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™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**FORM-4**

# ARCHITECT'S CERTIFICATE

**(To be Issued on completion of each of the Building / Block / Tower)**

**Date : 31-12-2025**

**To,**

**M/s.Ramaniyam Real Estates Pvt Ltd.,**

New Door No.14, Old Door No.67 ,Third Main Road,

Gandhi Nagar, Adyar, Chennai – 600 020.

**Subject:** Certificate of Completion of Construction Work of **"RAMANIYAM NIVASAM"** Residential Building **(TNRERA Registration Number: - , Dated: - )** situated at Plot No.134, Bhuvaneswari Nagar 2nd Main Road and Chandru Street, Bhuvaneswari Nagar, Velachery, Chennai – 600 042, Comprised in S.No.317/1 as per Document and T.S.No.1/26 as per Patta, Block No.189 (Patta) of Velachery Village, Velachery Taluk, within the Limit of Greater Chennai Corporation , Zone – XIII, Division – 177, demarcated by its boundaries (Latitude and Longitude of the end points), 12°58'12.2052"N, 80°13'26.8284"E, North to South ), 12°58'12.2262"N, 80°13'27.0876"E, Pallipattu Village, Velachery Taluk, Greater Chennai Corporation – 600 042 land measuring 508.83 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

**Sir,**

I am, **P.V.DILIPRAJ,** have undertaken assignment as Engineer of certifying Completion of Construction Work of **"RAMANIYAM NIVASAM"** Residential Building situated at at Plot No.134, Bhuvaneswari Nagar 2nd Main Road and Chandru Street, Bhuvaneswari Nagar, Velachery, Chennai – 600 042, measuring 508.83 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

1.Following technical professionals are appointed by Owner / Promoter:-

i) **Mr.P.V.Dilipraj** as Architect / Engineer.

ii) **Mr.V.Jagen** as Structural Consultant.

iii) **In House Design Team of M/s.Ramaniyam Real Estates Pvt Ltd** as MEP Consultant

iv) **Mr.V.S.Murugan** as Site Supervisor.

2.Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that "**RAMANIYAM NIVASAM"** Residential Building has been completed in all aspects. The **"RAMANIYAM NIVASAM"** Residential Building is granted Completion Certificate bearing number **C.C.No.CMDA/CC/NHRB/S/0218/2025, Dated: 30.12.2025** by Chennai Metropolitan Development Authority.

**Yours Faithfully,**

P.V. DILIPRAJ, B.E.(CIVIL)
CMDA REGN No-RE/GR-I/2019/03/034
GCC REGN No-RE100092024.
No: 10, GOVINDASAMY STREET,
KATTABOMMAN BLOCK
JAFFERKHANPET, CHENNAI - 600 083.
Mobile: 9841269153.

**P.V.DILIPRAJ**

CMDA License No : RE / GR – 1 /19 / 03 / 034 valid till (Date) 07.03.2029.



NORTH (FRONT) SIDE ELEVATION



SOUTH (REAR) SIDE ELEVATION



WEST (RIGHT) SIDE ELEVATION

EAST (LEFT) SIDE
ELEVATION

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.