

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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: "SUMANGALI EASUN GARDEN PHASE - I", Pakkam Village, (As per Patta Nathamedu Village), Tiruvallur Panchayat Union Limit, Tiruvallur Taluk & District. Survey No: 853/2A & 3A.

Date: 01/07/2024.

Name of the Promoters: M/s. Sumangali Realty, Rep. by its Proprietor Mr. Chethan Sharma (GPA of M/s. Easun Engineering Company Private Limited)

Address of the Promoters:

1) M/s. Sumangali Realty, No. 1st Floor, P.C – 7, TNHB, Avadi, Chennai - 600 054.

2) M/s. Easun Engineering Company Private Limited, Temple Tower, 6th Floor, 672 Anna Salai, Nandanam, Chennai – 600 035.

Subject: Certificate for (SUMANGALI EASUN GARDEN PHASE - I)

Ref: -----, dated ----- (TNRERA Registration Number)

Sir,

I, **I. ARIVAZHAKAN** (name of the Architect/ Licensed Surveyor) having License No. **TVLR/RE/Gr-iii/2019/08/017**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done situated in "SUMANGALI EASUN GARDEN PHASE - I", Pakkam Village, (As per Patta Nathamedu Village), Tiruvallur Panchayat Union Limit, Tiruvallur Taluk & District. Survey No: 853/2A & 3A. Plot Nos. 1 – 27 (total 27 plots) demarcated by its boundaries (latitude and longitude of the end points) to the North 13.126047 to the South 80.016402, admeasuring 3898 Sq. Mts, being developed by M/s. Sumangali Realty, Rep. by its Proprietor Mr. Chethan Sharma (GPA of M/s. Easun Engineering Company Private Limited).

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 **The Member Secretary, CMDA, vide Letter No. Layout -1/0337/2023, Approved Plan is numbered as PPD/LO. No. 122/2024, CMDA Planning Permit No. 15839 dated 07.06.24 and The Commissioner, Thiruvallur Panchayat Union @ Ikkadu and the Planning Permission issued as per delegation of Powers given by Member Secretary, CMDA, Chennai, vide Planning Permit No. 28149, approved on 28/06/2024 vide Ref. No. 1579/2024/A3 dated 28/06/2024, including all amenities and facilities as committed by the promoter to the allotters.**

Yours Faithfully,


I. ARIVAZHAKAN RAJ, D.C.E.,
Registered Engineer Grade-III
Registration No. T/LR/RE/GR-III/2019/08/017
Assistant Director of Town and Country Planning
Off: Sai Green Associates
239/3, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044-48606017, Mobile : 7299989915

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No)

License Surveyor: **I. ARIVAZHAKAN**, Registered No: **TVLR/RE/Gr-iii/2019/08/017**.

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.

