Verified RealEstate™

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.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

ழகரம்
(ZHAGARAM)
ENGINEERS & CONSULTANTS
ழகரம் "SAVIOUR OF STRUCTURES"

**Date: 20.07.2026**

# STABILITY CERTIFICATE

(To be furnished while filing application for Registration of Building)

1. The detailed engineering and structure design of the proposed building comprising of **Ground +1** at **SF. No. 86/1A1B1, Idikarai Village and Town Panchayat, Annur Taluk, Coimbatore District** has been done by us based on the report of Geo-Technical investigation (Soil Test) done by **Geocare Engineering Consultancy Report No. 052636, Dated 01.06.2026** and Considering the functional requirements of the building.
2. It is certified that among other factors, the proposed building has been designed to resist earthquake 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 **M20**.
   ii. The design and analysis has been done using the code of practice for the plain and reinforced concrete as per IS-456, SP:16 & SP:34, design loads as per IS Code No. IS 875 Part 1 &2 and design of earthquake resistant structure as per IS Code No. 432(Part I) & IS:1786.
4. The Building will be safe and sound when used for the purpose for which it is designed.

**Encl: Structural Design Calculation.**

**Authorized Signature**

**Er. S. PRATHABAN, M.E.,Structural**
**Registered Structural Engineer - Grade-I**
**Reg.No: SE/Gr-I/006/2022**
**92A/41A,Bharathi Nagar,S.I.H.S. Colony,**
**Civil Aerodrome Post,Coimbatore-641 014.**
**Mobile: 99440 30620.**

**DIRECTORATE OF TOWN AND COUNTRY PLANNING**
**Coimbatore District Town and Country Planning Office**

Corporation Shopping Complex, 2nd Floor, Dr.Nanjappa Road, Coimbatore-641018
Phone-0422-2380243 E-mail:kovaidisttcp@gmail.com
Website:www.tn.gov.in/tcp

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# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.S.PRATHABAN** has enrolled as **Registered Structural Engineer Grade-I (SE)** with office of the Joint Director of District Town and Country Planning who has the qualification of M.E Structural Engineering and experience in the relevant field for more than 5 year.

He has been given the Registration No.**SE/Gr-I/006/2022** on **03.06.2022**. He 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 up to 02.06.2027.



9/6/2022
Joint Director ,
District Town and Country Planning office,
Coimbatore

3/6/2022

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.