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)

Dated -04.07.2025

From
R.Murali,
No.8, 50th Street,
Ashok Nagar,
Chennai – 600083.

To
V Geetha and Others
Plot no 2, Door no 4,
Balaram Street, Adyar,
Chennai – 600020.

Subject - Certificate of Completion of Construction Work of Building Revised Planning Permission for construction of Stilt Floor (Parking) + 4 Floors (Height – 16.00m)Residential Building with 16 dwelling units availing Premium FSI with TOD Benefit Plot no 2, Door no 4, Balaram Street, Adyar, Chennai – 600020 comprised in Old S.No.16/5 part and T.S.No. 55/9, Block no 16 of Pallipattu village within the limits of Greater Chennai Corporation demarcated by its boundaries (latitude and longitude of the end points) to the North by 13.002536, to the South 80.256017, to the East 13.002531, to the West 80.255899 Chennai – 600 020 measuring 685.89 sq.mts. area being developed by (M/s. Sreshta Foundations).

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of Revised Planning Permission for construction of Stilt Floor (Parking) + 4 Floors (Height – 16.00m) Residential Building with 16 dwelling units availing Premium FSI with TOD Benefit Plot no 2, Door no 4, Balaram Street, Adyar, Chennai – 600020 comprised in Old S.No.16/5 part and T.S.No. 55/9, Block no 16 of Pallipattu village within the limits of Greater Chennai Corporation demarcated by its boundaries (latitude and longitude of the end points) to the North by 13.002536, to the South 80.256017, to the East 13.002531, to the West 80.255899 Chennai – 600 020 measuring 685.89 sq.mts. area being developed by (M/s. Sreshta Foundations).

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

(i) Mr.R.Murali as Architect/Engineer
(ii) Mr.L.Dhamodharan as Structural Consultant
(iii) Mr.Shankar as MEP Consultant
(iv) Mr.Murali as Site Supervisor/Clerk of Works

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, I hereby certify that Revised Planning Permission for construction of Stilt Floor (Parking) + 4 Floors (Height – 16.00m) Residential Building with 16 dwelling units availing Premium FSI with TOD Benefit Plot no 2, Door no 4, Balaram Street, Adyar, Chennai – 600020 comprised in Old S.No.16/5 part and T.S.No. 55/9, Block no 16 of Pallipattu village within the limits of Greater Chennai Corporation 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.

R. MURALI, B.E,(Civil)
Registered Engineer Gr-II
Reg No: RE203922024 (GCC)
RE/II/2024/7/0106 (CMDA)
#8, 50th Street, 7th Avenue, Ashok Nagar,
Chennai - 600 083. Ph: 9962913123

Stamp and Signature

aura
Engineering Consultants

No.13/27, 67 th Street,
R.V Nagar, Ashok Nagar,
Chennai - 83

+91 44 4859 7100
+91– 94447 55600

projects.auraengg@gmail.com

FORM-4B
STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Dated -04.07.2025

We Aura Engineering Consultants have undertaken assignment as Structural Engineer for the Building Revised Planning Permission for construction of Stilt Floor (Parking) + 4 Floors (Height – 16.00m)Residential Building with 16 dwelling units availing Premium FSI with TOD Benefit Plot no 2, Door no 4, Balaram Street, Adyar, Chennai – 600020 comprised in Old S.No.16/5 part and T.S.No. 55/9, Block no 16 of Pallipattu village within the limits of Greater Chennai Corporation.

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 building is structurally safe and sound for the purpose for which it is constructed.

R. MANIKANDAN, M.Tech,(Structures)
Registered Structural Engineer Grade I
SE/GR-I/19/06/154 (CMDA), RSE 100692019 (GCC)
AURA ENGINEERING CONSULTANTS
13/27, 67th Street, R.V. Nagar,
Ashok Nagar, Chennai-600 083.
Ph: 044-48597100 Cell: 9790751378

For Aura Engineering Consultants


GPS Map Camera
Chennai, Tamil Nadu, India
No. 53-a, Balaraman Rd, Baktavatsalm Nagar,
Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.002536° Long 80.256017°
14/06/2025 03:38 PM GMT +05:30
Google


sabvika
GPS Map Camera
Chennai, Tamil Nadu, India
1/1, Balaraman Rd, Baktavatsalm Nagar, Adyar, Chennai, Tamil Nadu 600020, India
Lat 13.002531° Long 80.255899°
14/06/2025 03:38 PM GMT +05:30
Google


Letter Box
48
Letter Box
47
Letter Box
49
Letter Box
50







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.