Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

**FORM-5**

**Certificate by Architect/Licensed Surveyor**
**(CertificateforthepurposeofcompletionofLayout/Sub-DivisionProject)**

**Address of the Project: "SSM AVENUE", S.No. 106/11 and 106/12, Perumatunallur Village, Vandalur Taluk, Chengalpattu District - 603 202, and Tamil Nadu State.**

**Date: 01.03.2026**

**Promoter - Mr. S. MOHAN,** presently residing at No.11, Sengeni Amman Kovil Street, Perumattunallur Village, Vandalur Taluk, Chengalpattu District - 603 202.

**Subject:** Certificate for **"SSM AVENUE", S.No. 106/11 and 106/12, Perumatunallur Village, Vandalur Taluk, Chengalpattu District - 603 202**.

Ref :- Town and Country Planning Department (Planning permission) ROC No. KBH3U9JN/2025/TCP dated.27.11.2025, SWP/DTCP/Chengalpattu District, DTCP Approval No. 310/2025 Perumattunallur Village Panchayat, Layout Final Approval letter ROC No.16/2025-2026/P dated.05.02.2026

**Sir,**

I, **S. SASIKUMAR,** and I am having **registered Engineer Grade - III (RE), License No. 178/LS/2022/00002**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"SSM AVENUE", situated on the plot bearing Survey No.106/11 and 106/12,** demarcated by its boundaries (latitude and longitude of the end points) 12.820718,80.087406 to the North, 12.820204,80.087354 to the South,12.820507,80.087461 to the East, and 12.820502,80.087332 to the West of Perumatunallur Village measuring **1,453 sq.mts**. Being developed by **Mr. S. Mohan.**

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 and country Planning *vide* Town and Country Planning Department (Planning permission) ROC No. KBH3U9JN/2025/TCP dated.27.11.2025, SWP/DTCP/Chengalpattu District, DTCP Approval No. 310/2025 Perumattunallur Village Panchayat, Layout Final Approval letter ROC No.16/2025-2026/P dated.05.02.2026 including all amenities and facilities as committed by the promoter to the allottees.

*Yours Faithfully,*

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

**Enclosed:**

Photographs of all sides of site

ER. S. SASIKUMAR D.C.E.,
REGISTERED ENGINEER GRADE-III(RE)
NANDHIVARAM GUDUVANCHERI MUNICIPALITY
REG.No.178/LS/2022/00002
ARUTSELVAM
No 6A, CHAKARAPANI STREET, GUDUVANCHERI,
VANDALUR TALUK, CHENGALPATTU DISTRICT,
PIN CODE : 603 202
Cell : 9884085253, 9150350500.
ARUTSELVAM@SDSINFO.IN

## NANDHIVARAM GUDUVANCHERI MUNICIPALITY

## Professional Registration Certificate

**Roc. No. 178/CP/22-23/0001356** **Dated:30-Dec-2022**

This is to certify that the **Mr. SASIKUMAR** has enrolled as **Engineers - Grade III - RE** with Executive Authority / Commissioner, Municipality / Corporation who has the council of Architect Register No : **178/LS/2022/00002** Which is valid till **31/Mar/2027 .**

He/She has been given the Registration No : **178/LS/2022/00002** on **SASIKUMAR** . He/She 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.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019 .

This Registration is Valid up to **31/Mar/2027**



30/12/22

Commissioner
**NANDHIVARAM GUDUVANCHERI MUNICIPALITY**

S. SASIKUMAR

**ER. S. SASIKUMAR** D.C.E.,
REGISTERED ENGINEER GRADE-III(RE)
NANDHIVARAM GUDUVANCHERI MUNICIPALITY
REG.No.178/LS/2022/00002
**ARUTSELVAM**
No 6A, CHAKARAPANI STREET, GUDUVANCHERI,
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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.