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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verified.realestate

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 : 98412 69154

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date: 03-02-2026

I, **V.JAGEN** have undertaken assignment as Structural Engineer for the detailed design and construction of the building comprising of Stilt Floor + 5 Floors Residential Building with 10 Service Apartments availing Premium FSI with TOD Benefit at Plot No.134, Bhuvaneshwari Nagar Second Main Road, Chandru Street, Bhuvaneshwari Nagar, Velachery, Chennai – 600 042,Comprised in S.No.317/1 as per Document, T.S.No.1/26 as per Patta, Block No.189 of Velachery Village, Velachery Taluk within the Limit of Greater Chennai Corporation, Zone – XIII, Division – 177, measuring 508.83 Sq.mt., North by – 30 Feet Road, South by – Plot No.138, East by – 30 Feet Road, West by – Plot No.133.

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,



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

Signature, Name and Seal

of the Registered Structural Engineer

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.