Verified RealEstate™

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

FORM-4A

ARCHITECT 'S CERTIFICATE

(To be furnished on completion of building)

Date:22.06.2026

To
V RAMYA
No.14/28, Sowrastra Street,
Illuppur Taluk, Illuppur,
Pudukkottai - 622102

Subject: Certificate of Completion of Construction Work of Residential Building/Block of the Building of the Project (TNRERARegistration Number TNRERA/PBI/0274/2026) situated on the Land bearing Survey no 6953/108B, Plot No.44, Old Door No.3/1 & 3/2, New Door No. 5/1 & 5/2, Bagirathiammal Street, T.Nagar Village, Chennai District demarcated by its boundaries 13° 02' 52. 0" to the North to the South 80° 14' 20. 3" to the East to the West of Division Division N117, PIN 600017 measuring 557.41 sq.mts. area being developed by V.Ramya.

Sir,

I R. Maheswaran have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Residential Building situated on the Plot No.44, Old Door No.3/1 & 3/2, New Door No. 5/1 & 5/2, Bagirathiammal Street, T.Nagar Village, Chennai District of Division PIN measuring 557.41 sq.mts. area being developed by V.Ramya.

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

(i) Thiru S.Gowtham as Architect/Engineer

(ii) Thiru Tamil Selvan as Structural Consultant

(iii) Thiru Sivanandham as MEP Consultant

(iv) Thiru B Shiva as Site Engineer

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 Residential 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 Residential Building/ Block of the Building is granted Completion Certificate bearing number **OL – CC/EC/Central – II /168/2025** dated 30 December 2025 by CMDA (Competent Authority).

Yours Faithfully,

R. MAHESWARAN, B.Arch.,
Architect
COA : Reg. No. CA/2006/37733
Corp: Reg. No. RA002302020
No:241/85, Ziyad Court, 4th Floor,
Rangarajapuram Main Road,
Kodambakkam, Chennai - 600 024.
Ph: +91 9841129987 / +91 7339265729
E-mail: maheswaran82@gmail.com

R. MAHESWARAN of L.S/Architect with (License No CA/2006/37733)

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date:22.06.2026

I Tamil Selvan have undertaken assignment as Structural Engineer for the detailed design and construction of the Residential building comprising of Stilt + 5 floors situated in the land bearing assignment as Architect/Engineer for certifying the completion of Construction Work of Residential Building situated on the Land Bearing Survey No.6953/108B, Plot No.44, Old Door No.3/1 & 3/2, New Door No. 5/1 & 5/2, Bagirathiammal Street, T.Nagar Village, Chennai District

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.

Yours faithfully,

M. Tamil Selvan

Er. M. Tamil Selvan, M.Tech(Stru.)
(Structural Engineer Grade-1)
CMDA Reg. No: SE/I/2025/10/0155
Valid upto: 29-10-2030. I Iob: +91 98433 16508
SKC STRUCTURAL CONSULTANTS
No.6, 1st Floor, Kamarajar Salai, Ashok Nagar,
Chennai- 600 083.

Scanned with OKEN Scanner


Shot on OnePlus


Shot on OnePlus


Shot on OnePlus


Shot on OnePlus


Shot on OnePlus


Shot on OnePlus


Shot on OnePlus

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

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.