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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)

Address of the Project:- **"SRI VARADHAR AVENUE," SURVEY NO.1/46, 1/51B & 22/B, Vagai Village, Dusi Panchayat, Venpakkam Panchayat Union/Taluk, Thiruvannamalai District Tamilnadu**

.

Date: .03.11.2025

Mr. A. ARANGANATHAN and V. MOHANARANGAN
NO.20-B MADAM STREET, PILLAIYARPALAYAM;
KANCHIPURAM-631501

Subject: Certificate for **"SRI VARADHAR AVENUE"**

Sir,

I,Mr.**S.YUVARAJ** having License No. **RE/Gr.III/002/2019** had undertaken assignment as an / Licensed Surveyor for the assessment and verification of development of work done at **"SRI VARADHAR AVENUE"** situated on the Plot bearing Survey No.**1/46, 1/51B & 22/1B** demarcated by its boundaries (latitude and longitude of the end points) **12.3057004N,78.13304356E** of **Vagai** Village **Dusi** Panchayat, **Venbakkam** Union/Taluk **Thiruvannamalai** District measuring **3950.00 Sq.m** Being developed by **Mr.A.ARANGANATHAN and V. MOHANARANGAN**

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 **THIRUVANNAMALAI TOWN AND COUNTRY PLANNING** vide Planning Permission No.**70/2025** dated **07.03.2025** including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,



Stamp, Signature & Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with (Reg.License No **RE/Gr.III/002/2019**)

Enclosed:

Photographs of all sides of site

From:

Mr. A Aranganathan and Mohanarangan
NO. 130/70A, Salai Street,
Kancheepuram.

To:

RERA

Sir/Madam,

Sub:

Project name correction

Ref:

1. Letter according to the Village Panchayat-Dusi- Roc No: EYRT7XM1/2025/TVM/2025TCP, dated 6/3/25 of Village Panchayat President Dusi.

Body:

In the letter from the President of Village Panchayat dusi-1, the project name as **SRI VARADAR AVENUE in survey No: 1/46, 1/51B, and 22/1B. in Vagai village.**

Yours Faithfully,



Enclosed:
President Letter Copy

Layout Application - Final Approval Letter

Roc No: EYRT7XM1 /2025/TVM/2025/TCP

Date: 6/3/25 5:39 PM

From:

Village Panchayat

Dusi

To :

Mr A ARANGANATHAN and
MOHANARANGAN V
NO.130/70A, SALAI STREET,
KANCHEEPURAM,,,Kancheepuram,Kanch
eepuram,Kancheepuram,

Online Application Number: EYRT7XM1

Sir/ Madam,

Sub :

New land division approval - Thiruvannamalai district, Vembakkam panchayat union - Thusi village - Survey numbers 1/46, 1/51B and 22/1B - Out of these, 0.39.50 hectares (0.976 acres) 3950 square meters in the newly formed Sri Varadar Avenue Thusi land division, providing a certificate of no objection for the registration of houses numbered 1 to 26.

Ref :

1. Letter according to the Urban Development Assistant Director - Thiruvannamalai's letter no. 70/2025, dated: 07.03.2025.2. The self-declaration document no. 500, dated 21.02.2025, assigned to the panchayat for the subdivision road and common allocation (public utility, transformer location).3. Decision no. 63 of the Special Officer/District Development Officer (K.U), dated: 03.06.2025.

Body:

In the letter from the Assistant Director of Urban Planning - Thiruvannamalai mentioned in Observation - 1, regarding the Vempakkam Panchayat Union, for the dust Panchayat and the village survey numbers: 1/46, 1/51B, and 22/1B - a technical approval has been received for a new residential plot of 0.39.50 hectares (0.976 acres) with a built-up area of 3950 sq. m, with the approval from M.V/Ma.Na.U.U.I (Th. Malai) No. 70/2025, dated: 21.02.2025. Following this, as per Government Order No. 79, Department of Housing and Urban Development, dated

04.05.2017, an amount of Rs. 26,000/- (written as Twenty-Six Thousand Rupees) along with a land division inspection fee of Rs. 1,000/- (written as One Thousand Rupees), totaling Rs. 27,000/- (written as Twenty-Seven Thousand Rupees) has been paid into the appropriate government title account, and receipts for this have been submitted. Subsequently, the resolution No. 63 of the Dust Panchayat dated 03.06.2025, mentioned in Observation - 3, has been passed, approving the sale of these plots.

Vision - 2 The proposal includes the acquisition of 1306.00 square meters for the proposed roads, including corners and barriers, and an installation of 17.07 square meters for the transformer. Additionally, 17.32 square meters have been allocated for public use by the village panchayat, with 1 book provided to the panchayat office for documentation purposes. As per the document registered in 2025 with number 500, final approval is granted for the above residential areas and permission is provided for property registration in the respective homes.

The aforementioned residential house plot numbers 1 to 26 have an area of 2615.61 square meters. According to the market valuation, the 3% amount is Rs. 85027/-. Additionally, the house premium for each house is Rs. 1000/-; therefore, for 26 houses, it totals 26x1000=26000/-. Also, the site visit fee is Rs. 1000/-. In total, it is notified that Rs. 112027/- has been deposited into the dust village panchayat fund account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.06.03 17:39:30

DISTRICT TOWN AND COUNTRY PLANNING
KANCHEEPURAM DISTRICT

No.331/95, Kottrampalayam Street, Near Rangasamikulam,
(Old Employment Office)Kancheepuram - 631 501.
Phone No.044-27227937, E-mail: ddkanchidtcp@gmail.com.

This is to certify that the Thiru/Tmt/M/s.S.YUVARAJ has enrolled as **Registered Engineer Grade III (RE)** with District Town and Country Planning, Kancheepuram. Who has qualification of **Diploma in Civil Engineering** and experience in the relevant field for 12 years.

He / She has been given the Registration No. **RE/Gr.III/002/2019** Renewed on **23.12.2024**. 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 up to 22.12.2029



23/12/24

Assistant Director / Deputy Director(i/c)
District Town and Country Planning
Kancheepuram.

MJF. Ln Er. S. YUVARAJ, DCE, BE,
M/S. GAYATHRI BUILDERS
KLPA /RE/Gr-111/002/2019
KPM MUNICIPALITY/ CORPORATION-008/LS/2019/00055
KANCHEEPURAM CO.OPERATIVE TOWN BANK SURVEYOR
CONTACT NO: 044-2959 2720 / 94436 20720
Email: srigayathribuilders@gmail.com
ADDRESS - NO:110A, S.V.N PILLAI STREET,
KANCHEEPURAM - 631502.

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.