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RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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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)

AddressoftheProject:***All that piece and parcel of Vacant Site in Approved layout name*** **"ROYAL GARDEN"**, ***Project Approved Layout No:*** **SWP/DTCP/VELLORE/LAYOUT NO. 55/2025**, ***Survey No.*** **216/3**, **MORASAPALLI** ***Panchayat/Village,*** **PERNAMBUT** ***Taluk,*** **VELLORE** ***District.***

Date:13 /10/2025

"ROYAL GARDEN" Thiru.V.PARTHIBAN S/0 VELAYUTHAM *(NameoftthePromoter)*
NO.8, BAJANAI KOVIL STREET, ERTHANGAL VILLAGE POST, GUDIYATHAM TALUK, Vellore District-632 604.
[PH NO: - 8940508666];
[G-MAIL:- parthibansac@gmail.com].
(AddressofthePromoter)

Subject:Certificatefor **"ROYAL GARDEN"**(Nameoftheproject)

Ref:_____(TNRERA Registration Number)

Sir,

I ,**S.ASLAM** (name of the Architect/ Licensed Surveyor) having

License No: RE/Gr II/Aug-2024/030 on 09.08.2024

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work doneat "ROYAL GARDEN" (name of the project) situated on the Plot bearing *Survey No.* 216/3, *Located at:* **"ROYAL GARDEN" MORASAPALLI** VILLAGE, PERNAMBUT *TALUK, and* VELLORE ***DISTRICT.*** **demarcatedbyitsboundaries(latitudeandlongitude of the end points)12°94'06.95"N 78 °79'52.46"Eto the North VACANT LAND PANCHAYAT LAYOUT totheSouth vacant land to the East VACANT LAND to the west of Division EXISTING ROAD,**

Village – **MORASAPALLI ,**
Taluk- **PERNAMBUT**
District - **VELLORE**

Measuring:**10950.00 Sq.mts**
(or 2.70 Acre

Developedby **"ROYAL GARDEN" Thiru.V.PARTHIBAN S/0 VELAYUTHAM** (NameofthePromoter).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 plansanctionedby **DTCP** (Name of the sanctioned authority) *vide* Planning Permission No- **SWP/DTCP/RPT/LAYOUT NO. 55/2025** dated **22-08-2025** including all amenities and facilities as committed by the promoter to the allottes.

Er. S. ASLAM, DCE., B.E.,Civ.
Licenced Building Surveyor
No.101/2, Infantry Road,
Opp. to Nethaji Stadium, Vellore.
Mobile No.: 9003343412
Email ID:aslamcivil66@gmail.com

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No: RE/Gr II/Aug-2024/030 on 09.08.2024)

Enclosed:

Photographs of all sides of site

GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT

Joint Director, District Town and Country Planning Office, Vellore District
IInd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opposite to Periyar Park,
Vellore - 632 001 Phone No: 0416-2225344
Website: www.tn.gov.in/dtcp
Mail ID: ddtcpvlr9@gmail.com

Roc No: 2024080917194/VD-3 ***Dated: 09.08.2024***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that, **Thiru. S.ASLAM** has enrolled as **Registered Engineer Grade – *II* (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 8 years.

He has been given the Registration No. **RE/Gr-II/Aug-2024/030** on **09.08.2024**. 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) Department, Dated: 04.02.2019.

This Registration is valid upto **08.08.2029**

9/8/24

Assistant Director/Joint Director(FAC),
District Town and Country Planning office,
Vellore District.

09/8/24 09/08/24



Er. S. ASLAM, DCE., B.E.,Civil
Licenced Building Surveyor
No.101/2, Infantry Road,
Opp. to Nethaji Stadium, Vellore.
Mobile No.:9003343412
Email ID:aslamcivil66@gmail.com

To
Thiru. S.Aslam,
No.101/2, Infantry Road,
Opposite to Netaji Stadium,
Vellore – 632 001.

TOTAL PROJECT COST

"ROYAL GARDEN"

Project Approved Layout No: SWP/DTCP/VELLORE/LAYOUT NO. 55/2025, Survey No. 216/3, Located at: "ROYAL GARDEN" MORASAPALLI VILLAGE, PERNAMBUT TALUK, and VELLORE DISTRICT.

S.No	Date	Description	Remarks	Amount
1	25-06-2025	Sale Deed Document executed by **Shamine Bee** infavour of **V.Parthiban**	Document No. 2235/2025	Rs. 12675000/-
2	12-08-2025	Registration Fees and stamp duty for the sale deed	Document No. 2861/2025	Rs. 12532.00/-
3	20-07-2025	DTCP Application Fees infavour of **Joint Director of Town Planning Authority**	-	Rs. 16425/-
4	22-08-2025	DTCP-**Centage Charges**	-	Rs.20400.00/-
5		**ROAD Forming Charge**	-	Rs. 980000 /-
6	22-08-2025	**Development Charge**		Rs.21900.00/-
7	22-08-2025	**Sub Division Charges**		Rs.27200.00/-
8	22-08-2025	**Display Board Charge/E.B/P.P**	-	Rs: 10000/-
9	06-10-2025	Lay out Development charges and Miscellaneous Charges For Approved Lay-outs infavour of infavour of **Morasapalli Village.**	-	Rs. 86524.00/-
10		Engineer Fees for **Forming the Layout**	-	Rs. 35,000/-
11		Lay-out forming **charges and other expenses**	-	Rs.520000 /-
12		Project Registration **(DD)**Charges infavour of **TNREREA**	-	Rs.54750.00/-
TOTAL PROJECT COST				**Rs.14459731.00 /-**

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.