Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

FORM-4A

ARCHITECT 'S CERTIFICATE

(To be furnished on completion of building)

Date:

To

Mr. G. RADHAKRISHNAN (Name & Address of Promoter) PLOT. NO: 1-B, NO. 26, DHANALAKSHMI COLONY, 2nd STREET, VADAPALANI - CHENNAI - 600026

Subject: Certificate of Completion of Construction Work of Commercial Building/ 34 Block of the Building of the Project (TNRERA Registration Number _____), situated on the Land bearing Survey no./Plot no./Door No: 1229, Door. NO. 55, 18th Main road, Anna Nagar, Chennai - 600040 demarcated by its boundaries (latitude and longitude of the end points) _____ to the North to the South _____ to the East _____ to the West of Division Villivakkam Village Aminjikari Taluk Chennai District PIN 600040 measuring 455.22 sq.mts. area being developed by (Promoter's Name) MR. G. RADHAKRISHNAN

Sir,

I/We MR. G. RADHAKRISHNAN have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Commercial Building/Block/Tower 1229, Door No. 55, 18th Main Road, Anna Nagar, Chennai - 600040 of the Building situated on the plot No./Survey no./ Door no Old SF. NO. 137/1 PT, TS NO. 207, Block-34, Ward-1 of Division 8 Villivakkam Village Aminjikari Taluk Chennai District 600040 PIN 455.22 measuring 455.22 sq.mts. area being developed by (Promoter's Name) MR. G. RADHAKRISHNAN

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

(i) M/s/Thiru/Tmt. K.S. SIVAKUMAR as Architect/Engineer

(ii) M/s/Thiru/Tmt. S.P. INBARAJAN as Structural Consultant

(iii) M/s/Thiru/Tmt. _____ as MEP Consultant

(iv) M/s/Thiru/Tmt. _____ 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 Commercial 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 Commercial Building/ Block of the Building is granted Completion Certificate bearing number _____ dated _____ by CMDA (CompetentAuthority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. CA/98/23883)

K.S. SIVAKUMAR
REGISTERED ARCHITECT
CA/98/23883

Grade - I [illegible] CMDA
RA. Gr. I/15/05/232




S.V.TOWER-II





FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

To **Date: 01.12.2025**

Mr. G. RADHAKRISHNAN
PLOT NO: 1-B, NO. 26, DHANALAKSHMI COLONY
2nd STREET, VADAPALANI
CHENNAI - 600026

I/We **Mr. G. RADHAKRISHNAN** have undertaken assignment as Structural Engineer for the detailed design and construction of the **Commercial** building comprising of **Stilt + 4 Floors at Villivakkam Village** situated in the land bearing old Survey Number: **137/1 (Part), TS No: 207, Block -34, Ward - 1**/Door No.**1229, Door No. 55, 18th Main Road, Anna Nagar, Chennai – 600040 - Villivakkam** Village **Aminjikari** Taluk **Chennai** District PIN **600040**.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed structure is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

S. P. S. INBARAJAN, M.E., (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-I/19/02/009 dt. 27.02.2019
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. RSE 100302019 dt. 30.09.2019
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

Signature, Name and seal
of the Registered Structural 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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