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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM-4A
ARCHITECT 'SCERTIFICATE

Date: 13.10.2025

To

Thiru B.Senthil Kumar and Tmt.S.Arthi
F-4 Vijayashanthi Court yard, No 27,
Pycroft Garden road,
Chennai -600006.

Subject:
Certificate of Completion of Construction Work of Thiru B.Senthil Kumar and Tmt.S.Arthi promoter of the proposed project Construction Of Stilt Floor + 1st Floor (Shop) + 2nd To 4th Floors (Office) Commercial Building (16.00m Height) Availing Premium FSI At Plot No.273, Door No. F13/17, Second Main Road, Anna Nagar East, Chennai-600 102, Comprised In Old R.S.No.46 Part, T.S.No.5, Block No.3 Of Periyakudal Village Within The Limits Of Greater Chennai Corporation, Single Block of the Building of the Project (TNRERA Registration Number) situated on the Land bearing Survey no./Plot no./Door No. Plot No.273, Door No. F13/17 demarcated by its boundaries (latitude and longitude of the end points) 13.0511.3 to the North to the South 80.1313.8 to the East to the West of Division Periyakudal Village Perambur Taluk Chennai District PIN 600102 measuring 462.5 sq.mts. area being developed by Thiru B.Senthil Kumar and Tmt.S.Arthi.

Sir,

I Thiru Vijay Ramamurthy have undertaken the assignment as Architect / Engineer for certifying the completion of Construction Building Thiru B.Senthil Kumar and Tmt.S.Arthi promoter of the proposed project Construction Of Stilt Floor + 1st Floor (Shop) + 2nd To 4th Floors (Office) Commercial Building (16.00m Height) Availing Premium FSI At Plot No.273, Door No. F13/17, Second Main Road, Anna Nagar East, Chennai-600 102, Comprised In Old R.S.No.46 Part, T.S.No.5, Block No.3 Of Periyakudal Village Within The Limits Of Greater Chennai Corporation measuring 462.5 sq.mts. area, being developed by Thiru B.Senthil Kumar and Tmt.S.Arthi.

2. Following technical professional shave been appointed by Owner / Promoter:(as applicable)

(i) Thiru.Vijay Ramamurthy as Architect / Engineer

(ii) Thiru N.chandru as Structural Consultant

(iii) Thiru Vijay Ramamurty as MEP Consultant

(iv) Thiru Sivakumar as Site Supervisor / Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that Stilt Floor + 1st Floor (Shop) + 2nd To 4th Floors (Office) Commercial Building (16.00m Height) Availing Premium FSI At Plot No.273, Door No. F13/17, Second Main Road, Anna Nagar East, Chennai-600 102, Comprised In Old R.S.No.46 Part, T.S.No.5, Block No.3 Of Periyakudal Village Within The Limits Of Greater Chennai Corporation Building /Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Comprised In Old R.S.No.46 Part, T.S.No.5, Block No.3 Of Periyakudal Village Within The Limits Of Greater Chennai Corporation Building of the Building is granted Completion Certificate bearing number CMDA/CC/NHRB/N-I/244/2025 dated 17.06.2025 by CMDA

Yours Faithfully,

Signature & Name (INBLOCKLETTERS) of Architect with (CA / 2004 / 33827)

VIJAY RAMAMURTHY, B.Arch.,
COA.REGN. No. CA / 2004 / 33827
CORPORATION REGN. No. RA003302022
DS, LAKSHMI SUDHARA, NEW No.36, 3RD STREET,
ABHIRAMAPURAM, CHENNAI - 600 0[illegible].
PHONE : 931920219[illegible]



FRONT SIDE COMPOUND WITH ENTRY & EXIT GATE
(WEST SIDE)

ENTRY GATE



EXIT GATE





FRONT SIDE SETBACK (WEST SIDE)



REAR SIDE SETBACK (EAST SIDE)

FRONT ELEVATION

(WEST SIDE)





