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RE REGULATORY RECORD

# RERA Document

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

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

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+91 9996 12 9996
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**Form-5**

**Certificate by Architect / Licensed Surveyor**

**(Certificate for the purpose of completion of Layout/ Sub-Division Project)**

Address of the Project: **"SRI PADMAVATHI NAGAR", Pudhupet Village, Pallipat Taluk & Town Panchayat, Tiruvallur District. Survey. No. 177/7D2A2, 177/7D2A1B, 177/7E3B, 177/8B, 177/9A and 177/9B.**

Date: 10/09/2026.

Name of the Promoters**: Mr. K. Devarajulu and Mr. Mohanbabu.**

Address of the Promoters: **No. 5/37A, Sengunthar Street, Puthur Mandalam, Tirupathi, Andhra Pradesh.**

Subject: Certificate for **(SRI PADMAVATHI NAGAR)**

Ref: ----------, dated ---------- (TNRERA Registration Number)

Sir,

I, **S. VENKATESAN** (name of the Architect/ Licensed Surveyor) having License No. **RE/GR-III/VR/JULY-2024/081**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done situated in**: "SRI PADMAVATHI NAGAR", Pudhupet Village, Pallipat Taluk & Town Panchayat, Tiruvallur District. Survey. No. 177/7D2A2, 177/7D2A1B, 177/7E3B, 177/8B, 177/9A and 177/9B.** Plot Nos. 1 – 41 (total plots 41) demarcated by its boundaries (latitude and longitude of the end points) to the North 13.3390102 to the South 79.4384162, admeasuring **7279** Sq. mts, being developed by **Mr. K. Devarajulu and Mr. Mohanbabu**

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 **Town and Country Planning Department, (Planning Permission), Tiruvallur, vide ROC No. X5K6LE8A/60700/2026/2026/TCP, Approved Layout No: SWP/DTCP/TVLR/LAYOUT No. 76/2026 Dated 28/04/2026,** The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies,

| S.No. | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1 | Street Light | Yes |
| 2 | Storm Water Drainage | Yes |
| 3 | Cement Road | Yes |
| 4 | Water Pipe Line | Yes |

Yours Faithfully,

S.VENKATESAN, DCE.,
Registered Engineer
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
# 14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No)

**License Surveyor: S. VENKATESAN, Registered No: RE/GR-III/VR/JULY-2024/081**

RENEWAL

# TOWN AND COUNTRY PLANNING DEPARTMENT

## DISTRICT TOWN AND COUNTRY PLANNING OFFICE

## VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

Roc.No:1591/2024/VD2 Dated:05.07.2024

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. 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, MAWS (MA1) Dept. Dated : 04.02.2019.**

The Registration is valid upto **04.07.2029.**



05 JUL 2024

Assistant Director (FAC)
District Town and Country Planning
Villupuram District

05/07/24

**To,**

Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.

**அனுப்புநர்:**

**தேவராஜலு மற்றும் மோகன்பாபு**

எண். 5/37A, செங்குந்தர் தெரு, புத்தூர்

மண்டல், திருப்பதி, ஆந்திரப் பிரதேசம்.,

**பெறுநர்:**

**தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்(TNRERA),**

NO:133, G பிளாக், 1வது அவென்யூ.

அண்ணா நகர் (கிழக்கு)

சென்னை-600102.

**ஐயா,**

திருவள்ளூர் மாவட்டம், பள்ளிப்பட்டு வட்டம் பள்ளிப்பட்டு பேரூராட்சி புதுப்பட்டு கிராமம் சர்வே எண்: **177/7D2A2, 177/7D2A1B, 177/7E3B, 177/8B, 177/9A & 177/9B** - ல் **7279 ச. மீ** பரப்பளவில் அமைந்துள்ள மனை பிரிவிற்கு **DTCP** அலுவலகத்தில் 76/2026 என்ற எண்ணாக தொழில்நுட்ப ஒப்புதல் பெறப்பட்டு தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையத்தில் **(TNRERA)** ஒப்புதல் பெற விண்ணப்ப எண்: **TNRERA/PLI/4207/2026** ஆக பதிவு செய்து இருந்தோம்.

மேலும் DTCP சிறப்பு நிபந்தனைகளில் குறிப்பிட்டுள்ள சிமெண்ட் சாலை, நிழல் தரும் மரங்கள், தெருவிளக்குகள், மழைநீர் வடிகால் மற்றும் குடிநீர் வசதிக்கு பைப் லைன் ஆகிய அனைத்து அடிப்படை வசதிகளும் அமைக்கப்பட்டுள்ளது. என்று உறுதி செய்கிறோம்.

மேற்கண்ட மனை பிரிவில் மனை எண். 30 மற்றும் 31 அருகில் மழை நீர் வடிகால் அமைக்கப்பட்டு அதன் மேல் சிமெண்ட் சாலை அமைக்கப்பட்டுள்ளது என்பதை உறுதி செய்கிறோம் இதனை கருத்தில் கொண்டு TNRERA அனுமதி வழங்குமாறு பணிவுடன் கேட்டுக்கொள்கிறோம்.

