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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project: **V. Muniyan Nagar** Comprised land in Survey Nos: **827/1, 827/2B & 828/1B2B Sevilimedu-B Village , Kancheepuram Taluk & District**. **TamilNadu.**

Date: 04.09.2026

Name and Address of the Promoters.

P.Meera,
No: 72, Road Street,
Venkatapuram, Sevilimedu,
Kancheepuram District.

Subject: Certificate for " **V. Muniyan Nagar"**

Sir,

I, **R.Parkavi** having License No. **TVM/REGRADE-II-01/2025** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **" V.Muniyan Nagar"** situated on the Plot bearing Survey no. **827/1, 827/2B & 828/1B2B,** Plot no. **1 to 11** demarcated by its boundaries (Latitude : **12.809315** , Longitude: **79.669655 , SF.NO: 828/1B1B** to the North ,**Existing 24.0 M Wide Road** to the South ,**SF.NO: 829/9B1A1, 829/9B1A2, 829/9B1B, 829/9B1C & 829/9B2** to the East **,SF NO: 827/2A, 835 & 828/1B2A** to the West of Division **Sevilimedu-B** Village, **Kancheepuram Taluk & Kancheepuram District** measuring **1784.00 sq. mts**. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **P.Meera**.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, Kancheepuram** vide **Planning Permission No. SWP/DTCP/Kancheepuram/ Layout No. 34/2025 (8S3A114A/2025/TCP) , Dated 19/03/2025,** Local Body/ Town Panchayat / Muncipality Corporation No. **5593/2025/F1, Date: 02/07/2026**. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

R. Parkavi

Er.R.PARKAVI, B.E., Cell: 8754799755, 8248110148
Registered Engineer Grade-II, TVM/REGRADE-II-01/2025
Plan, Estimate, Elevation,
TSK Plan Approval,Surveying, Structural Plan, Layout Approved
CONSTRUCTION Construction, Individual House, Interior Works, Modular Kitchen,
Housing Loan, Individual House Promoters & Flat Promoters
No.3[illegible]/ PB. KAMARAJAR STREET, (Opp. to Bus Stand)
KANCHIPURAM. TAMILNADU. 631502.

P. Meera.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Road	Yes
2.	Storm Water Drain	Yes
3.	Street Lights	Yes
4.	Provision Of Water Supply	Yes

Yours Faithfully,

R. Parkavi

Er.R.PARKAVI, B.E., Cell: 8754799755, 8248110148
Registered Engineer Grade-II, TVM/REGRADE-II-01/2025
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No.3[illegible]-/P3, KAMARAJAR STREET, (Opp. to Bus Stand)
KANCHIPURAM. TAMILNADU. 631502.

P. Meera.

Enclosed:

Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUVANNAMALAI

Email Id:dtcp.tiruvannamalai@gmail.com

Phone No: 04175-290344

PROFESSIONAL REGISTRATION CERTIFICATE

REGISTERED ENGINEER GRADE - II

TVM/REGRADE-II-01/2025

This is to certify that Selvi. **R.PARKAVI,** having the qualification of B.E .Civil Engineering experience in the relevant field for 06 Years has been enrolled as Registered R.E Grade-II of the Town and Country Planning Department.

She shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the Tamil Nadu Combined Development and Building Rules-2019, vide G.O.(Ms) No.18, Municipal Administration and water supply (MA-I) Department, Dated: 04.02.2019.

This Registration is validup to: 25.02.2030

R. Parkavi

Er.R.PARKAVI, B.E., Cell: 8754799755, 8248110148
Registered Engineer Grade-II, TVM/REGRADE-II-01/2025
Plan, Estimate, Elevation,
Plan Approval, Surveying, Structural Plan, Layout Approved
TSK CONSTRUCTION Construction, Individual House, Interior Works, Modular Kitchen,
Housing Loan, Individual house Promoters & Flat Promoters
No.102-/79, KAMARAJAR STREET, (Opp. to Bus Stand)
KANCHIPURAM. TAMILNADU. 631502.



Assistant Director, 26/02/2025
District Town and Country Planning office,
Tiruvannamalai District.

26 FEB 2025

26/02/25

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.