NORTH - SIDE ELEVATION

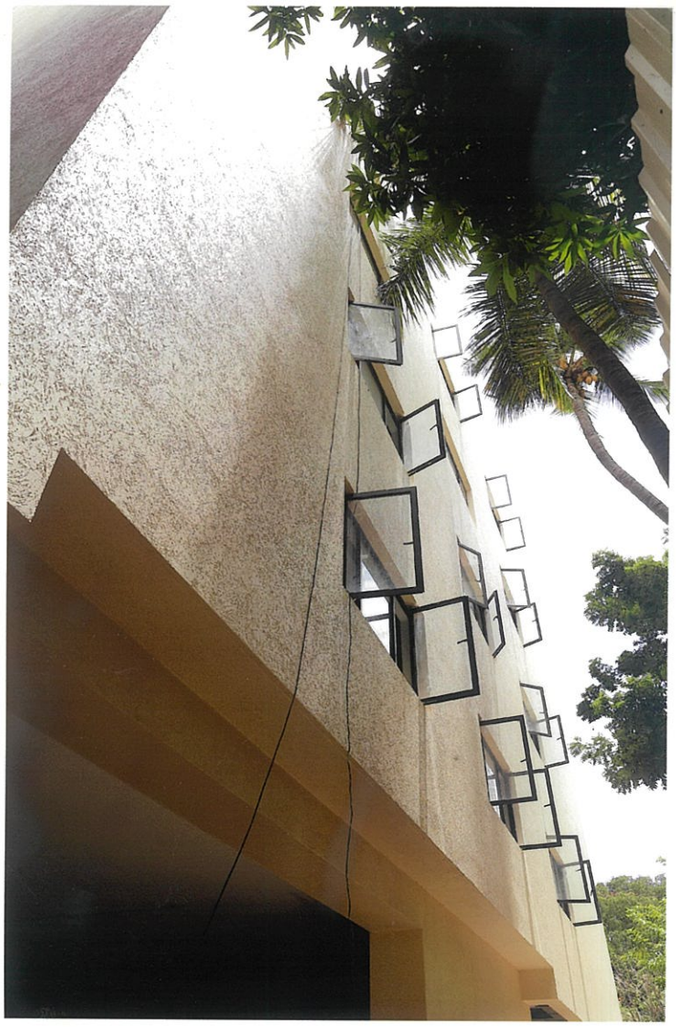
EAST SIDE ELEVATION





SOUTH SIDE ELEVATION

NORTH SIDE ELEVATION



FORMAT FOR DISPLAY OF PARTICULARS
(SPECIAL BUILDINGS)

1. Name and address of the Promotor/Developer/Owner	:	B. Senthil Kumar & B. Arthi, Door No : Old No F71 / New No F13 F Block , 2nd Main Road AnnaNagar East Chennai 600102
2. Name and Address of the Architects/ Licensed Surveyor/Engineer	:	B.MADHAVAN Registered Engineer Grade –I (RE) CMDA METROPOLITIAN DEVELOPMENT AUTHORITY REGN No. RE/Gr-I/19/04/095 New No.19,Old No.11 Venkataraman Street, Bishop Garden Extension, R.A.Puram, Chennai-600 028.
3. Type of construction Permitted/ As per the approved plan.	:	RCC FRAMED STRUCTURE
4. Details of approval	:	PERMIT NO.OL-00444 OL-PP/NHRB/0304/2023.
a) CMDA Planning Permit No & Date	:	DATED : 08.08.2023.
b) Greater Chennai Corporation B.L & PPA No. & Date	:	CEBA/WDCN08/00082/2024. Dated – 20.02.2024.
5. No. OF DWELLING UNITS	:	Commercial Building (Shop and Office)
6. No. OF FLOORS	:	Proposed Construction of Stilt Floor (Three level Pit Puzzle Parking) + 4 Floors Commercial Building (1st Floor -Shop and 2nd to 4th Floors -Office) availing Premium FSI with TOD Benefit (Height-16. 00m)
7. Site Address	:	at Plot No.273, Door New No.F13, Old No.F71, F Block , Second Main Road, Anna Nagar East, Chennai-600 102, Comprised in Old R.S.No.46 Part, T.S.No.5, Block No.3 of Periyakudal Village Within the limits of Greater Chennai Corporation