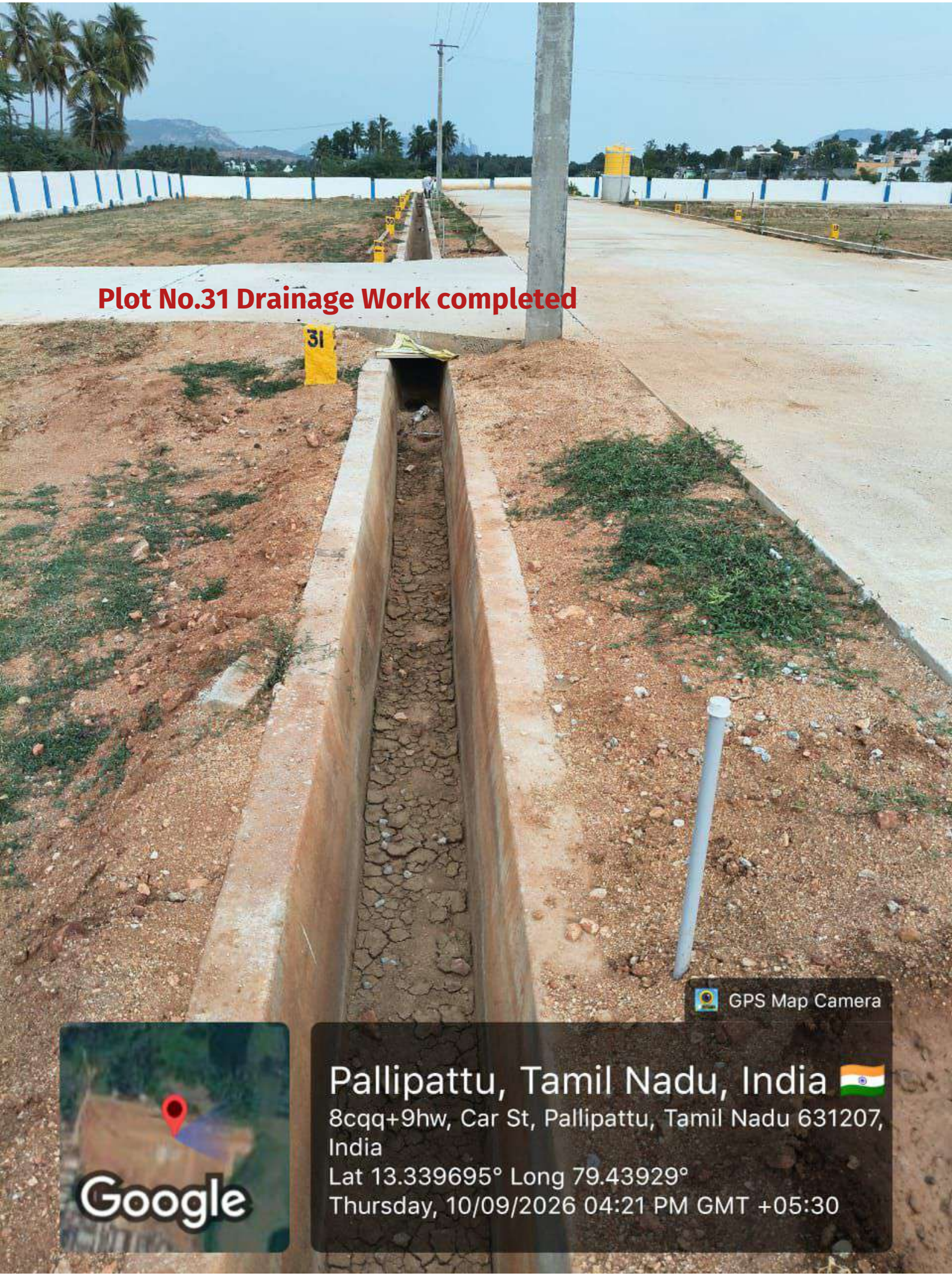
இப்படிக்கு,

IC. Devaraje

S. Mohan Babu.


Plot No.30 Drainage Work completed
30
29
GPS Map Camera
Pallipattu, Tamil Nadu, India
8cqq+9jv, Pallipattu, Tamil Nadu 631207, India
Lat 13.339643° Long 79.439564°
Thursday, 10/09/2026 04:22 PM GMT +05:30
Google


30
ROAD
GPS Map Camera
Pallipattu, Tamil Nadu, India
8cqq+9jv, Pallipattu, Tamil Nadu 631207, India
Lat 13.339674° Long 79.439436°
Thursday, 10/09/2026 04:21 PM GMT +05:30
Google


Plot No.31 Drainage Work completed
31
GPS Map Camera
Google
Pallipattu, Tamil Nadu, India
8cqq+9hw, Car St, Pallipattu, Tamil Nadu 631207, India
Lat 13.339695° Long 79.43929°
Thursday, 10/09/2026 04:21 PM GMT +05:30


31
32
GPS Map Camera
Google
Pallipattu, Tamil Nadu, India
8cqq+9hw, Car St, Pallipattu, Tamil Nadu 631207, India
Lat 13.339695° Long 79.43929°
Thursday, 10/09/2026 04:21 PM GMT +05:30

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

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# 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**
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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.