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RE REGULATORY RECORD

RERA Document

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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)

Date: 07.08.2024

Address of the Project : KUMARA JOTHI NAGAR
Survey No. 298/4, 5A1A, 5A1B at Nanjikottai village & Panchayath,
Thanjavur Panchayath Union
Thanjavur Taluk & District.

Name of the Promotor : Mr. K.Durairaj, Mr. K.Raja,

Address of the Promotor : No.3267, South Street, Nanjikottai
Thanjavur (post) & Thanjavur Taluk,
Thanjavur – 613001.

Subject: Certificate for completion of the Project of **Kumara jothi Nagar** at Nanjikkottai Panchayat and Village,Thanjavur Panchayath Union, Thanjavur Taluk & District.

Ref:

Sir

I Er.Jahir hussain (Licensed Surveyor) having License no. TJR/RE-II/2019/026 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at Kumara jothi Nagar situated on the plot bearing Survey no. 298/4,5A1A,5A1B demarcated by its boundries to the North 10°43'30.8"N to the South to East 79°08'27.2"E to the west of Division – Nanjikkottai Panchayat and Village, Thanjavur Taluk , Thanjavur District site measuring 1626 sq.mtrs. being developed by Mr. K.Durairaj, Mr. K.Raja (Promotors).

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 District Town Country Planning Office, Thanjavur (sanctioned authority) vide Planning Permission No. W 4 9 2 J P R E (7318) /2022/ TCP dated 28/04/2023 (ம.வ/ த.உ.தி.கு.எண் : SWP/09/2023, திட்ட அனுமதி எண் : 18/2023) and Local body Resolution No .51 dated 24.05.2023 of Nanjikkottai Panchayat including all amenities and facilities as committed by the promoters to the allottees.

Yours Faithfully,

Encl.

Photograph of all sided of the site

Er. S.JAHIRR HUSSAIN, M.Tech(Struct)., MBA.,
Registered Engineer Grade-II
Reg. No: TJR/RE-II/2019/026
DTCP - Thanjavur Region,
J.J.R. BUILDERS
16, Elanga Complex, Court Road,
(Near State Medical) THANJAVUR-613 001.
Cell:94435 49219, Ph: 279219
E.mail:jjrbuildersthanjavur@gmail.com
New Registration No. 031 RE-GR-I

TOWN AND COUNTRY PLANNING, THANJAVUR DISTRICT
No.5, Ganapathy Nagar, Medical College Road,
Thanjavur
Phone No:04362 270133 E Mail : dtcpthanjavur@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru S JAHIR HUSSAIN** has enrolled as **Registered Engineer Grade I (RE)** with this District Town and Country Planning Office, Thanjavur District who as the qualification of **Degree of Bachelor of Technology in Civil Engineering** and experience in the relevant field for 10 years.

He has been given the **Registration No.031 RE – GR-I on 28.6.2024**. 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 and 16 MAWS (MA1) Department dated 04.02.2019 and 31.01.2020.

This Registration is valid up to 27.6.2029.



Assistant Director,
District Town and Country Planning office,
Thanjavur

28/6/2024

Er. S.JAHIRR HUSSAIN, M.Tech(Struct)., MBA.,
Registered Engineer Grade-II
Reg. No: TJR/RE-II/2019/026
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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.