DISPLAY BOARD



ELECTRICAL TRANSFORMER ROOM (STILT FLOOR)
TOILET (SERVANT'S) (STILT FLOOR)



ELECTRICAL TRANSFORMER ROOM
(STILT FLOOR)

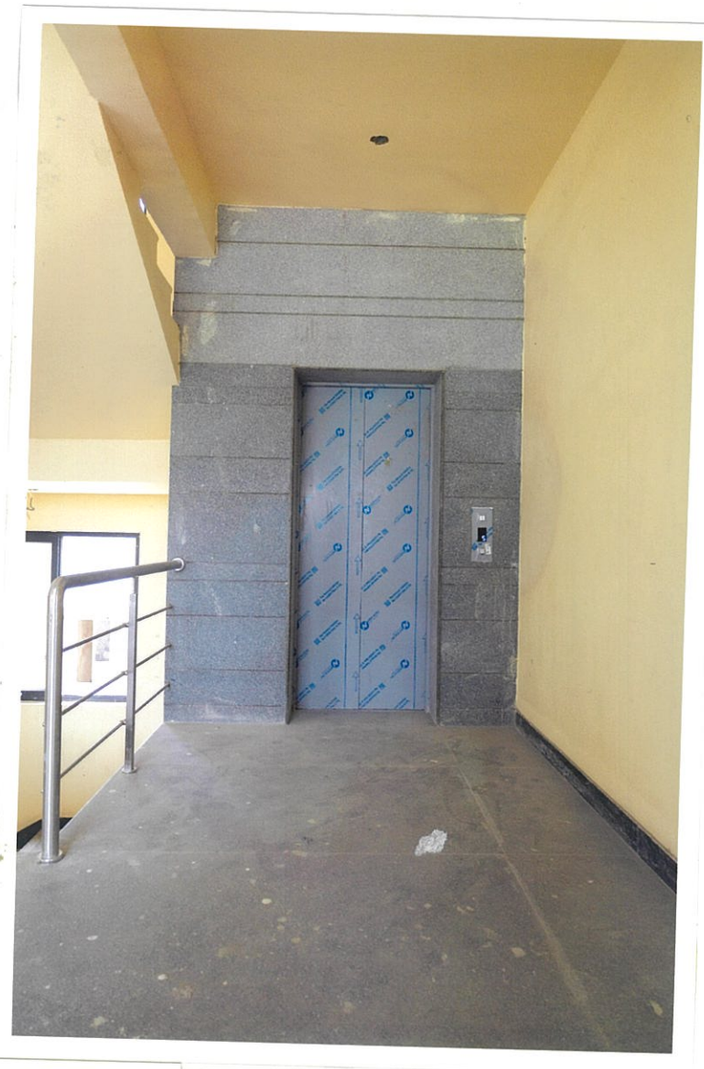


STILT FLOOR (SOUTH SIDE)



SOUTH SIDE STILT FLOOR

LIFT LOBBY
(TYPICAL)
FLOOR





SERVANT'S TOILET
DOOR - (STILT FLOOR)



(STILT FLOOR CARPARING AREA)



MECHANICAL PARKING IN STILT FLOOR



SOUTH SIDE STILT FLOOR PARKING AREA

NORTH SIDE STILT FLOOR PARKING AREA



REAR SIDE Parking AREA (EAST SIDE)





