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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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

Innovative Design (Structural Consultant)
No 4, KR Garden, Luna Nagar Extn
Edayarpalayam Post
Coimbatore - 641025

05-07-2025

STABILITY CERTIFICATE

(To be furnished while filing application for registration of building)

The detailed engineering and structure design of the proposed building comprising of.....S+5..... Floors at. S.F.No-311 PT, Site No-1, Ward (Q)-Sanganoor,Block -07, T.S.No.69, Maniam Kaliappan street,KK Pudur, Sanganur Village,Coimbatore District,Tamilnadu-641038 has been done by me/us based on the report of geotechnical investigation (soil test) done by Alzum Geocivil Integrated Servicess Report No. AGIS/C-1056/24 Dated 26.12.2024 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/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 plain and reinforced concrete as per IS 456, design loads as per IS Codes No...IS 875 (Part-2) and design of earthquake resistant structure as per IS Code No IS 1893 (Part 1)

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

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
Edayarpalayam (Post), Coimbatore - 641 025.
Tamilnadu - India.

Stamp and Signature

GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **R.LOGANATHAN** has enrolled as **Structural Engineer Grade –I (SE)** with District Town and country Planning ,Coimbatore who has the qualification of **M.E (Structural Engineering)** and experience in the relevant field for 15 years.

He has been given the Registration No. **Coimbatore LPA/SE/GR-I 014/2024 on 01.07.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu 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 .04.02.20219

This Registration Certificate is valid upto **30.06.2029**



JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY PLANNING,

COIMBATORE

Innovative Design (Structural Consultant)
No 4, KR Garden, Luna Nagar Extn
Edayarpalayam Post
Coimbatore - 641025

FORM-A

1.	Location (Street Number, Ward No,Name of Place,i.e.Corporation Municipality/Panchayat Union/Township Cantonment)	S.F.No-311 PT, Site No-1, Ward (Q)-Sanganoor,Block -07, T.S.No.69, Maniam Kaliappan street,KK Pudur, Sanganur Village,Coimbatore District,Tamilnadu-641038..
2	Year of Construction	2025-2026
3	Approximate cost of construction asPer current rate	INR 7,25,26,180
4	Purpose for which the building being Used or proposed to be used	Residential
5	Details of construction of the building (Particulars of the foundation soil, Specification of various parts under)	
	1. Foundation	Pile foundation
	2. Basement	Not applicable
	3. Superstructure	Brick/Masonry RCC columns with brick Partition
	4. Roof Covering	RCC Roof slab

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6 Structural Specifications

A. Framed structure with reinforced

1. Maximum span of beam	7.4 m
2. Maximum unstopped length of columns	3 m
3. Minimum size of columns	230 x 380 mm (Lift Column)
4. Minimum size of beams	230 x 300 mm

B. Design load on the structure

1. Live Load at Floor level	3KN/sqm
2. Live load at Roof level	1.5KN/sqm
3. Live load for stair & Corridor	4KN/sqm

C. Dead loads assumed other than self-weight

1. For Floor finishes	1KN/sqm
2. For partitions	1KN/sqm
3. For terrace finish	1.5KN/sqm

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D. Wind pressure

Basic Wind pressure	39 m/sec
Category	II
Type	III

E. Seismic particulars	Zone 3
F. Number of storey	Stilt + 5

G. Area details

Stilt Floor	338.1 Sqm
First Floor	338.1 Sqm
Second Floor	338.1 Sqm
Third Floor	338.1 Sqm
Fourth Floor	338.1 Sqm
Fifth Floor	338.1 Sqm
Terrace floor	27.55 Sqm
Electrical room	28.81 Sqm

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FORM — B

(Form of Certificate of structural soundness under sub — section (4) of section 4 of the Tamilnadu public building (licensing) Act, 1965. (Tamilnadu Act, 12 of 1965) referred to in rule 4 of the Tamilnadu Public building (Licensing) Rule 1966)

Since the building is a proposed one – this certificate is not issued

Place: Coimbatore

Date: 3 – June - 2025

Applicant
Engineer

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
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Tamilnadu - India.

STATEMENT TO ACCOMAPANY THE CERTIFICATE OF STRUCTURAL SOUNDESS

Location : S.F.No-311 PT, Site No-1, Ward (Q)-Sanganoor,Block -07, T.S.No.69, Maniam Kaliappan street,KK Pudur, Sanganur Village,Coimbatore District,Tamilnadu-641038.

Innovative Design (Structural Consultant)
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Edayarpalayam Post
Coimbatore - 641025

1.	Purpose for which the building will be structurally Sound	Residential
2.	Period for which the building will be structurally sound	50 years

This is Structurally Safe and Sound

Place: Coimbatore

Date: 3-June-25

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
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Applicant

Engineer

Innovative Design (Structural Consultant)
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FORM — C

Form of Certificate of structural soundness under sub — section (4) of section 4 of the Tamilnadu public building (licensing) Act, 1965. (Tamilnadu Act, 12 of 1965) referred to in rule 4 of the Tamilnadu Public building (Licensing) Rule 1966)

1. Foundation

i.	Depth below ground level	: 7.5 m
ii.	ii.Natural of soil met with at Foundation level	:Soft disintegrated rock
iii.	Probable safe bearing capacity of the strata met with the foundation	7.5 depth Pile Foundation, (600 mm Dia Pile 885 kN and 450 mm Dia pile 536 kN)
iv.	Pressure at foundation	150 kN/sq.m

2. Super Structure

i.	Maximum stress at in the most critical section of masonry and concrete	0.35 kN/mm ^{2}
ii.	Nature of masonry and concrete Its safe permissible stress	Brick work in cm 1:6–0.35 N/ mm ^{2} and RCC M 20 mix – 5 N/ mm ^{2}
iii.	This is stated that the building will be designed to take the seismic forces and other loads as the relevant IS codes. The structure is safe and sound	

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APPLICANT ENGINEER

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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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.