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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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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 SF No. **398/1A2,398/1A3** of Thellar Village, Panchayat, Thellar Panchayat Union, Vandavasi Taluk, Thiruvannamalai District

Date:04-10-2026

K.SELVAMUTHUKUMAR ,ANNAPOORANI (Name of the Promoter)
No:17, Rettaivadai Chetty Street Extn,Vandavasi Town & Taluk, Tiruvannamalai – 604408 (Address of the promotor)

Subject: Certificate for …… (Name of the project)
Ref:…… (TNRERA Registration Number)

Sir,

I T.PRABU (name of the Architect/ Licensed Surveyor) having License No TVM/RE-GRADE-II-03/26 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Royal Highway City Phase-I** (Name of the project) situated on the Plot bearing Survey no./Plot no: 398/1A2,398/1A3 demarcated by its boundaries (latitude and longitude of the end points) 12.414817 to the North,79.548986 to the 12.414811 to the East79.54898 to the West of Division Thellar Village, Vandavasi Taluk, Thiruvannamalai District **0.24 Acres measuring 980.00sq.mts** Being developed by **K.SELVAMUTHUKUMAR ,ANNAPOORANI**(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 thiruvannamalai (Name of the sanctioned authority) vide **Planning Permission No.150/2026 dated 04/06/2026 Local Body No.50 dated 08.07.2026. 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.**

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No	
1.	ROAD WORK	YES	

Er. T. PRABU, B.TECH.,(CIVIL)
Registered Engineer Grade - II
Reg.No: TVM / RE GR - II - 03/2026
No.28, Mazhaiyur, Vandavasi Tk., T.V.M. Dt.- 604 502
Phone: 96005 27117

2.	LIGHT	YES	
3.	WATER SORUCE ARRANGE NEAR RESIDENTIAL AREA OHT TANK SUPPLIYED	YES	
4.	Drainage stormwater	Yes	

Yours Faithfully,

Enclosed:
Photographs of all sides of site

Er. T. PRABU, B.TECH.,(CIVIL)
Registered Engineer Grade - II
Reg.No: TVM / RE GR - II - 03/2026
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Phone: 96005 27117

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUVANNAMALAI

Email Id:dtcp.tiruvannamalai@gmail.com

PhoneNo: 04175-290344

PROFESSIONAL REGISTRATION CERTIFICATE

REGISTERED ENGINEER GRADE - II

TVM / RE GRADE-II-03/2026

This is to certify that Thiru.**T.PRABU,** having the qualification of B.Tech., (Civil Engineering) experience in the relevant field for 13 Years has been enrolled as Registered Engineer (RE) Grade-II of the Town and Country Planning Department.

He 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 valid upto:10.04.2031.



10/04/26.

Assistant Director,
District Town and Country Planning office,
Tiruvannamalai District.

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.