Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

FORM-4A

ARCHITECT 'S CERTIFICATE

(To be furnished on completion of building)

Date:07/06/2025

To

M. A. GANESH
No.19, Ananda Bhavanam, 5/710,
Park Square 1st Street, Madipakkam, Chennai-91

Subject: Certificate of Completion of Construction Work of stilt floor + (1st & 2nd floor office) 3floor office Cum (3rd floor) Residential building with 6 dwelling units at Plot No.PC-51, Razack Garden Main Road, Arumbakkam, Chennai-106 comprised in T.S.No.5 part, Block No.22 of Arumbakkam Village. Measuring 984.57 sq.mts. area being developed by **M. A. GANESH**

Sir,

I **N. DINESH KUMAR** have undertaken the assignment as Engineer for certifying the completion of Construction Work of stilt floor + (1st & 2nd floor office) 3floor office Cum (3rd floor) Residential building with 6 dwelling units at Plot No.PC-51, Razack Garden Main Road, Arumbakkam, Chennai-106 comprised in T.S.No.5 part, Block No.22 of Arumbakkam Village. Measuring 984.57 sq.mts. area being developed by **M. A. GANESH**

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

   (i) Mr. **N. DINESH KUMAR** Engineer

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 & 2nd floor office) 3floor office Cum (3rd floor) Residential building with 6 dwelling units at Plot No.PC-51, Razack Garden Main Road, Arumbakkam, Chennai-106 comprised in T.S.No.5 part, Block No.22 of Arumbakkam Village 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.

Yours Faithfully,

N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer 200602024 Gr-II
Greater Chennai Corporation
G1-Plot No.43, Raghaa Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram, Puzhuthivakkam,
Chennai - 600 091.Mobile: 9551213123

PARK TOWER CARPET AREA STATEMENT

Date : 28.08.2024

Plot No: PC-51, Razack Garden Main Road, Arumbakkam, Chennai - 600 106 in TS No: 5 Part, Block No 22 of Arumbakkam Village.

S.No	Block	Floor	Flat No	Type	RERA Carpet Area (Sec 2(k)) (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandah/Utility/ Service/Open terrace (sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq/m)	Car Parking (No's)	
											Covered	Open
1	A	FIRST	101	COMMERCIAL	253.45	0	0	97.84	351.29	178.25	2	1
2	A	SECOND	201	COMMERCIAL	253.45	0	0	97.84	351.29	178.25	2	1
3	A	THIRD	301	RESIDENTIAL	46.48	5.06	0	28.59	75.07	38.09	1	-
4	A	THIRD	302	RESIDENTIAL	33.20	0	0	16.55	49.75	25.24	-	-
5	A	THIRD	303	RESIDENTIAL	39.05	0	0	17.33	56.38	28.61	-	-
6	A	THIRD	304	RESIDENTIAL	43.16	0	0	19.75	62.91	31.92	-	-
7	A	THIRD	305,306	RESIDENTIAL	68.51	0	2.16	38.67	107.18	54.38	-	-
								TOTAL	1053.87	534.74	5	2

SIGNATURE OF OWNER

N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer 200602024 Gr-II
Greater Chennai Corporation
G1-Plot No.43, Raghaa Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram, Puzhuthivakkam,
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SIGNATURE OF PROMOTOR

SCAN AnyScanner

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.