Verified RealEstate™

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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Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project: **41/8A,9B1,42/1B1, Mailam Village, Mailam Panchayat Union, Tindivanam Taluk, Villupuram District, Tamil Nadu-604 304.**

Date: 11/09/2026

R.KARUNAGARAN (Name of the Promoter)

DOOR NO : No.91 Main road,Pudhu nagar, Muthupillaipalayam,Villiyanur Komyun, Pondicherry - 605010. (Address of the Promoter)

Subject: Certificate for **VARAHI NAGAR** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, **VENKATESAN.S** name of the Architect/Licensed Surveyor) having License No. **RE/GR-III/VR/JULY-2024-**081had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **VARAHI NAGAR** (name of the project) situated on the Plot bearing Survey No. **41/8A,9B1,42/1B1** Plot No. **47** demarcated by its boundaries (latitude and longitude of the end points) **12.12.43.8"N** to the North **10.50.69.5"S** to the South **76.89.56.3"E** to the East **79.16.08.2"W** to the West of Division **Pattanur** Village **Vanur** Taluk **Villupuram** District. Measuring **4050.0** sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **R.KARUNAGARAN** (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 **Directorate of Town & Country Planing (DTCP) Villupuram** (Name of the sanctioned authority) vide Planning Permission No. **178/2026/TCP** dated **29/06/2026** Local Body / Town Panchayat / Municipality No.**7 X W D 4 A J V / 2 0 2 6** 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.	Roads & Access	yes
2.	Storm Water Drains	yes
3.	Open Space Reservation	yes
4.	Street Lighting	yes
5.	Planning Permission & Local body demand fees	yes
6.	Water Supply & Sanitation	yes

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS)
of Architect/Licensed Surveyor with (Reg. License No.
RE/GR-III/VR/JULY-2024-081

S. Venkati

S.VENKATESAN, DCE.,
Registered Engineer,
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895

Enclosed: Photographs of all sides of site

TOWN AND COUNTRY PLANNING DEPARTMENT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

Roc.No:1591/2024/VD2 Dated:05.07.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. 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 (MA1) Dept. Dated : 04.02.2019.**

The Registration is valid upto **04.07.2029.**



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் 05 JUL 2024 விழுப்புரம் மாவட்டம்

Assistant Director (FAC)
District Town and Country Planning
Villupuram District

05/07/24

To,

Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	KARUNAGARAN R	**Payment Generated**	:	24/06/2026
Application No	:	7XWD4AJV	**Payment Completed**	:	29/06/2026
Fees Type	:	**Demand Fees**			
Receipt Number	:	2026062966249			
Transaction ID	:	6562447117215			

Demand Details:

S.No	Description	Amount
1	SubDivision Charges	24000.00
2	Development Charges	16190.00

Total Amount : 40190

Amount In Words : Rupees Forty Thousand One Hundred Ninety Only

With Regards,
DTCP

Government of Tamil Nadu

E-Challan

Payable at - DTO VILUPPURAM

Remitter Copy

Challan Number	20260629010662	**Challan Date**	29-Jun-2026	**Payment Date**	29-Jun-2026 10:48:33
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	KARUNAGARAN R
Mobile No.	7708575999	**Aadhaar No.**		**Remitter Address**	NO:91, MAIN ROAD, PUDHU NAGAR,
Department	02602-Directorate of Town and Country Planning	**District**	VILUPPURAM	**DDO Code**	24010122
DDO / Office Name	ASST DIRECTOR DISTRICT TOWN AND COUNTRY PLANNING VILLUPURAM	**Department Transaction ID**	66249_1782710297 162	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Collections- DoTP	Collections- DoTP	021703800AA22709	18000	66249	NA

Payment Mode	Online	**Payment Type**	null	**Payment Status**	Success
Challan Amount (Rs.)	18,000			**Bank Name**	SBI
Amount (in words)	Eighteen Thousand Rupees only.			**Bank ref no.**	CPAGXIKIC9

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

For Office Use Only

Government of Tamil Nadu

E-Challan

Payable at - DTO VILUPPURAM

Remitter Copy

Challan Number	20260624011846	**Challan Date**	24-Jun-2026	**Payment Date**	24-Jun-2026 11:05:24
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	KARUNAGARAN R
Mobile No.	7708575999	**Aadhaar No.**		**Remitter Address**	NO:91, MAIN ROAD, PUDHU NAGAR,
Department	02602-Directorate of Town and Country Planning	**District**	VILUPPURAM	**DDO Code**	24010122
DDO / Office Name	ASST DIRECTOR DISTRICT TOWN AND COUNTRY PLANNING VILLUPURAM	**Department Transaction ID**	66249_1782279194342	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	91167	66249	NA

Payment Mode	Online	**Payment Type**	null	**Payment Status**	Success
Challan Amount (Rs.)	91,167			**Bank Name**	SBI
Amount (in words)	Ninety One Thousand One Hundred Sixty Seven Rupees only.			**Bank ref no.**	CPAGWSXXZ0

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

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DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 27/07/2026

Applicant Name : KARUNAGARAN R

Application No : 7XWD4AJV

Fees Type : **Demand Fees**

Receipt Number : 2026072766249

Transaction ID : 11000375127169

Purpose

S.No	Description	Amount
1	Layout Approval Fees	129430.00
2	Layout Inspection Fees	50000.00

Total Amount : 179430

Amount In Words : Rupees One Lakh Seventy Nine Thousand Four Hundred Thirty Only

With Regards,
DTCP

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
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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.