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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

REPORT ON THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT +5 UPPER FLOORS) AT NXG TEAK HAVEN, SENNEER KUPPAM, POONAMALLEE,CHENNAI, TAMILNADU-600 056.

AS BUILT SUBMITTED

RAAGAVAN STTRUCTURAL DESIGNS LLP
Old No.24, New, No.11, X-Block, 5th St, X Block, Tower Park,
Anna Nagar, Chennai 600040

N.S.SENTHIL KUMARAN
M.TECH(Structures)., A.M.I.E., C.Eng(Ind), P.E(Ind)
REGISTERED STRUCTURAL ENGINEER
CMDA-SE/GR-1/2020/02/256
CHARTERED ENGINEER, AM 155411-8

RAAGAVAN STTRUCTURAL DESIGNS LLP ★ CHENNAI 600 040

INTRODUCTION

It has been Proposed RESIDENTIAL BUILDINGS at POONAMALLE, GREATER CHENNAI CORPORATION. The "Detailed Analysis and Design work of the building to RAAGAVAN STTRUCTURAL DESIGNS LLP". This report deals with the detailed analysis and design of Residential building at POONAMALLE, GREATER CHENNAI CORPORATION.

GEOMETRY

This building is a R.C.C Structure. The building consists of Stilt + Five Floors only. The usage of the building is for Residential purpose.

MATERIAL

Reinforced cement concrete
Grade of concrete - M 25 (Nominal Mix)
Grade of steel - Fe500

LOADINGS

a. Dead load

Unit weight of concrete = 25 kN/m^3
Unit weight of brickwork = 20 kN/m^3
Weathering course = 1.2 kN/m^2

b. Live load

Live load on Floor = 2.00 kN/m^2
Live load on Staircase & Passage = 3.00 kN/m^2
Live load on toilet = 2.00 kN/m2
Live load on balcony = 3.00 kN/m2
(Clause 4.1, Table 2, IS 875 – Part 2)

All other dead & live loads are given as gravity loads. The detailing of reinforcement is done as per IS 456-2000 and SP 16. The entire structure is analyzed for each loads and load combinations.

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LOAD COMBINATIONS:

1. 1.5 DEAD LOAD+ 1.5 LIVE LOAD
2. 1.5 DEAD LOAD + 1.5 EQX
3. 1.5 DEAD LOAD - 1.5 EQX
4. 1.5 DEAD LOAD + 1.5 EQZ
5. 1.5 DEAD LOAD - 1.5EQZ
6. 0.9 DEAD LOAD + 1.5 EQX
7. 0.9 DEAD LOAD - 1.5 EQX
8. 0.9 DEAD LOAD + 1.5 EQZ
9. 0.9 DEAD LOAD - 1.5 EQZ
10. 1.2 DEAD LOAD +1.2 LIVE LOAD + 1.2 EQX
11. 1.2 DEAD LOAD +1.2 LIVE LOAD - 1.2 EQX
12. 1.2 DEAD LOAD +1.2 LIVE LOAD + 1.2 EQZ
13. 1.2 DEAD LOAD +1.2 LIVE LOAD - 1.2 EQZ
14. 1.0 DEAD LOAD + 1.0 LIVE LOAD
15. 1.0 DEAD LOAD + 1.0 EQX
16. 1.0 DEAD LOAD - 1.0 EQX
17. 1.0 DEAD LOAD + 1.0 EQZ
18. 1.0 DEAD LOAD - 1.0 EQZ
19. 1.0 DEAD LOAD + 0.8 LIVE LOAD + 0.8 EQX
20. 1.0 DEAD LOAD + 0.8 LIVE LOAD - 0.8 EQX
21. 1.0 DEAD LOAD + 0.8 LIVE LOAD + 0.8 EQZ
22. 1.0 DEAD LOAD + 0.8 LIVE LOAD - 0.8 EQZ

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23. ANALYSIS

The entire analysis is carried out using finite element package program STAAD pro package for Villa as per approval drawing. The beams and columns are modeled as frame elements and the slabs are modeled as shell element. Pile foundation is adopted based on Safe vertical capacity of 1500kN at 29m. and the columns are assumed to be fixed at the base. Dead loads are considered as per IS 875 Part 1 and Live loads are considered as per IS 875 Part 2 and are applied as Line load and Area load.

Yours sincerely,

N.S.SENTHIL KUMARAN
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RAAGAVAN STRUCTURAL DESIGNS LLP
CHENNAI
600 040

STABILITY CERTIFICATE

Property At:

The Proposed Construction of Residential Building (stilt +5 upper floors)
at NXG Teak Haven, Senneer kuppam, Poonamallee,Chennai,
Tamilnadu-600 056

N.S.Senthil Kumaran, *M.Tech (Structures), A.M.I.E, C.Eng (Ind)*
Director & Chartered Engineer
Raagavan Sttructural designs LLP

N.S.SENTHIL KUMARAN
M.TECH(Structures)., A.M.I.E., C.Eng(Ind), P.E(Ind)
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CMDA-SE/GR-1/2020/02/256
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Old No.24, New, No.11, X-Block, 5th St, X Block, Tower Park, Anna Nagar, Chennai, Tamil Nadu 600040
Mail us : raagavanstructuraldesigns@gmail.com
Contact Us - +91-9790877093

