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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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: **Plot No – 1 – 20 (Total 20 Plots) Comprised in Survey No 243/2A1B, 243/3A2 of Pudupakkam Village, Thiruporur Taluk of Chengalpattu District**

Date: **07-October-2026**

**Mr Muthu Kumar C T , Mr Vinod Raj ML** (Name of the Promoter)
**180, Doddaballapura Road, Mailanahalli, Nelamangala, Bangalore Rural, Karnataka – 562123** (Address of the Promoter)

Subject: Certificate for **LEELAVATHI GARDEN EXTENSION** (Name of the project)
Ref: _____ (TNRERA Registration Number)

Sir,
I, **Thiru. Er. S Rajkumar** (name of the Architect/ Licensed Surveyor) having License No. **RE302972024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **LEELAVATHI GARDEN EXTENSION** (name of the project) situated on the Plot bearing Survey no **243/2A1B, 243/3A2** demarcated by its boundaries (latitude and longitude of the end points) **12.799698 , 80.199933 North , 12.799487 , 80.199646 South , 12.799497 , 80.199646 East , 12.799386 , 80.199823 West , Pudupakkam** Village **Thiruporur** Taluk **Chengalpattu** District. Measuring **3372** sq.m. being developed by **Mr Muthu Kumar C T , Mr Vinod Raj ML** (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. 2LTLLUWX/2025/TCP/2025/TCP, SWP/DTCP/Chengalpattu District - L.P/MLPA(CD) No.331/2025 , Date- 19/12/2025.**

**The President , Pudupakkam Panchayat, Thiruporur Panchayat Union, ROC No. 06/2025-2026, Date:02-01-2026** facilities as committed by the promoter to the allottes.

S. Rajkumar
Er. S. RAJKUMAR
Licensed Surveyor
Corporation of Chennai
LIC No: RE302972024
CIT Colony, Mylapore, Chennai-600 004.
Ph : 9994032503, 8667531378

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 | Blacktop Thar road | Yes |
| 2 | Storm Water Drain | Yes |
| 3 | Street Lights | Yes |
| 4 | Over Head Tank for Drinking Water (Panchayat are proving the water connection) | No |

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RE302972024**)

Enclosed
Photographs of all sides of site

Er. S. RAJKUMAR
Licensed Surveyor
Corporation of Chennai
LIC No: RE30297202 4
CIT Colony, Mylapore, Chennai-600 004.
Ph : 9994032503, 8667531378

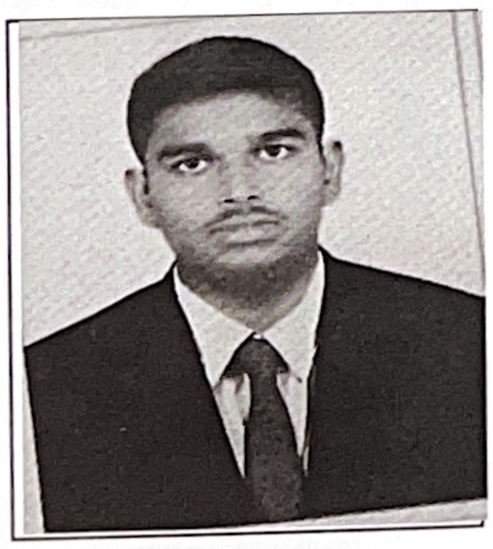
# GREATER CHENNAI CORPORATION
# TOWN PLANNING DEPARTMENT

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. S. Rajkumar** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **D.C.E** with minimum of 5 **years** experience in the relevant field.

The Registration No. is **RE302972024** dated **18.09.2024** 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 **17.09.2029**



GREATER CHENNAI CORPORATION
Date. 18.09.2024
Works Department

18/9/24

Superintending Engineer (TP)
Greater Chennai Corporation.

2/2

| |
|---|
| **RGN No: RE302972024** |
| **Dated :18.09.2024** |

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.