Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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)

Date:

To
The Real Estate Regulatory Authority,
Tamilnadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower II, CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Subject: Certificate of Completion of Construction Work of **Stilt + 4 Floors** Building/ Block of the Building of the Project (TNRERA Registrtion No. .....) situated on the Land bearing **Town Survey no: 550/ Plot no: 4290/ Door No: 79,** demarcated by its boundaries (latitude and longitude of the end points) .....to the North to the South .....to the East .....to the West of Division **Mullam Village, Aminjikarai Taluk, Chennai District – 600 040.** measuring **349.00 sq.mts Plot area. 665.92 sq.mts F.S.I area** being developed by **D. Venkatraman (COA)**

Sir,

I have undertaken the assignment as Architect for certifying the completion of Construction Work of **Stilt + 4 Floors** Building, Block 1 of the Building situated on the **Plot No. 4290, Town Survey no.550, Door no. 79 of Mullam Village, Aminjikarai Taluk, Chennai District – 600 040.** measuring **349.00 sq.mts Plot area. 665.92 sq.mts F.S.I area** being developed by **D. Venkatraman (COA)**

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

(i) Mr. **D Venkatraman**. As Architect

(ii) Mr. **M. Jagadeesh**. As Structural Consultant

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

(iv) Mr. **M. Mohideen Basha**. As Site Supervisor/Clerk of Works

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 hereby certify that Stillt + 4 Floors Building, Block 1 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 Stilit + 4 Floor Building, Block 1 of the Building is granted Completion Certificate bearing number **C.CNo.OFF-CC/EC/North-I/311/2025** dated **21/11/2025** by **Chennai Metropolitan Development Authority** (CompetentAuthority).

Yours Faithfully,

D.VENKATRAMAN
CA/2013/58306
KRAFT DESIGN REVOLUTIONS (M) LLP
A-74/1, ANNA NAGAR EAST
5TH STREET, CHENNAI - 600102

D. Venkatraman

D.Venkatraman,
CA/2013/58306
No.A, 74/1, Anna Nagar East,
Chennai – 600 102.

Carpet Area Statement													Date:		
Site Address :															
Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility / Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)		
													349.00	Covered	Open
1	1	FIRST FLOOR	COMMERCIAL	A1	135.70	-	-	18.80	154.50	16.38	170.88	92.46	2		
2	1	SECOND FLOOR	COMMERCIAL	A1	124.40	-	10.50	19.60	154.50	16.38	170.88	92.42	2		
3	1	THIRD FLOOR	RESIDENTIAL	B1	122.40	8.05	-	22.20	152.65	18.23	170.88	89.20	1		
4	1	FOURTH FLOOR	RESIDENTIAL	B1	107.40	-	-	21.40	128.8	24.48	153.28	74.92	1		
TOTAL					489.9	8.05	10.5	82	590.45	75.47	665.92	349.00	6		
												Visitors' Car Parking	1		
												Grand Total	7		

Note:

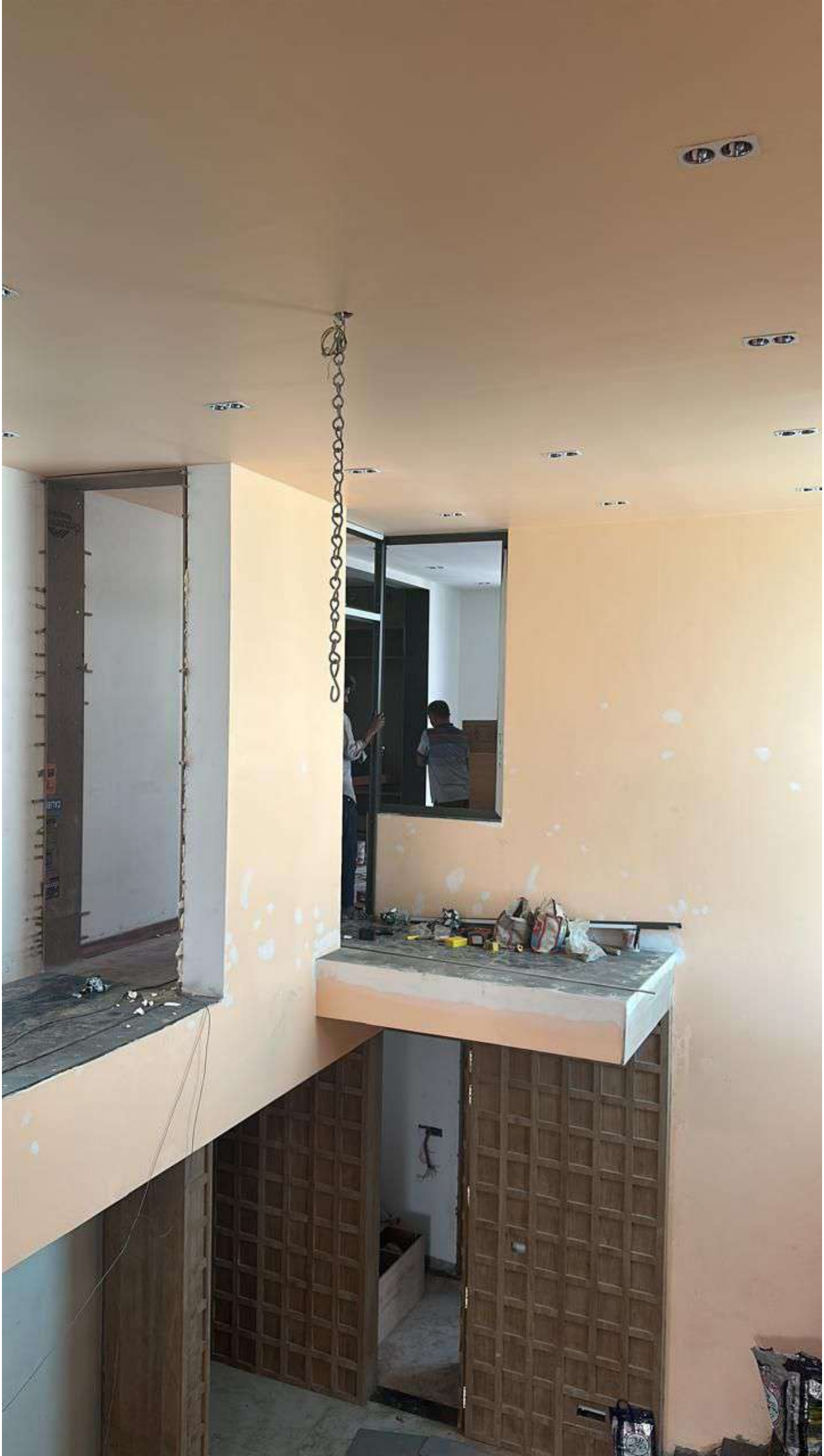
- Carpet Area statement with total UDS for the least extent.
- If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
- If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
- Promoter to clearly mention cover, open and visitor carparking.

