

RE

REGULATORY RECORD

RERA Document

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

Address of the Project: Layout "AKAN AVENUE PHASE - IV " - Proposed layout of house sites in S.no 420/3B of Perungalathur village, Tambaram taluk, Chengalpattu district, Tambaram corporation limit.

Date	4-11-2024
Name of the Individual	C Sivaselan
Address of Individual ,	No. 11/6 Jothy nagar , Individual Mudichur main Road West Tambaram Chennai-600045

Date	4-11-2024
Name of the Individual	K Chellamuthu
Address of Individual ,	No. 11/6 Jothy nagar , Individual Mudichur main Road West Tambaram Chennai-600045

Date	4-11-2024
Name of the Individual	R Karthick
Address of Individual ,	No 8,4 th street , Periyar nagar, Irumbuliyur, Chennai-600045

Date	4-11-2024
Name of the Individual	R Rathinakumar
Address of Individual ,	No 8,4 th street , Periyar nagar, Irumbuliyur, Chennai-600045

Date 4-11-2024
Name of the Individual V Karthik
Address of Individual 10, Eswaran kovil street,
Kattankulathur Chennai-603203

Date 4-11-2024
Name of the Individual S P Elangovan
Address of Individual T.S.No.4436/2 East 4th street
Nellumandi street,Pudukkottai-622001

Subject: Certificate for the completion of all works of the Layout of house sites comprised in S.No. 420/3B of Perungalathur village, Tambaram taluk, Chengalpattu district, Tambaram corporation limit.

Sir/Mam,

I, Reshma Lal M D(Architect) having License No. CA/2023/163184, had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at the above mentioned layout, situated on 420/3B of Perungalathur village, Tambaram taluk, Chengalpattu district, Tambaram corporation limit. demarcated by its boundaries (latitude and longitude of the end points 12.9408439739122, 80.09123513636612 & 12.940494227717922, 80.09112765162506 to the west 12.940502675699413, 80.09245040739015 & 12.940446919016292, 80.09243480476644 & 12.940333716015253, 80.09277112798848 & 12.940014381899545, 80.09272085286767 to the east 12.940835525942276, 80.09123513636612 & 12.940502675699413, 80.09244173926587& 12.940443539822969, 80.09243480476644& 12.940342164002185, 80.09276939436364 to the North 12.94048915892889, 80.09114498787362 & 12.940019450698232, 80.0927121847434 to the South of 420/3B of Perungalathur village, Tambaram taluk, Chengalpattu district, Tambaram corporation limit. Measuring an extent land of 7716 Sqm being developed by C Sivaselan, K Chellamuthu, R Karthick, R Rathinakumar, V Karthik & S P Elangovan.

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 **CMDA file No. layout - 1/0160/2023 dated 17-11-2023 and Tambaram Corporation Approval No.009/Z4/24/06 dated 28-10-2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


(Reshma Lal)
Architect





Name: Ms. Reshma Lal M D (Architect)
Last Login on :N/A

Architects | Publication | Empanelment

Details of Architect | Reg. No: CA/2023/163184, Valid Till: 31/December/2024 |

Architect Name:	Ms. Reshma Lal M D	Father/ Husband Name:	Shri. S. Madhana Mohana Lal			
Date Of Birth:	07/Dec/1998	Gender:	Female			
Degree:	Provisional	Communication Address:	13 - 58/5A, Edakulam Ward, Viceroy road, Kuzhithurai, Kanyakumari - 629163, TAMIL NADU			
Current Status: Active						
Payment History	Last Payment Details					
	Receipt No.	Receipt Date	Description	From	To	Amount
	0441830	31/Aug/2023	Registration Fee			600.00
	Print Renewal Application					Receipt Total: 600.00
Dues						
Renew Type * ☒ Annual Payment ☐ One Time Payment (OTP)						
	Description	From	To	Amount ₹		
	Renewal (Annual)	2025	2025	600.00		
						Total Amount Payable ₹: 600.00
RENEWAL is Allowed, before 1 Month! Please try later!						

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.

