

RE

REGULATORY RECORD

RERA Document

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Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: **Plot No – 1 - 100 (Total 100 Plots) Comprised in New Survey No 615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A & 616/7D1B- of Mugaiyur Village, Thenpattinam Panchayat, Lathur Panchayat Union, Cheyyur Taluk, Chengalpattu District**

Date: **18-April-2026**

M/s. TIMESCAPE SOLUTIONS LLP and M/s. BANYAN WAY LLP (Name of the Promoter)

9, Anchor Point, 1st floor, 4th cross Street, Indira Nagar, Chennai - 600020 (Address of the Promoter)

Subject: Certificate for _____ (Name of the project)

Ref: _____ (TNRERA Registration Number)

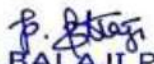
Sir,

I, **Thiru. Er. P. Balaji** (name of the Architect/ Licensed Surveyor) having License No. **RE307202022** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at _____ (name of the project) situated on the Plot bearing Survey no. **615/1Part, 616/7A2, 616/7B2, 616/7C, 616/7D1A & 616/7D1B** demarcated by its boundaries (latitude and longitude of the end points) **12.418692, 80.114467, Mugaiyur Village Cheyyur Taluk Chengalpattu District. Measuring 60249.40 sq.m. being developed by M/s. TIMESCAPE SOLUTIONS LLP and M/s. BANYAN WAY LLP** (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, Town and Country Planning Department(Planning Permission) Chengalpattu District. ROC No. UNUST0BH /2026/TCP, LP / DTCP No.61/2026 , Date: 09-April-2026** 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 **RE307202022**)


Er. BALAJI, P. B.E.,
Registered Engineer (RE307202022)
RP Associates, Planner & Builders
No.486, Thiru-vi-ka Nagar 22nd Street,
Peravallur, Chennai - 600011.
Ph: 9597820328.

Enclosed

Photographs of all sides of site



GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. Balaji P has been enrolled as Registered Engineer Grade- III (RE) in Greater Chennai Corporation (GCC) who has the qualification of B.E.,(Civil Engg.) with minimum of 3 years experience in the relevant field.

The Registration No. is RE307202022 dated 17.06.2022 It is informed herewith to comply with the scope of work, duties and responsibilities as 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 MA&WS (MA1) Dept. dated 04.02.2019, and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid upto 16.06.2027




22/06/2022
Superintending Engineer (Electrical)
Greater Chennai Corporation.

RGN No: RE307202022

Dated :17.06.2022


2.41 Gah
17/6/22 17/6/2022

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,
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+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.