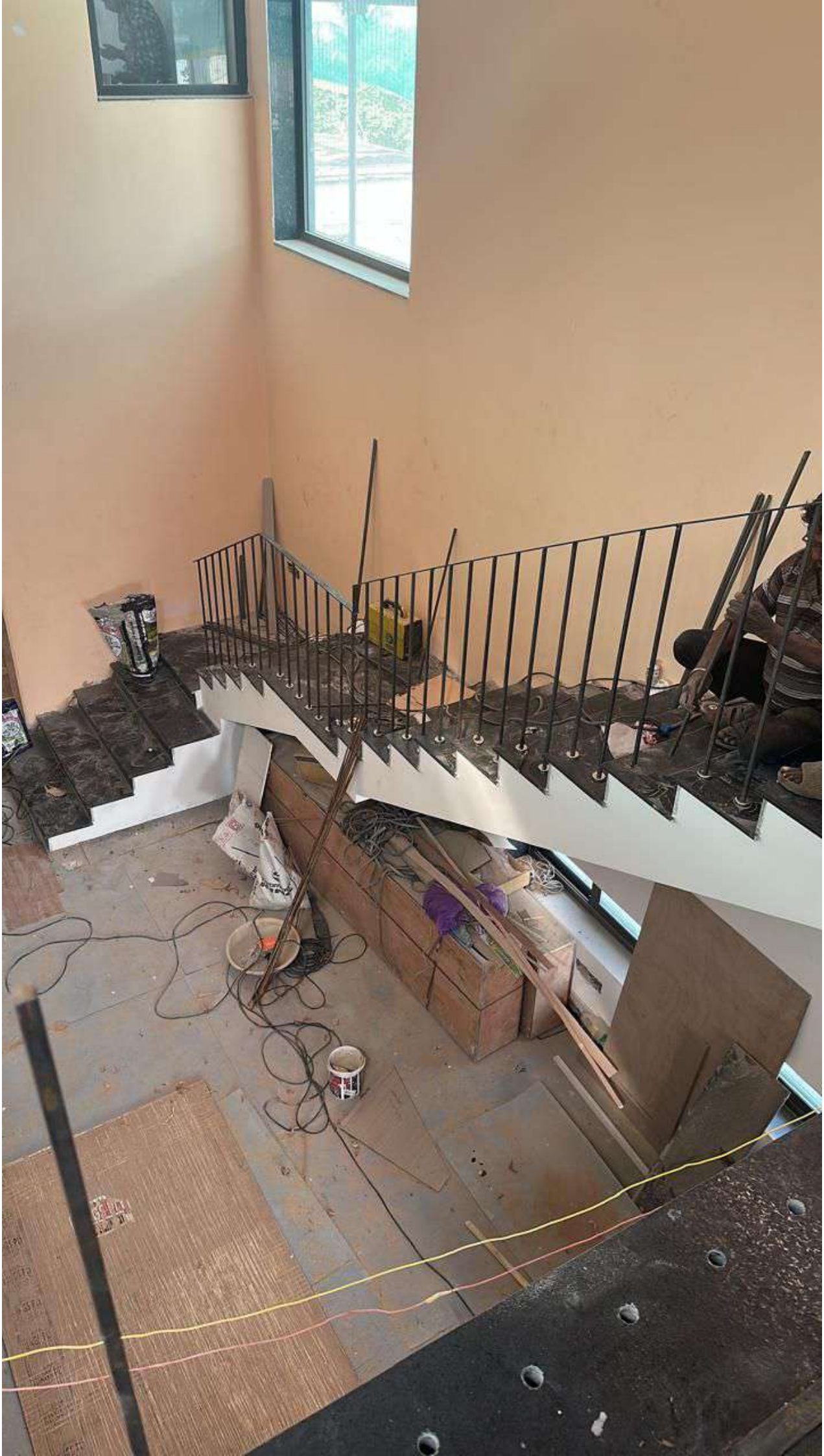
Car parking allotted to individual apartment to be shown in the carpet area statement.

D. Venkatraman

D.VENKATRAMAN
CA/2013/58306
KRAFT DESIGN REVOLUTIONS (M) LLP
A-74/1, ANNA NAGAR EAST
5TH STREET, CHENNAI - 600102


S:710
KINE GRADE











FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Date: **21.01.2026**

I/We **THULIR STRUCTURE** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower **APARTMENT BUILDING** of the building comprising of **STILT + FOUR** floors situated in the land bearing Survey Number/s **Town Survey no: 550/ Plot no: 4290/ Door No: 79**, **Mullam** Village, **Aminjikarai Taluk, Chennai District – 600 040.**

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.JAGADEESH

M. JAGADEESH, M.E.,STRUCTURAL
AMIE-CHARTERED ENGINEER
Reg. No: SE/Gr-I/049/LS/2024/52

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.