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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

DATE: 30.06.2026

## STRUCTURAL STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed construction of HIGH RISE Residential building for Residential Group Development with Club House Consisting of 6 Blocks with Combined Double Basement Floor + Combined Stilt floor (Except Block 6) + Combined 1st floor with Podium; Block 1: 2nd floor to 22nd floor with 174 dwelling units; Block 2: 2nd floor to 22nd floor with 128 dwelling units; Block 3: 2nd floor to 22nd floor with 174 dwelling units; Block 4: 2nd floor to 22nd floor with 260 dwelling units; Block 5: 2nd floor to 22nd floor with 174 dwelling units; Block 6(Club House): Ground Floor (Creche, Kids Play area, Super Market, AV room) + 1st Floor (Table Tennis, Indoor Games & Pool table)+ 2nd Floor (Gymnasium, Badminton Court & Health club)+3rd Floor part (Aerobics) + 4th Floor part with Open Swimming Pool with Change rooms, Showers and Toilets) and Solid waste Management (Ground floor) Totally **910 Dwelling units** abutting G.N.T. Road comprised in T.S.No. 8/1, Old S.No. 1064/1,2,3, Block No.50, Ward-C of Madhavaram Village, Madhavaram Taluk, within the limits of Greater Chennai Corporation has been done by us based on the report of geotechnical investigation (soil test) done by **M/s. Geo Marine Consulatants Pvt.Ltd**, Chennai report no. **GT-2804** dated **9th August 2024**, considering the functional requirement of the building.

It is certified that among other factors, the proposed building has been designed to resist earthquakes. We have checked that various parameter building would be safe.

We further certify that:

(i) The minimum grade of concrete is-M30.

(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 I,II & III and design of earthquake resistant structure as per IS Code No. IS 1893-Part1-2016.

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

Stamp and Signature

K. MAGESH, M.E.,
Registered Structural Engineer Grade-I (SE)
CMDA Registration No. SE/I/2025/9/0137
# 10, 3rd Floor, GJ Complex, 1st Main Road,
CIT Nagar, Chennai-600 035.
Phone: 9600888896

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

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# 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.