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™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

**V.JAGEN**
B.E., M.E., (Struct.) M.I.E., A.I.V., M.B.A.
CHARTERED ENGINEER, CONSULTANT
CIVIL & STRUCTURAL, APPROVED VALUER,
CMDA REGN NOS: SE / GR - I / 19 / 03 / 24 , QA / 19 / 04 / 21.
CORPORATION OF CHENNAI , REGN NO: RSE100172019.

FLAT NO:3B, RAMANIYAM GAURAVV 2
BLOCK-2, MODEL SCHOOL ROAD,
SHOLINGANALLUR, CHENNAI –107.
MOBILE : 95510 49378

**FORM-4B**

**STRUCTURALSTABILITYCERTIFICATEBY REGISTERED STRUCTURAL ENGINEER**
**(To be furnished on completion of building)**

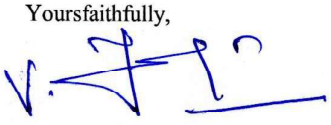
Date: 27.08.2025

I/We **V. JAGEN** have undertaken assignment as Structural Engineer for the detailed design and construction of the commercial (IT/ITES) Building namely **"BLACK DIAMOND"** consisting Stilt Floor + 4 Floors with 18.30m height IT/ITES use building at **Shed No. L-6 & L-7, Thiru Vi-Ka Industrial Estate, Guindy, Chennai – 600032**, in S.Nos. 35 (Part), 37 (Part), 38 (Part), & 58 (Part), Block No. 6, of Alandur 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 thc building ,i t is certified that thc constructed Building is structurally safe and sound for the purpose for which it is constructed.

Yoursfaithfully,



Signaturc
Name and Seal
Of the Registered Structural Engineer

V. JAGEN, B.E.,M.E., (Struct), M.I.E.,A.I.V.,
CMDA REGN NOS-
SE / GR-I / 2019/03/024, QA/2019/04/021
CHARTERED ENGINEER & APPROVED VALUER
3-B, RAMANIYAM GAURAVV - 2
BLOCK-2, MODEL SCHOOL ROAD
SHOLINGANALLUR, CHENNAI - 600 119.
Mobile: 9841269154

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.