Construction	:	Proposed Residential Building
4.	Approximate cost of construction as per Current rate	:	Rs. 9,67,69,200.00
5.	Purpose for which the building is used or Proposed to be used	:	Proposed Residential building
6.	Purpose for which the building has Hitherto been used north facing block (1,2,3,4,5,6,&7),East facing (8,9,10,11,12 13&14) & Amenities	:	1795.08 (north) 1985.69(East) 305.64 (amenities) 4086. 41sq.m
7.	Details of construction of the building (Particulars of the foundation, soil, Specification of the various parts under)		
	a. Foundation	:	M20 Grade RCC Column, Footing and plinth beam.
	b. Basement	:	RCC framed structure with Brick work masonry walls in C.M.1:6 mix,
	c. Super structure	:	Brick work in C.M.1:6 mix
	d. Flooring &Roofing	:	Tiled Flooring & RCC roofing
8.	Number of persons to be accommodated	:	10persons.

Place: Coimbatore
Date: 12.10.2023

Signature of the Engineer

Er. M. ELANGO M.E(Struct.,) AMIE
LPA/SE/GR-II/19/04/023
CHARTERED ENGINEER
No.16, 2nd Floor, Bharathi Colony Main Road,
Peelamedu, Coimbatore - 641 004.

Signature of the owner of the building

FORM – B

(Form of the certificate of structural soundness under sub-section (4) of Section 4 of the Madras Public Building (licensing) Act 1965 (Madras Act 13 of 1965) referred to in rule 4 of the Tamilnadu Public building (Licensing) Rules 1966).

Since the building is proposed. So the certificate is not issued.

1. **Foundation:**

1. Depth below ground level	:	Proposed 10'0" feet
2. Nature of soil met with at Foundation level	:	Soft disintegrated rock
3. Pressure at foundation	:	370 kN/m²
4. Probable safe bearing capacity of the state met with at foundation	:	320 kN/m²

2. **Super structure:**

1. Maximum stress in the most critical Section column	:	Masonry -3N/mm² RCC -12N/mm²
2. Nature of masonry and concrete and its safe permissible stress	:	RCC M20 grade -20N/m²

This is stated that the building will be designed to take seismic forces and other loads as per relevant Indian Standard Codes.

Place: Coimbatore
Date : 12.10.2023

Signature of the Engineer

Er. M. ELANGO M.E(Struct.,) AMIE
LPA/SE/GR-II/19/04/023
CHARTERED ENGINEER
No.16, 2nd Floor, Bharathi Colony Main Road,
Peelamedu, Coimbatore - 641 004.

FORM –C

(Form of the certificate of structural soundness under sub-section (10) of Section 5 of the Madras Public Building (licensing) Act 1865 (Madras Act 13 of 1965) referred to in rule 5 of the Tamilnadu Public building (Licensing) Rules 1965).

Since the building is proposed the certificate is not issued

STATEMENT ACCOMPANYING THE CERTIFICATE OF STRUCTURAL SOUNDNESS

Location of the building, Door No., Street and Name of the Place	Age of the Building	Purpose for which the Building is certified for use	The period for Which the building will be structurally Sound	No. of persons to be accommodate	Remarks
Ward No:26, Block No:1, T.S.No:9/1B2,9/1B3, 9/1B4 (S.F.No:364/1 Part) Vilankurichi village, East Zone, North Taluk, Coimbatore Corporation .	Proposed Residential building	Proposed Residential building	Proposed	10 nos.	------

Place: Coimbatore
Date : 12.10.2023

Signature of the Engineer

Er. M. ELANGO M.E(Struct.,) AMIE
LPA/SE/GR-II/19/04/023
CHARTERED ENGINEER
No.16, 2nd Floor, Bharathi Colony Main Road,
Peelamedu, Coimbatore - 641 004.

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.