

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.



Certificate by Architect / Licensed Surveyor

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

**Address of the Project Kottagudi Village, in Kottagudi Kelpatthi Panchayat
Sivagangai Panchyat Union / Taluk, Sivagangai District. Karpaga
Vinayagar Nagar-1 Sy.No.89/2**

Date: 19.02.2026

**Mr.Muthukumar
S/O,Ponpadi,222-6-5,
Tamarai Malar Street,
Meenatchi Amman koil East,
K.Puthur,**

**Subject: Certificate for Karpagha Vinayagar Nagar-1 (Name of the
Project)**

Ref: 010/2021 (TNRERA Registration Number)

Sir,

B.Karthikraja (name of the Licensed Surveyor) having License No. 010/2021 had undertaken assignment as an

**Architect/ Licensed Surveyor for the assessment and verification of development of work done at Karpagha Vinayagar
Nagar-1**

(name of the project) situated on the Plot bearing Survey no. 89/2 demarcated by its boundaries (latitude and

longitude of the end points) 9.858685 to the North 9.858695 to the South 78.473622 to the East 78.473632 o the

**west of Division Kottagudi Village Kottagudi Kelpatthi Panchayat Sivagangai panchayat
Union/Taluk Sivagangai District**

area Measuring 3900.00 . SQM (0.96 Acre) Being developed by Mr.Muthukumar

(Name of the Promoter).

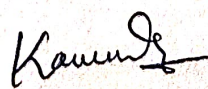
**Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/
Sub-Division Project, I certify that as on date of this certificate, the project has been developed and
completed in all respects as per the Plotting layout plan sanctioned by Assistant Director (Name of the
sanctioned authority) vide Planning Permission No 13/2025 dated 09.12.2025 including all amenities and
facilities as committed by the promoter to the allottees.**

Yours Faithfully,

**Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg.
License No. 010/2021)**

Enclosed:

Photographs of all sides of site


**Er.B.KARTHIK RAJA,B.E.,Civil.,
Registered Civil Engineer Grade II
Reg. No: RE / Gr. II / SVG Dist / 010 / 2021
Weekly Market Road, Oppsite to SBI Bank
Sivagangai - 630 561. Cell : 63796 58742**

Office of the Deputy Director of Town and Country Planning.

DISTRICT TOWN AND COUNTRY PLANNING

COLLECTORATE CAMPUS, SIVAGANGAI.

SIVAGANGAI DISTRICT

PROFESSIONAL REGISTRATION CERTIFICATE

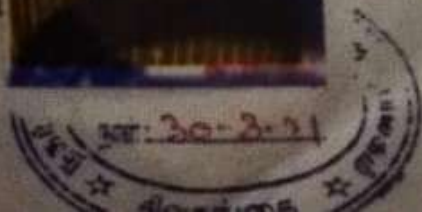
This is to certify that **Thiru. B.KARTHIK RAJA** has enrolled as Construction Engineer Grade-II (CE) with DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING (DD, T&CP) who has the qualification of B.E Civil Engineering and experience in the relevent filed for 5 years.

He has been given the Registration No.RE/Gr.II/SVG Dist/010/2021 on 26.03.2021. 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.

This Registration is valid upto 25.03.2026.

[Signature] 20/3/21
Deputy Director of Town and Country Planning,
Sivagangai District.

To
Er. B.KARTHIK RAJA B.E., (Civil)
No.246,Sevalpunjai,
Sevaoorani,Kalakanmoi,
Sivagangai (D.T).



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](#)



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

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

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

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



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.