STATEMENT ACCOMPANYING FORM – A

1.	Name	:	Vistawh Land Holdings India Private Limited
2.	Location Street No. Ward No.	:	The Proposed Construction of Residential Building (stilt +5 upper floors) at NXG Teak Haven, Senneer kuppam, Poonamallee,Chennai, Tamilnadu-600 056.
3.	Name of place i.e. Corporation Municipality/ Panchayat/ Panchayat Union/Township Cantonment	:	POONAMALLEE
4.	Year of Construction	:	New
5.	Approximate Cost of construction	:	Rs.2100/Sq.ft
6	Approximate Area of the Building	:	13,309 Sq.ft
a.	Total area of the Building	:	13,309 Sq.ft
7.	Purpose for which the building is Used	:	Residential purpose
8.	Purpose for which the building has hither to been used.	:	New construction – empty site
a)	Foundation	:	Pile Foundation with Pilecaps.
b).	Basement	:	Brick work with Cement mortar.
c).	Superstructure	:	Cement Brick masonry in C.M: 1:5, plastering with C.M:1:4, wooden doors, windows, Color washing, White washing
d)	Floor and Roof	:	Flooring: CC.Flooring, Vitrified tiles Flooring, Roofing: R.C.C Roof&VAULT Roof with beams
10.	Period for which license is required	:	Three years from **11.06.2025 to 10.06.2028**
11.	Number of persons to be accommodated	:	Residential – 10 dwellings units

Place : Chennai – 600 029.
Dated: 11.06.2025

Signature of the Owner

Signature of the Engineer

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FORM - B

STATEMENT OF ACCOMPANY THE CERTIFICATE OF STRUCTURAL SOUNDNESS

Form of certificate of structural soundness under sub section (4) of section of 4 of the Madras Public Buildings (Licensing Act 1963 Madras Act 13 of 1965 referred to in rule 4 of the Madras Public Building (Licensing) rules 1966.

Certify that proposed building mentioned in the statement below and I have satisfied myself the building is structural sound to be using as a Residential building for the purpose note in the statement With Remarks. The structural soundness of the building has been verified taking into account the loading as per the latest Indian standard 456 & 875.

Location of the building door No. street name and name of the place	Age of the Building	Value of the Building	No. of Storeys	Short description of structure steel RCC framed or load bearing masonry.
1	2	3	4	5
The Proposed Construction of Residential Building (Stilt +5 upper floors) at NXG Teak Haven, Senneer kuppam, Poonamallee,Chennai, Tamilnadu-600 056.	New Building	Rs.39,054,747	Stilt + Five Floors	Foundation with Column , Plinth beams, R.C.C Framed structure &,Brick work With cm 1:5.For basement and superstructure, plastering with cm -1:4
Purpose for which the building is certified for use	The period for which the building will be structurally Sound		No. of persons to be accommodated	Remarks
Residential purpose.	License may be given for the period of Three years from **11.06.2025 to 10.06.2028**		Residential – 10 Dwellings	**Construction not yet**

Signature of the Owner

Signature of the Engineer.

N.S.SENTHIL KUMARAN
M.TECH(Structures)., A.M.I.E., C.Eng(Ind), P.E(Ind)
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FORM - C

FORM OF CERTIFICATE OF STRUCTURAL SOUNDNESS UNDER SUBSECTION (4) OF SECTION 4 OF THE TAMIL NADU PUBLIC BUILDING (LICENSING ACT 1965 (TAMIL NADU ACT 1 OF 1965) REFERRED TO IN RULE OF THE TAMIL NADU PUBLIC (LICENSING) RULES 1966.

I certify that I have designed the building mentioned in the statement and furnished below its salient technical features.

1. FOUNDATION:

I)	Depth below ground level	: Pile foundation 29m depth
ii)	Nature of soil set out in the Foundation.	: Pile foundation resting on Hard clay sand

The structural soundness of the building has been verified by me with reference to IS loading standards 875 (latest version) and other relevant Indian Standard code of practices I declare that the building is structurally sound to be used as a Residential building for the purpose noted in the statement.
A license may be granted for the period from **11.06.2025 to 10.06.2028** (Three Years)

CERTIFIED that no Thatched buildings, If any Thatched Buildings are constructed after the Issue of Certificate. We are not held Responsible for any Fire Accident that occurs later and that I/ WE aware that our LICENSE will be cancelled.

Signature of the Owner

Signature of the Engineer.

N.S.SENTHIL KUMARAN
M.TECH(Structures)., A.M.I.E., C.Eng(Ind), P.E(Ind)
REGISTERED STRUCTURAL ENGINEER
CMDA-SE/GR-1/2020/02/256
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FORM E

Form of report to be made to the competent authority by inspecting authorities or officers appointed under other act under section 25 of the Madras Public Building Licensing) Act 1965(Madras act 13 of 1965) referred to in rule 7 of the Madras Public Buildings Licensing rule 1966.

1. Name and designation of inspecting Authority or officer appointed or Having Jurisdiction Under any other Act or law	:	***N.S.Senthil Kumaran,*** **M.Tech (Structures), A.M.I.E, C.Eng (Ind)** Old No.24, New, No.11, X-Block, 5th St, X Block, Tower Park, Anna Nagar, Chennai 600040,
: Location of the Building inspected D.No.street No		The Proposed Construction of Residential Building (stilt +5 upper floors) at NXG Teak Haven, Senneer kuppam, Poonamallee, Chennai, Tamilnadu-600056.
2.		
3. Corporation/ Municipality / Panchayat / Panchayat Union / Township / Cantonment	:	POONAMALLEE.
4. Date of inspection	:	Nil
5. Purpose for which the building is used	:	Residential purpose.
6. Nature of defects noticed	:	Nil
7. Suggestion for rectifying defects	:	Does Not arise
8. If in a dangerous condition Immediate action Recommended be taken	:	Nil

Date:
Appointed or having jurisdiction

Signature of Inspecting Authority / Officer

N.S.SENTHIL KUMARAN
M.TECH(Structures)., A.M.I.E., C.Eng(Ind), P.E(Ind)
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.