STILT FLOOR LIFT & STAIR LOBBY AREA

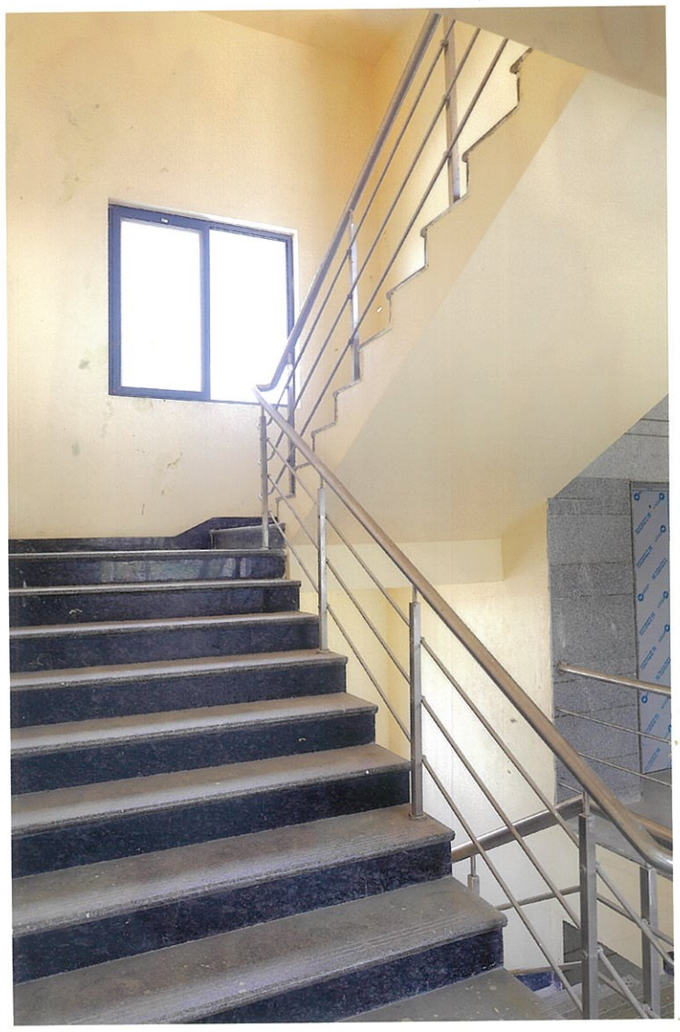


NORTH SIDE STILT FLOOR PARKING AREA



STILT FLOOR (SOUTH SIDE AREA)

