

RE

REGULATORY RECORD

RERA Document

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

Form-5

Certificate by Architect / Licensed Surveyor

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

**Address of the
Project:**

Proposal for laying out of into residential plots at Survey No. **239/1A, 279/1A, 279/1B2 and 279/2A** of SAMEERA PRIME PHASE- II OF Deverapalli village, Hosur Taluk, Krishnagiri District.

Date: 07.03.2026

M/S.SABARISHRI LAND PROMOTERS LLP
M/S. NEELIMALAA LAND PROMOTERS LLP
N.6/11, Mahalingam street, Mahalingapuram,
Nungambakkam,
Chennai 600034

Subject: Certificate for Residential layout

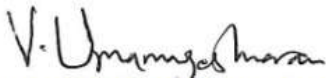
Sir,

I, **V.UMAMAGESHWARN** having License **RE/GR.III/RD/AUG-2024/12** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at residential layout located at Proposal for laying out of into residential plots at Survey Nos.**239/1A, 279/1A, 279/1B2 and 279/2A** of SAMEERA PRIME PHASE- II OF Deverapalli village, Hosur Taluk, Krishnagiri District Tamil Nadu State, demarcated by its boundaries (latitude and longitude of the end points)to the 12.866194 N, 77.887668 E to the North – East, 12.866194 N, 77.887998 E to the North - West, 12.66627 N, 77.888507 E to the South - East, 12.865433 N, 77.888062 E to the South – West, of Deverapalli village, Hosur Taluk, Krishnagiri District measuring 21,562 Sq.m. Being developed by **M/s.SABARISHRI LAND PROMOTERS LLP AND M/s. NEELIMALAA LAND PROMOTERS LLP.**

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 **DTCP APPROVAL NO. L.P/P.P/HNTDA K.D) (SWP) NO: 92/2025 and L.P/HNTDA (K.D) (SWP) NO: 64/2025 dated. 02.09.2025 and Local Body Approval Letter No. Roc No.02/2025-2026 dated 21.11.2025** including all amenities and facilities as committed by the promoter to the allotted.

Yours Faithfully,

(Reg **V. UMAMAGESHWARN.**
License No.: **RE/GR.III/RD/AUG-2024/12**)
Enclosed:
Photographs of all sides of site.



Er. V.UMAMAGESHWARAN, D.C.,
AKM PLANNERS
DTCP Registered Engineer
RE/Gr.III/RD/Aug-2024/12
No.5/4C, 2nd Floor, MBT Road,
Opp. Collector Office, Bharathi Nagar,
RANIPET-632 403, Cell: 77080 79829
Email ID: akmplanners07@gmail.com

For SABARISHRI LAND PROMOTERS LLP



Authorised Signatory

For NEELIMALAA LAND PROMOTERS LLP



AUTHORISED SIGNATORY



GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

RANIPET DISTRICT

(F-Block, 4th Floor, Collectorate Campus, Ranipet - 632 402)

Website: WWW.tn.gov.in/dtcp

Mail ID: dtcp.ranipettai@gmail.com

Roc No:1189/2021/RD

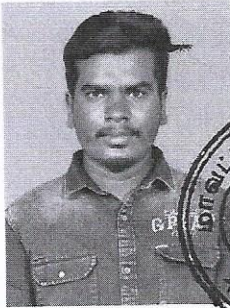
Date:14.08.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is Certify that **Thiru.V.UMAMAGESHWARAN** has enrolled as Registered Engineer Grade - III with Assistant Director, District Town And Country Planning Office, Ranipet who has the qualification of **ITI Draughtsman (Civil)** and experience in the relevant field for **05 years**.

He has been given the Registration No.**RE/Gr-III/RD/AUG2024/12** on **14.08.2024**. He Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamilnadu in Part V, "Registration of Professionals", TamilNadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No.18, MAWS(MA1) Department, Dated:04.02.2019 and G.O(MS)No.16, MAWS(MA1) Department, Dated:31.01.2020.

The Registration is Valid up to **13.08.2029**.



Assistant Director,

District Town and Country Planning Office,
Ranipet District.

To:

Thiru.V.Umamageshwaran,
No.6, Big Street,
M.N.Palayam, Anaimallur Post,
Arcot Taluk, Ranipet District-632 507.

Er. V.UMAMAGESHWARAN, D.C.,
AKM PLANNERS
DTCP Registered Engineer
RE/Gr.III/RD/Aug-2024/12
No.5/4C, 2nd Floor, MBT Road,
Opp. Collector Office, Bharathi Nagar,
RANIPET-632 403, Cell: 77080 79829
Email ID: akmplanners07@gmail.com

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

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



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.

