

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.

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 04.03.2026

To,
Thiru.Asif Ali and Mrs.Fathima Begum
No.245, 8th Cross Street,
Arulananda Nagar,
Thanjavur-613 007.

Subject: Certificate of Completion of Construction Work of Commercial Building of the Project situated at Stilt floor (Mechanized Pit Puzzle Parking) + 3 Floors Commercial (Retail/Showroom) Building (14.00m Height) availing Premium FSI with TOD Benefits at Plot No. 4951, Old Door No. AC-64/1, New Door No. 254/1, AC Block 4th Avenue and 5th Avenue, Anna Nagar, Chennai – 600040, Comprised in Old S.No. 69 part, 73 part & 74 part, T.S.No. 158, Block No. 1B of Naduvakkarai Village within the limits of Greater Chennai Corporation - Tamil Nadu demarcated by its boundaries (latitude-13⁰.08' and longitude-80⁰.21' of the end points) to the North – Plot No.4950 to the South – 4th Avenue Road to the East – 5TH Avenue Road to the West – T.S.No.113 of Naduvakkarai Village, Amanjikarai Taluk Chennai - 600040. measuring 529.54 sq.mts area being developed by **Thiru.Asif Ali and Mrs.Fathima Begum**

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of Commercial Building situated at Plot No. 4951, Old Door No. AC-64/1, New Door No. 254/1, AC Block 4th Avenue and 5th Avenue, Anna Nagar, Chennai – 600040, Comprised in Old S.No. 69 part, 73 part & 74 part, T.S.No. 158, Block No. 1B of Naduvakkarai Village within the limits of Greater Chennai Corporation Tamil Nadu. measuring 529.54 sq.mts area being developed by **Thiru.Asif Ali and Mrs.Fathima Begum**

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

- | | | |
|-------|--------------------------|-----------------------------------|
| (i) | Thiru. K. Jamal Mohideen | as Architect/Engineer |
| (ii) | Thiru. E.S.Kumar | as Structural Consultant |
| (iii) | M/s. Flora Structures | as MEP Consultant |
| (iv) | Thiru. Yaser | as Site Supervisor/Clerk of Works |

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Commercial Building has been completed in all aspects. The Commercial Building is granted Completion Certificate bearing number C.C.No.....dated:..... by Chennai Metropolitan Development Authority

Yours Faithfully,

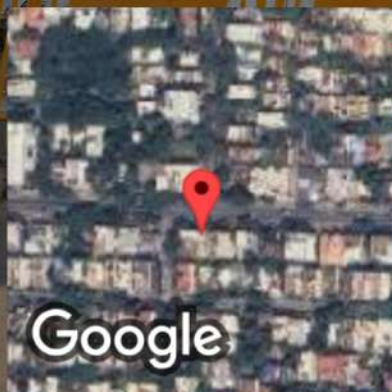
Signature of the Registered Architect :


K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/2024/02/001
Mobile : 98400 98425
E-mail : rjarchitects@gmail.com

Name of the Registered Architect : K.JAMAL MOHIDEEN / RA/Gr.I/2024/02/001



GPS Map Camera



Chennai, Tamil Nadu, India



76, 4th Ave, Near Blue Star, Ad Block, Anna
Nagar, Chennai, Tamil Nadu 600040, India

Lat 13.08258° Long 80.210025°

Tuesday, 03/03/2026 09:24 AM GMT +05:30





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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