STAIRCASE
RAILING

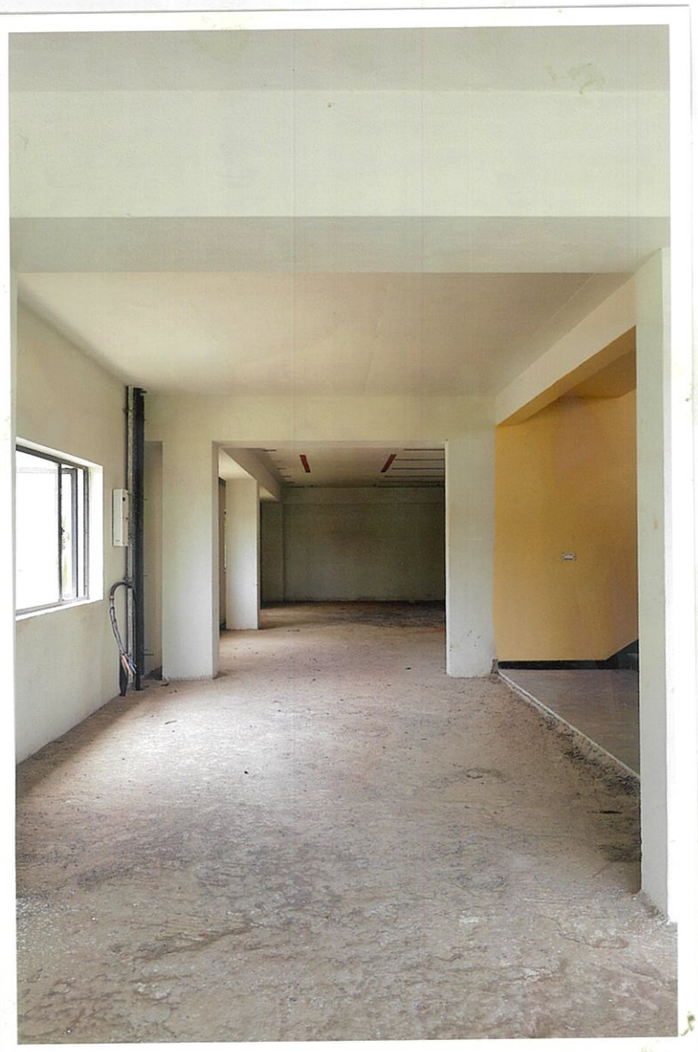




STAIRCASE RAILING (MID landing level)



WINDOW



FIRST FLOOR SHOP AREA
(OFFICE)



TYPICAL OFFICE FLOOR.



TYPICAL OFFICE FLOOR





TYPICAL FLOOR TOILET



TYPICAL FLOOR



TOILET AREA

RAIN WATER TRENCH



U.G Sump



UNDER Ground SUMP





(RAIN WATER COLLECT WELL)



RAIN WATER
TRENCH



TERRACE FLOOR



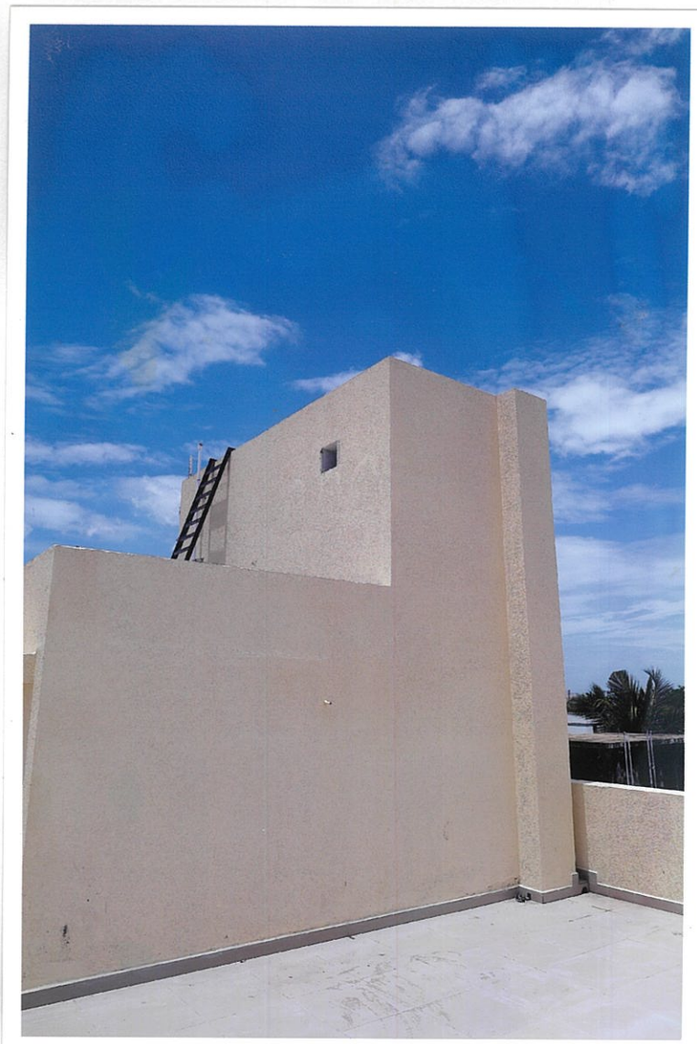
OHT AREA
(TERRACE FLOOR)



HEAD POOM
LMR
TANK



HEAD ROOM LMR & TANK



HEAD ROOM MACHINE ROOM WITH TANK



TERRACE FLOOR PARAPET WALL



WEATHERING COURSE



SOLAR PANNEL



SOLAR



PANNEL

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.