

RE

REGULATORY RECORD

RERA Document

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

Form-5

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

Address of the Project : TAMILNADU. RANIPET DISTRICT, WALAJA TALUK,
KATTERI VILLAGE, BAGAVELI PANCHAYAT, SF.NO : 19/4A, 4B1, 6, 7, 8, 21/2

Date : 08.07.2024

1)A.HASHEEM SHERIFF , Tmt. 2)S.REVATHI,

(Name of the Promoter)

NO. 2, 1th CROSS STREET,
WALAJA TOWN,
RANIPET DISTRICT.

(Address of the Promoter)

Subject : Certificate for MR. 1)A.HASHEEM SHERIFF , Tmt. 2)S.REVATHI,
(Name of the Promoter)

Ref:..... (TNRERA Registration Number)

Sir,

I, ER.S.SURESH.DCE.(name of the Architect / Licensed Surveyor)
having License No.RE /GR III/RD/APR /2022/004 ON 12.04.2022 had undertaken assignment
As an Architect/Licensed Surveyor for the assessment and verification of development
of work done at Layout Forming situated on the Plot bearing Survey no. 19/4A, 4B1, 6, 7, 8,
21/2 - AT KATTERI VILLAGE, BAGAVELI PANCHAYAT, WALAJA TALUK, RANIPET DISTRICT.
(latitude and longitude of the end points) SF.NO. 19/5, 21/1 VACANT LAND to the North,
SF.NO. 19/4B2, 10 VACANT LAND to the South SF.NO. 19/5, 30 VACANT LAND to the East
DTCP APPROVED LAYOUT NO. 103/2023, SF.NO. 19/3B & EXISTING ROAD to the West Division ,
KATTERI VILLAGE, BAGAVELI PANCHAYAT, WALAJA TALUK, RANIPET DISTRICT.
measuring 1.97 ACRES Being developed by

(Name of the Promoter). MR. 1)A.HASHEEM SHERIFF , Tmt. 2)S.REVATHI,
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
ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING, RANIPET.
(Name of the sanctioned authority) vide Planning Permission No. 25 / 2024 dated 15.03.2024
Including all amenities and facilities as committed by the promoter to the allottees.

Your Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) OF Architect / Licensed Surveyor with
Reg. License No RE /GR III/RD/APR- 2022/004

Enclosed

Photographs of all sides of site

Cell : 94432 38889
Er. S. SURESH, D.C.E.,
S.R. PLANNERS
Consulting Civil Engineer, Contractor
DTCP REGISTERED ENGINEER
RE/GR III/RD/APR- 2022/004
No.49, 1st Floor, Lalitha Complex
Nava pur, Ranipet - 685 001, Ranipet Dist.
(Mail ID) : sureshaanth27@gmail.com

L K. Y. Suresh
L S. Revathi

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,
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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.

