

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Form-5

Certificate by Architect /

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

Address of the Project: S.NO. 28/2A1C, 28/2A1D, 28/2A1E , 28/2A1F, GREEN VILLA PHASE-2,
Vellathur Panchayat and Village, R.K. Pet Panchayat union/Taluk, Tiruvallur District.

Date: 27/02/2026

A.Muneeswaran &Janakiraman M A (Name of the Promoter)

NO. 36, Ganapathy mudali street, Sholinghur Municipality,
Sholinghur Taluk, Ranipet district – 631102 (Address of the
Promoter)

Subject: Certificate for GREEN VILLA PHASE-2 (Name of the project)Ref:

_____ (TNRERARegistration Number)

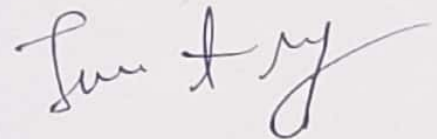
Sir,I,S.VENKATESAN,DCE.,(nameoftheArchitect/LicensedSurveyor)havingLicenseNo.R e g.
No : RE/GR- III/VR/JULY-2024/081 had undertaken assignment as an Architect/ Licensed
Surveyor for the assessment and verification of development of work done at GREEN VILLA
PHASE-2 (name of the project) situated on the Plot bearing Survey no . 28/2A1C, 28/2A1D,
28/2A1E , 28/2A1F demarcated by it boundaries (latitude and longitude of the end points.
13.141316,79.43155. 13°08'28.7"N 79°25'53.6"E to the East to the West of Division
13.141316,79.43155. Vellathur Panchayat and Village, R.K. Pet Panchayat union/Taluk,
Tiruvallur District. 26600.00 SQM Being developed by A.Muneeswaran &Janakiraman M A
(Name of the Promoter).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 & LOCALBODY (Name of the sanctioned
authority) vide Planning Permission No. SWP/DTCPLAYOUT/NO : 114/2025 ,dated
13/09/2025 including all amenities and facilities as committed by the promoter to the
allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor
with (Reg.License No_____)

Enclosed:

Photographs of all sides of site



S.VENKATESAN,DCE.,
Registered Engineer,
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895



TOWN AND COUNTRY PLANNING DEPARTMENT
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

Roc.No:1591/2024/VD2

Dated:05.07.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V. "Registration of Professionals". Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms) No.18, MAWS (MA1) Dept. Dated : 04.02.2019**.

The Registration is valid upto **04.07.2029**.



Assistant Director (FAC)
District Town and Country Planning
Villupuram District

05/07/24

To,
Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.



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](#)



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

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

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

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



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.

