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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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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. 20/2A2 in Porkunam village, Porkunam panchayat, Thurinjapuram Panchayat Union, Tiruvannamalai Taluk, Tiruvannamalai District, Tamilnadu.**

Date: 21.09.2026

R. Devendiran, (Name of the Promoter)

No: 573, Vasantha Puram, Akaram Sipanthi, Nayudumanagalam,
Tiruvannamalai,606 802. (Address of the Promoter)

Subject. Certificate for **"RAJA GANAPTHI NAGAR"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. K.BARATH B.E.,D.C.E.,** (name of the Architect/ Licensed Surveyor) having License No. **RE/G-III/AUG 2022/138** assessment and verification development work done at **"RAJA GANAPTHI NAGAR"** (name of the project) situated on the Plot no./ bearing Survey No**. 117/10,117/8A** demarcated by its boundaries (Latitude 12°23'41.2"N Longitude 79°06'35.7"E of the end points) **North** - VACANT LAND - **East** - VACANT LAND - **West** - EXISTING ROAD - **South** - VACANT LAND of **Porkunam village, Porkunam panchayat, Thurinjapuram Panchayat Union, Tiruvannamalai Taluk, Tiruvannamalai District**, Tamilnadu, measuring **1.20 Acre (4860.00 Sq.mts)**. Being Developed by **R. Devendiran,** (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 **DTCP, Tiruvannamalai District** (Name of the sanctioned authority) vide **Planning Permission No. 181/2026** and **dated 01.07.2026** and **Local Body No. Porkunam Vp Resolution No : 69** dated **07/09/2026.** 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.	Road	Yes
2.	Street lights	Yes
3.	Storm water drains	Yes
4.	Water Pipe lines	Yes
5.	LT Line Shifting Work Completed	Yes

Enclosed: Photographs of all sides of site

K. Bharath
Er. K. BHARATH, B.E., D.C.E.,
Authority of Licensed Planner in
(VLPA - RE/G-III/A[illegible]/138)
KUTTY BUILDERS
No. 7, Jaya Complex, Kannan Nagar,
Sripuram Road, Ariyur, Vellore - 632 055.
✆ : 80722 03787

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT
Joint Director, District Town and Country Planning Office,
Vellore District
IInd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opp to Periyar Park,
Vellore 632 001
Website: WWW.tn.gov.in/dtcp
Mail ID:ddtcpvlr9@gmail.com
Phone No:0416-2225344

Roc No:1139/2022/VR3 ***Dated:26 .08.2022***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K.Bharath** has enrolled as **Registered Engineer Grade –III (RE)** with Joint Director, District Town and Country Planning Office- Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 03 years.

He has been given the Registration No. **RE/G-III/AUG 2022/138** on 26.08.2022. 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) Department, Dated: 04.02.2019.

This Registration is valid upto 25.08.2027.



26 AUG 2022

Joint Director, District Town and Country Planning Office,
Vellore District.

To
Thiru. K.Bharath,
No.79, 2nd Street,
Anna Nagar, Odugathur,
Vellore- 632 103

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.