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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.

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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: Survey No: 218/1A3B1, 218/1A3B2, 218/1A3C, 218/1B1, 218/1B2, in Chellathur Village, R.K. pet-taluk, Thiruvallur district, Tamil Nadu

1. A. Meenakshi
2. R. Vani
3. B. Regulcha
4. S.B. Prabakaran

Date: 12/01/2026

(Name of the Promoter)

No 4/122, Kamaraj Street, R.K.pet, Velakaranam Pudi, Thiruvallur – 631303.

(Address of the Promoter)

Subject: Certificate for VELAN NAGAR-II (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, R. Balaji (name of the Architect/ Licensed Surveyor) having License No. TNLR/RE/Gr-III/2021/0117 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of 02/01/2026 development of work done at VELAN NAGAR-II (name of the project) situated on the Plot bearing Survey no./ Plot no. 218/1A3B1, 218/1A3B2, 218/1A3C, 218/1B1, 218/1B2 demarcated by its boundaries (latitude and longitude of the end points) 13.1008° to the North _____ to the South 79.2683° to the East _____ to the West of Division Chellathur Village R.K.pet Taluk Thiruvallur District _____ measuring 6965.00 sq. mts. Being developed by A. Meenakshi and 3 others (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 DTCP (Name of the sanctioned authority) *vide* Planning Permission No. 01826348/2025/TCP [94/2025] dated 12/08/2025 including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No TNLR/RE/Gr-III/2021/0117.

Enclosed:

Photographs of all sides of site

**O/O.THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING,**
**THIRUVALLUR REGION.**

No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : tvlrregion@gmail.com, Phone : 044-27665657.

# *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that **Thiru.R.Balaji**, has enrolled as **Engineers Grade-III (RE)** with O/o.The Assistant Director of Town and Country Planning, Thiruvallur Region who has the qualification of **B.E.,(Civil Engineer)** and experience in the relevant field for **4 Years.**

He has been given the Registration No:**TVLR/RE/Gr-III/ 2024/07/017** on **12.07.2024.** 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 (MA.1) Dept., Dated:04.02.2019.**

This Registration is valid upto **11.07.2029.**



Assistant Director of
Town and Country Planning,
Thiruvallur Region.

12/7/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 09 JUN 2025 DG 788658

A. Meenakshi
R. Vani
B. Renuka
S.B. Prabakaran

சீ. லதா
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 176-5/2021
எண் : 99, நேதாஜி சாலை
திருவள்ளூர் - 602 001

**AFFIDAVIT**

I**, 1.A.Meenakshi, 2.R.Vani, 3.B.Renuka 4.S.B.Prabakaran,** residing at No 4/122,Kamarajar Street, Velakkanampudi, R.K.Pettai, Thiruvallur- 631303. Do hereby solemnly affirm and state as follows:

1. That I am the absolute owner / developer of the land bearing Survey No(s). **218/1A3B1,218/1A3B2, 218/1A3C , 218/1B1, 218/1B2,** situated at **Chellathur village ,R.K.Pet taluk**, **Thiruvallur District** and I am well acquainted with the facts of the case.
2. That I have developed a layout in the above-mentioned land, providing all necessary infrastructure facilities including **internal roads, street lights, water drainage system**, and have also **constructed a compound wall** around the layout for protection and safety.

R. Vani A. Meenakshi

B. Renuka S.B. Prabakaran

3. That I respectfully submit that the **adjacent land is presently undeveloped** and no layout formation, road development, or construction activity has been undertaken by the adjoining landowners as of now.
4. That the compound wall has been constructed **only for safeguarding the developed layout** and not with the intention to block or deny access permanently to the adjoining land.
5. That I hereby **give my solemn assurance** that **whenever the adjacent landowners initiate development of their land**, I shall **open the required road access** from my layout in accordance with applicable rules, regulations, and directions of the concerned authorities.
6. That I further affirm that I shall **not claim any right, title, or interest** over the road portion meant for providing access to the adjacent land once development takes place.
7. That this affidavit is executed in good faith to place the true and correct facts on record and to comply with the requirements of the concerned authority.

I hereby verify that the contents of this affidavit are **true and correct to the best of my knowledge and belief**, and nothing material has been concealed therefrom.

**DEPONENT**

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

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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.