Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purposeof completion of Layout/ sub- divition Project)

Address of the project Residential Layout of M/S Raj Promoters private Limited comprising Survey Number 1460/2A, of Thaiyur B Village, Thiruporur Taluka, Chengalpattu District. With in the limit of Mamallapuram Panchayat Union.

M/S Raj Promoters private Limited Rep.by Mr. S. Sundarakumar

No.42/7 Kalamiagal Nagar, 2nd Main Road,

Ekkathuthangal Gunidy, chennai -600032.

Subject Certificate of M/S Raj Promoters private Limited

Sir,

I, K. Brabhu having License No.CGLRGN/RE/Gr-III/2019/09/022 had undertaken assignment as Architect / Licensed Surveyor fo the assesment and verification of development of work done at M/S Raj Promoters private Limited Situated on the plot bearing Survey No.1460/2A, Layout of House site with 76 plots demarcated by its site Location Latitute:12.784817 Logitute: 80.192423 Measuring 9851 sq.mts being developed by M/S Raj Promoters private Limited Rep.by Mr. S. Sundarakumar based on site inspection carried out by me to the repect of each of the plots of the aforsaid Layout / Sub-divition project, I certify that as on date of this certificate, the projects has been developed and completed in all respects as per the plotting layout plan sanctioned by Mamallapuram Region approved the regularized Layout No.116/2024 vide Planing Permission Letter No.VNQLM682/2024/TCP dated 28.06.2024 including all aminities and facilities as committed by the promoter to the allottes.

Your faithfully,

K. BRABHU, DCE., B.E.,
CGLRGN/RE/Gr-III/2019/09/022
#AP, 491, J Block 11th Street,
Anna Nagar West, Chennai - 600 040
Mob: 9884400244,
Ph. No. 044 - 48573140

SKBRABHU@GMAIL.COM

Enclosed: Photograph of all sides of site





K. BRABHU, DCE., B.E.,
CGLRGN/RE/Gr-III/2019/09/022
#AP, 491, J Block 11th Street,
Anna Nagar West, Chennai - 600 040
Mob: 9884400244,
Ph. No. 044 - 48573140





K. BRABHU, DCE., B.E.,
CGLRGN/RE/Gr-III/2019/09/022
#AP, 491, J Block 11th Street,
Anna Nagar West, Chennai - 600 040
Mob: 9884400244,
Ph. No. 044 - 48573140

O/o. DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,
CHENGALPATTU REGION,
No.124, Municipal Commercial Complex, G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcglregion@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K.BRABHU** has enrolled as **Registered Engineer Grade-III (RE)** with O/o. Deputy Director of Town and Country Planning, Chengalpattu Region who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **07 years**.

He has been given the Registration No. **CGLRGN/RE/Gr-III/2019/09/022** on **03.09.19**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu is 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 **02.09.2024**

Deputy Director,
Chengalpattu Region



K. BRABHU, DCE., B.E.,
CGLRGN/RE/Gr-III/2019/09/022
#AP, 491, J Block 11th Street,
Anna Nagar West, Chennai - 600 040
Mob: 9884400244,
Ph. No. 044 - 48573140

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.