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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5
Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Sub-Division Project)

Date: 07-10-2026

Address of the Project: All that piece and parcel of Vacant Site in Approved layout **1)Mr.V.MUNISAMY (Owner), 2)Mr.R.SANKAR(Owner), 3) Mr.E.MOHANRAJ (Owner), "SRI SAIBABA NAGAR" Approval No: D.T.C.P.(RPT). No: 68/2026 Ranipet District – Walaja Taluk – Walaja Panchayat Union – Anandalai Village / Panchayat- Survey Number: 606/54, 606/57 - Site Extent: 1357.00 Sq.m (0.335 Acres) "SRI SAIBABA NAGAR",[Total Plot No: 08 (1-8), We Are 1)Mr.V.MUNISAMY S/o VellaikaranNo.3/80, Bajanai Kovil Street,Velam Village-632501, Sholinghur Taluk, Ranipet District, 2) Mr.R.SANKAR S/o Ravi,No.13, Thiruvalluvar Nagar, Anandhalai Village-632513.Walaja Taluk, Ranipet District, 3) Mr.E.MOHANRAJ S/o Erusan,No.26, Bajanai Kovil Street, Marudhalam Madhura, Thaniyur Village-632501, Sholinghur Taluk, Ranipet District,** (Address of the Promoter)

Subject: Certificate for "SRI SAIBABA NAGAR" (Name of the project),
Ref:_____(TNRERA Registration Number)

I, **ER.V.UMAMAGESHWARAN,DC.,** (name of the Architect/ Licensed Surveyor) having License No: **RE/Gr-III/Aug-2024/12** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **layout 1)Mr.V.MUNISAMY S/o Vellaikaran(Owner), 2)Mr.R.SANKAR S/o Ravi(Owner), 3) Mr.E.MOHANRAJ S/o Erusan(Owner), "SRI SAIBABA NAGAR" Approval No: D.T.C.P.(RPT). No: 67/2026 Ranipet District – Walaja Taluk – Walaja Panchayat Union – Anandalai Village / Panchayat- Survey Number: 606/54, 606/57 - Site Extent: 1357.00 Sq.m (0.335 Acres) "SRI SAIBABA NAGAR",[Total Plot No: 08 (1-8),** demarcated by its boundaries (latitude and longitude of the end points *LAT: - 12.954252, LOG: - 79.372322,* **S.F.NO: 606/54 - UAL PLOTS to the North, UAL PLOTS to the South, Existing 6.10 M Road the East, & Vacant Land to the West of Division. & S.F.NO: 606/57 - UAL PLOTS to the North, UAL PLOTS to the South, UAL PLOTS to the East, & Existing 6.10 M Road to the West of Division.**

Village – **Anandalai,**
Taluk - **Walaja,**
District – **Ranipet.** measuring: **1357.00 sq.mts**

Developed by **1)Mr.V.MUNISAMY (Owner), 2)Mr.R.SANKAR(Owner), 3) Mr.E.MOHANRAJ (Owner),** (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 (Name of the sanctioned authority) *vide* Planning Permission No **"Approval No: D.T.C.P.(RPT). No: 68/2026" Dated: 29-06-2026, Local Body** / Town Panchayat / Municipality / Village Panchayat **Roc no:04/2026** dated **29-06-2026,** 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.	CEMENT RAOD	**YES**
2.	STORM WATER DRAIN	Sub-Division (Only Plots) Already Existing Road in Village Panchayat
3.	STREET LIGHT	**Yes**
4.	WATER PIPE LINE	**YES**
5.	OVER HEAD TANK FOR DRINKING WATER (PANCHAYAT PROVING THE WATER CONNECTION)	**VILLAGE PERSIDENT Lees Than 10000.00 (SQ.M)**

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with **(Reg. License No RE/Gr-III/Aug-2024/12)**
Enclosed: Photographs of all sides of site

R. Sankar

V. Umamageshwaran

Er. V.UMAMAGESHWARAN, D.C.,
AKM PLANNERS
DTCP Registered Engineer
RE/Gr.III/RD/Aug-2024/12
No.5/4C, 2nd Floor, MBT Road,
Opp. Collector Office, Bharathi Nagar,
RANIPET-632 403, Cell: 77080 79829
Email ID: akmplanners07@gmail.com

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

RANIPET DISTRICT

(F-Block, 4th Floor, Collectorate Campus, Ranipet – 632 402)
Website:WWW.tn.gov.in/dtcp
Mail ID: dtcp.ranipettai@gmail.com

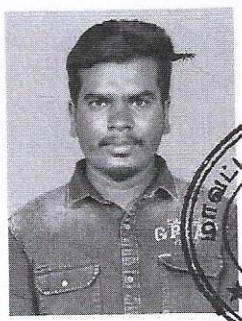
Roc No:1189/2021/RD **Date:14.08.2024**

PROFESSIONAL REGISTRATION CERTIFICATE

This is Certify that **Thiru.V.UMAMAGESHWARAN** has enrolled as Registered Engineer Grade – III with Assistant Director, District Town And Country Planning Office, Ranipet who has the qualification of **ITI Draughtsman (Civil)** and experience in the relevant field for **05 years.**

He has been given the Registration No.**RE/Gr-III/RD/AUG2024/12 on 14.08.2024.** He Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamilnadu in Part V, "Registration of Professionals", TamilNadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No.18, MAWS(MA1) Department, Dated:04.02.2019 and G.O(MS)No.16, MAWS(MA1) Department, Dated:31.01.2020.

The Registration is Valid up to **13.08.2029.**



14 AUG 2024

Assistant Director,
District Town and Country Planning Office,
Ranipet District.

14/08/2024.

To:
Thiru.V.Umamageshwaran,
No.6, Big Street,
M.N.Palayam, Anaimallur Post,
Arcot Taluk, Ranipet District-632 507.

V. Umamageshwaran

Er. V.UMAMAGESHWARAN, D.C.,
AKM PLANNERS
DTCP Registered Engineer
RE/Gr.III/RD/Aug-2024/12
No.5/4C, 2nd Floor, MBT Road,
Opp. Collector Office, Bharathi Nagar,
RANIPET-632 403, Cell: 77080 79829
Email ID: akmplanners07@gmail.com

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

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.