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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.

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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 : Project of the Layout Called as **"ROYAL AVENUE",** Comprised in Survey No. **46/2**, an Extent of **Acre 0.80 Cent** (or) **3250.00 Sq.Mt**, Situated at **ADHANUR** Village, **KUNDRATHUR** Taluk, **KANCHEEPURAM** District.

Date : 25/12/2024

Mr. Dilip Kumar. D S/o. Dhatchnamoorthy,

No.23/40, 3rd Cross Street, East CIT Nagar,
Nandanam, Chennai – 600035.

Subject : Certificate for the Layout Project **"ROYAL AVENUE"**

Ref : (1) **DTCP Approved No :** SWP/DTCP/KANCHEEPURAM/LAYOUT NO.**126/2024**, Dated : 28/10/2024
(2) **Village Panchayat President Approval No :** Final Approved Letter Roc No.001, Vide Dated : 20.12.2024

Sir,

I, **T.Murugan** (Registered Engineer) having Registered No. **CGLRGN/RE/Gr-III/2020/08/014** had Undertaken Assignment as an Architect / Licensed Surveyor for the Assessment and Verification of Development of Work Done at **"ROYAL AVENUE",** Comprised in Survey No.**46/2**, an Extent of **Acre 0.80 Cent** (or) **3250.00 Sq.Mt**, Situated at **ADHANUR** Village, **KUNDRATHUR** Taluk, **KANCHEEPURAM** District.

Demarcated by its Boundaries :

Latitude – 12.87'12.30' Longitude – 80.04'28.27' to the North

Latitude – 12.87'10.83' Longitude – 80.04'28.32' to the South

Latitude – 12.87'11.75' Longitude – 80.04'29.02' to the East

Latitude – 12.87'11.91' Longitude – 80.04'27.24' to the West

In **ADHANUR** Village, **KUNDRATHUR** Taluk, **KANCHEEPURAM** District Developed by **Mr. Dilip Kumar. D S/o. Dhatchnamoorthy.**

Based on the Site Inspection Carried out by Me with Respect to Each of the Plot(s) of the Aforesaid Layout / Sub-Division, 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 the Assistant Director / Deputy Director(i.c), T&CP, Kancheepuram District (DTCP) as Approved Layout No. SWP/DTCP/KANCHEEPURAM/LAYOUT NO. **126/2024**, Dated : 28/10/2024 and the Final Approval Sanctioned by **The Village President**, Pondur Village Panchayat, Kancheepuram District as Final Approved Letter Roc.No. 001, Vide Dated : 20.12.2024 Including All Amenities and Facilities as Committed by the Promoter to the Allottes.

Your's Faithfully,

T.Murugan

(Registered No.**CGLRGN/RE/Gr-III/2020/08/014)**

Enclosed :

Photographs of all Sides of Site

T. Murugan.

Er. T. MURUGAN, DCE.
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade - III)
DTCP Reg. No: CGLRGN/RE/2020/08/014
UNIQUE SURVEY. No. 1, Malar Complex,
Near Railway Gate, Kattankulathur,
Cell: 9789042448, 7550278118

Department of Town and Country Planning
Office of Deputy Director, Chengalpattu Region,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail :ddcglregion@gmail.com, Phone : 044 - 27422144

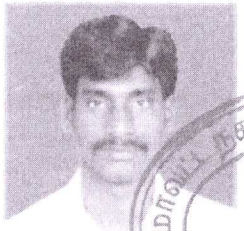
PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. T.MURUGAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **D.C.E. (Civil Engineering)** and experience in the relevant field for **10years**.

He has been given the Registration No.**CGLRGN/RE/Gr-III/2020/08/014** on **14.08.2020**.He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu is 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**13.08.2025**.

Deputy Director (I.c),
Chengalpattu Region



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
14 AUG 2020
செங்கல்பட்டு மாவட்டம்

T. Murugan

Er. T. MURUGAN, DCE.
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade - III)
DTCP Reg. No: CGLRGN/RE/2020/08/014
UNIQUE SURVEY. No. 1, Malar Complex,
Near Railway Gate, Kattankulathur,
Cell: 9789042448, 7550278118

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.