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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DIGITALLY VERIFIED RECORD

**Form-5**

**Certificate by Architect/Registered Engineer**
**(Certificate for the purpose of completion of Layout/ Sub-Division Project)**

**Address of the Project:** The Proposed Residential Layout of "Sri Chakra Nagar" Comprised in S.No. 425/3 & 425/4, of Thirukatchur Village, Maraimalainagar Municipality, Chengalpattu Taluk, Chengalpattu District.

Date: 16.10.2024

Thiru. Ranjithkumar alias R.Jeeva (Name of the Promoter)
No. 163, Srinivasa Nagar first Street, Nellithoppu Road, Mangadu, Chennai – 600 122.

Subject: Certificate for Residential Layout of "Sri Chakra Nagar"
Ref: SWP/DTCP/Chengalpattu District – LAYOUT No. 236/2023, dated 10.11.2023

Sir,

I, S. Prakash having License No. RE/GR-II/2024/7/0169 had undertaken assignment as a Registered Engineer for the assessment and verification of development of work done at Residential layout situated on the Plot bearing Survey No. 425/3 & 425/4 demarcated by its boundaries (Latitude 12.781857º and longitude 79.995315°) 127.60m to the North, 126.60m to the South, 44.00m to the East and 48.62m to the West of Thirukatchur Village, Maraimalainagar Municipality, Chengalpattu Taluk, Chengalpattu District, measuring 6000.00 Sqm, being developed by Thiru. Ranjithkumar alias R.Jeeva.

Based on site inspection carried out by me with respect to each of the plots of the aforesaid Layout 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 the DTCP vide Planning Permission No. SWP/DTCP/Chengalpattu District – LAYOUT No. 236/2023, dated 10.11.2023 including all amenities and facilities as committed by the promoter to the allottees.

S.PRAKASH, B.E., CIVIL
CMDA Regd. Civil Engineer
Reg. No: RE/II/2024/7/0169
No.1/96, Eswaran Kovil St,Padiyanallur,
Redhills, Chennai-52, Mb. 9750357502.

*Yours Faithfully,*

Stamp, Signature & Name (In Block Letters) of Registered Engineer with
(Reg. License No. RE/GR-II/2024/7/0169)

Enclosed: Photographs of all sides of site.


GPS Map Camera
Kattankolatur R.F., Tamil Nadu, India
QXJW+RJ, Kattankolatur R.F., Tamil Nadu 603204, India
Lat 12.781857°
Long 79.995315°
06/09/24 07:56 AM GMT +05:30
Google

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **PRAKASH S** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **B.E Civil** and experience in the relevant field for 5 years.

He/She has been given the Registration No. **RE/II/2024/7/0169** on **18-Jul-2024** 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.(ms) No.18 MAWS (MA1) Dept. Dated. 04.02.2019.

This Registration is valid upto **17-Jul-2029**.

Validity unknownSignature valid
Name :A Meganathan
Designation :Superintendent
Date :07/19/2024 12:06:00 PM



A Meganathan

Superintendent

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

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# 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.