Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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प्रा (डा) एस आर सतीश कुमार

भारतीय प्रौद्योगिकी संस्थान मद्रास चेन्नै ६०० ०३६

12 May 2026

Report on proof checking of Proposed Construction of Residential Building for M/s. Avantara Projects LLP at Madhavaram, Chennai.

1.	Work done for	:	M/s Arkie Atelier Design India Pvt Ltd., No: 6, 2nd street, Venus colony, Alwarpet, Chennai-600 018.
2.	Work done by	:	Dr. S. R. Satish Kumar, Dept. of Civil Engg., IIT Madras.
3.	Objective	:	To Proof checking the design of Proposed Construction of High Rise Residential Building consist of Extended Basement Floor + Stilt Floor + 15 Floors Residential Building and Swimming Pool @ Terrace Floor at Abutting GNT Road, Madhavaram, Chennai - 60, Comprised in old S.Nos.1271/1, 1271/3,1272/2, 1272/2A8, 1273/1B, 1273/2B, 1274/1B, 1274/3 and T.S. No. 13/1, Block No.55 of Madhavaram Village, Madhavaram Taluk, Chennai District, within The Limits of Greater Chennai Corporation.
4.	Struct Details	:	The Structure Consists of Basement Floor + Stilt Floor + 15 Floors Residential Building and Swimming Pool @ Terrace Floor. The Raft Foundation, Column, Beam, and Slab are designed as per IS 456-2000.
5.	Procedure Used	:	The loads assumed and the analysis result were verified. The design calculations and drawings were checked manually to ensure safety of the primary structural system under the design loads.
6.	Conclusions	:	Based on the calculations, the design of the R.C.Structures was found to be safe.

S R Satish Kumar

(Dr. S.R. Satish Kumar)
Dr. S.R. SATISH KUMAR
Professor
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Disclaimer: This report is issued based on the request made by the agency mentioned above under 'work done for' and the information provided to us by them in the form of software models, geotechnical data and structural drawings and is a purely technical advisory report meant for the agency with which we have signed the agreement. We are neither aware of nor can be held responsible for the correctness of the information provided to us or its implications on any third parties either directly or indirectly and are not bound to answer queries or complaints raised by third parties directly to us without the knowledge of the agency for whom the work has been carried out. Our scope of work is to ensure the safety and stability of the structural design and drawings vetted by us and we cannot be held responsible for deviations from it during construction, quality of materials used and workmanship. This report cannot be used by third parties for any purpose without the consent of the agency and us.

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

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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

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/tools

Services we run for you
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The LandLens suite
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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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