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™
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Chennai 600 097, India

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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:

Servey No`s - 38/2A2, 3A1, 3B1, 11B with site extent of 9847sq.m. Perambalur District,Veppanthattai Taluk, Veppanthattai Panchayat Union, Venbavur Village.

Date: 26.09.2026

Thiru. Murali,

S/O. Vengatraman,
No.930,2nd Street, Pillaiyar kovil Veethi,
Krishnapuram Village, Veppanthattai taluk,
Perambalur Dist.621116.

Subject: Certificate for **" SRI VASAVI GARDEN "**

Ref:_____(TNRERA Registration Number)

Sir,

I, S.PRABAKARAN (REGISTERED ENGINEER) having License No. RE/GR-III/VD/AUGUST/2022/060 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **" SRI VASAVI GARDEN "** situated on the Plot bearing SURVEY NO'S. 38/2A2, 3A1, 3B1, 11B – Site Extent. 2.43 Acres (9847.00 Sq.M.), Perambalur District,Veppanthattai Taluk, Veppanthattai Panchayat Union, Venbavur Village. demarcated by its boundaries (latitude and longitude of the end points) 11.376392, 78.804298 to the North, 11.376060, 78.804299 to the South, 11.376223, 78.804434 to the East, 11.376181, 78.804198 to the West measuring 9847.00 Sq.m being developed by MURALI

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 DIRECTORATE OF TOWN AND COUNTRY PLANNING, PERAMBALUR *vide* Planning Permission No. 29/2026 dated 24/03/2026, LOCAL BODY NO.B3/159/2026- 001 dated 30.07.2026.The following infrastructure/development works in theprojects are completed in all respects duty complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S. Prabakaran

Er. S. PRABAKARAN, BE.,
Registered Engineer Grade: III (RE)
Reg. No: RE/GR-III/VD/AUGEST-2022/060
No. 228/2, GST Road, Venbakkam,
Chengalpattu-603111.
(Opp. Venbakkam VAO Office)
Cell: 8056793153, 9655933336.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	STREET LIGHT	YES
2.	STORM WATER DRAIN	YES
3.	PROVISION OF WATER SUPPLY	Connected with panchayat pipeline
4.	ROAD WORK	YES
5.		
6.	Others	

Yours Faithfully,

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No_____)

Enclosed: Photographs of all sides of site

S. Prabakaran

Er. S. PRABAKARAN, BE.,
Registered Engineer Grade: III (RE)
Reg. No: RE/GR-III/VD/AUGEST-2022/060
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Cell: 8056793153, 9655933336.

District Town and Country Planning Office,
Villupuram District

No.56A TAHDCO Building,
Government Hospital Road,
Villupuram-605602
Phone : 04146-220045
E-mail : addtcprovpm@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.S.PRABAKARAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for 4 years 3 month.

He has been given the Registration No.**RE/GR.III/VD/AUGUST-2022/060** on 01.**08.2022**. He shall 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.**

The Registration is Valid upto 31.**07.2027**



நகர் ஊரமைப்பு அலுவலகம்
விழுப்புரம் மாவட்டம்
01 AUG 2022

S. Prabakaran

Er. S. PRABAKARAN, BE.,
Registered Engineer Grade: III (RE)
Reg. No: RE/GR-III/VD/AUGEST-2022/060
No. 228/2, GST Road, Venbakkam,
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(Opp. Venbakkam VAO Office)
Cell: 8056793153, 9655933336.

தி. உலகாணை 1/8/2022
Assistant Director,
District Town and Country Planning
Villupuram District
01/08/22

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.