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RE REGULATORY RECORD

RERA Document

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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 Survey No: 23/1, 24, 25 of Sivanvoyal Village, Thiruvallur Taluk, Thiruvallur District.

Date: 08-04-2026

M. Ramesh (Name of the Promoter)
No:2/1, 5th Street, Vatchalapuram,
Tiruniravur, Avadi Taluk,

Tiruvallur District, Pincode: 602024.

Subject: Certificate for ROYAL GARDEN by MRS (Name of the project)

Sir,

I, A. PANNEER SELVAM (name of the Architect / Licensed Surveyor) having License No. TVLR/RE/GR-III/2024/05/009 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done **ROYAL GARDEN by MRS** (name of the project) situated on the Plot bearing Survey no. 23/1, 24, 25, Plot no: 1 to 64 demarcated by its boundaries (latitude and longitude of the end points) to the North 13.1838016, 80.0037739 to the South 13.1830236, 80.0031679 to the East 13.1830756, 80.0039299 to the west 13.1837498, 80.0035597 of Sivanvoyal village, Thiruvallur Taluk, Thiruvallur District, measuring 9552 sq. mts. Being developed by M. RAMESH (Name of the Promoter).

Based on site inspection carried out by me with respect to each of the plot (s) of the a foresaid 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 Directorate of Town and Country Planning (DTCP), Thiruvallur District Office vide Planning Permission Approval No: SWP/DTCP/TVLR/LAYOUT NO: 128/2025 dated 24-09-2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

A. PANNEERSELVAM, D.C.E
Licensed Surveyor, Thiruvallur DTCP
Reg No: TVLR/ RE/GR-III/2024/05/009
No: 59, 8th Street, Alagammal Nagar,
Nerkkundram, Chennai - 600107
Cell No: 9841353226

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with (Reg. License No: **TVLR/RE/GR-III/2024/05/009)**

Enclosed: Photographs of all sides of site

O/O.THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING,
THIRUVALLUR REGION.

No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : tvlrregion@gmail.com, Phone : 044-27665657.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that A.**Panneerselvam**, has enrolled as **Engineers Grade-III (RE)** with O/o.The Assistant Director of Town and Country Planning, Thiruvallur Region who has the qualification of **D.C.E.,(Civil Engineering)** and experience in the relevant field for **19 Years.**

He has been given the Registration No:**TVLR/RE/Gr-III/ 2024/05/009** on **31.05.2024**. 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 (MA.1) Dept., Dated:04.02.2019.**

This Registration is valid upto **30.05.2029.**



31 MAY 2024

31/05/24
Assistant Director of
Town and Country Planning,
Thiruvallur Region.

30.5.24

30/5/24

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.