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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Architecture plus Value

FORM-4
ARCHITECT 'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

Date: 21-08-2026

To
M/s. Srinivasan Associates Private Limited
14/2&4, Avinashi Road, Peelamedu,
Coimbatore,
Tamil Nadu 641004

Subject: Certificate of Completion of Construction Work of High Rise Building (HRB) with 36.0m Height (Fgl to Top of Terrace) Consisting of Extended Basement Floor (Multi Level Puzzle Car Parking- 3 Level) + Ground Floor + 9 Floors Of Commercial Office Building At Door No.140, Poonamallee High Road, Koyambedu, Chennai 600107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of Koyambedu Village within the Limit of Greater Chennai Corporation measuring 7156.44 sq.mts. area being developed by M/s Srinivasan Associates Private Limited.

Sir,

I/We Architecture plus Value have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Hight Rise Building Consisting of Extended Basement Floor (Multi Level Puzzle Car Parking- 3 Level) + Ground Floor + 9 Floors of Commercial Office Building situated Door No.140, Poonamallee High Road, Koyambedu, Chennai 600107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of Koyambedu Village measuring 7156.44 sq.mts. area being developed by M/s Srinivasan Associates Private Limited.
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt. V.S. Vigneswar as Architect/Engineer

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

(iii) M/s/Thiru/Tmt. Salil R.G. as MEP Consultant

(iv) M/s/Thiru/Tmt. S Vaseekaran Dhanaraj as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that High Rise Building/ Block of the Building has been completed in all aspects. The High Rise Building (HRB) with 36.0m Height (FGL to Top of Terrace) Consisting of Extended Basement Floor (Multi Level Puzzle Car Parking- 3 Level) + Ground Floor + 9 Floors of Commercial Office Building is granted

Architecture plus Value

Completion Certificate bearing number C.C.No. OL-CC/EC/Central-I/0131/2026 dated 18 March, 2026 by Chennai Metropolitan Development Authority (CMDA).

Yours Faithfully,

V.S. VIGNESWAR
Architect
CA/2011/51914
No. 3, 'N' Street, K.G. Colony.
Chennai - 600 010. Cell : 9566157840

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)
V.S.Vigneswar
Principal Architect
CoA Registration: CA/2011/51914

COUNCIL OF ARCHITECTURE

A Statutory Authority of Government of India under the Architects Act, 1972 (A Central Law)

CERTIFICATE OF REGISTRATION



This is to certify that the name of

Mr. Vigneswar V. S.

has been entered in the Register of Architects maintained by the Council and his

Registration No. is

CA/2011/51914

The Certificate is valid from twenty-third day of May 2011
to the thirty-first day of December 2032

This Certificate is valid subject to renewal/extension of Registration from time to time for which a digitally signed certificate shall be issued by the Council, separately.

List of Additional Qualifications:

This Certificate is issued under the Common Seal of the Council of Architecture
on this Twentyth day of February 2024

Secretary

President

This Certificate of Registration, being issued under Section 24 (7) and Section 26 (4) of the Architects Act, 1972, is the property of the Council and must be surrendered to Council in case registration is not renewed within stipulated time period, failing which fine may be levied under Section 38 of the Act.


GPS Map Camera
Chennai, Tamil Nadu, India
1178/41a, Mattukulam, Koyambedu, Chennai,
Tamil Nadu 600107, India
Lat 13.074608° Long 80.193336°
Tuesday, 18/08/2026 12:35 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
98, Mattukulam, Koyambedu, Chennai, Tamil Nadu 600107, India
Lat 13.074986° Long 80.193379°
Tuesday, 18/08/2026 12:51 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India 🇮🇳
98, Mattukulam, Koyambedu, Chennai, Tamil Nadu 600107, India
Lat 13.075026° Long 80.193432°
Tuesday, 18/08/2026 12:52 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
35gv+363 Market, Flower Market, Market, Flower Market, Chennai, Tamil Nadu 600107, India
Lat 13.075092° Long 80.193222°
Tuesday, 18/08/2026 12:52 PM GMT +05:30
Google

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.