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-DivisionProject)**

**Project Details & Address** **Date : 02-06-2026**

Layout Of Housing Sites For Residential Purposes Totally Admeasuring 9950.00 Sq.mts consisting of 40 Plots comprised in survey number 255/2A,255/3B all situated at Vadakkukaraseri Village and Panchayat Srivaikundam taluk , Thoothukudi district.

**Name Of The Promoter**

**T J VIGNESHVAR**

**Address Of The Promoter**
D No.D1, Amethyst Silver Springs, Karanai Main Road , Ottiyambakkam ,
Chengalpattu - 600130 Tamil Nadu

K.H. SABEEK HISBULLA

Subject: Certificate for **'AERO CITY '**

Sir,

I K.H.SABEEK HISBULLA having Registered as engineer Grade – III (RE) Registration no.RE/GR-III/2023/03/374 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of workdone at **'AERO CITY'** Totally ad measuring 9950.00 sq.mtrs consisting of 40 Plots comprised in survey number 255/2A,255/3B all situated at Vadakkukaraseri Village and Panchayat Srivaikundam taluk , Thoothukudi district.

Bounded on the

North By : S NO 257/3
SOUTH BY : S NO 255/2B
EAST BY : EXG.ROAD 8.00m
WEST BY : S NO 254/1A & 256/2

**and falling within the sub Registration District of Murappanadu and Registration District of Thoothukudi Demarcated by its boundaries (latitude and longitude of the End Points)**

**Latitude :** 8.765995
**Longitude :** 77.944529

and developed by **T J VIGNESHVAR**

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 planning permit for the said residential Layout vide letter bearing NO : J9JUYULU/THOOTHUKUDI/2025 DATED :10.10.2025 AND Layout Plan no :166/2025 and the local body viz Vadakkukaraseri village panchayat president sanctioned vide no ROC no SWP/LAYOUT/001/2026 dated 15.05.2026 including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

**K.H. SABEEK HISBULLA**
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8680949780
Mail Id: sabeekhisbulla@gmail.com

Enclosed:

Photographs of all sides of site

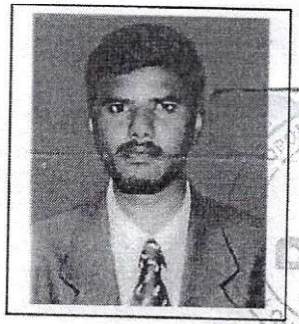
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K. H. SABEEK HISBULLA** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,(Civil Engg.)** and experience in the relevant field for **5 years.**

He has been given the Registration No.**RE/GR-III/2023/03/374** on **13.03.2023.** 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 **12.03.2028.**



13/3/23

**(A. MEGANATHAN)**
**Superintendent**

Sabeek hisbulla

K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
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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.