

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.



PADMANABHAN Engineering & Construction

Date: 19.09.2025

STABILITY CERTIFICATE

1. We certify the Proposed Building comprised of plan showing the proposed construction of stilt floor with mechanized pit puzzle parking + 5 floors commercial building availing premium FSI with TOD benefits at plot no:11, door No:173 (Old Door No:64) Habibullah road T.Nagar, Chennai Comprised in R.S.No:96/1, T.S.No:6787(as per document) & T.S.No: 6797/1&6797/2 as per Patta block No: 106 of T.Nagar town , Guindy taluk within the limits of greater Chennai corporation has been done by Foundation design and sub structure design are done by me based on the report of Geo technical investigation done by Minerva Civil testing lab private Ltd Report No: R2208382, Date: 01.09.2025
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 sound and safe
3. I further certify that:
 - I. Minimum Grade of Concrete is : M30
 - II. The design and analysis has been done using the following code of Practice For Plain and Reinforced concrete as per IS456 , design load as per IS 875 and Earthquake resistance design as per IS 1893
4. The Building will be safe sound and stable when used for the purpose for which it is designed .

For PADMANABHAN ENGINEERING & CONSTRUCTION

K. Padmanabhan
Registered Structural Engineer Grade - I (SE)
CMDA Regn. No.: SE/GR.1/19/07/169
Chennai Metropolitan Development Authority

Architecture

Structural Design

BIM Engineering

Construction

Renovation

Reg structural Engineer Grade-I CMDA/GCC :(SE/GR. I/19/07/169)/(RSE101122020)

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PADMANABHAN

Engineering & Construction



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru. K. PADMANABHAN** has enrolled as **Registered Structural Engineer Grade-I (SE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **M.E., (Structural Engg.)** and experience in the relevant field for **6 years**.

He has been given the Registration No.**SE/GR-I/2019/07/169** Renewed on **03.07.2024**. 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 upto **02.07.2029**.




(A. MEGANATHAN)
Superintendent

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
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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.

