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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: **"SHREE KUMARAN NAGAR",** Survey Number – 280/2B, 280/2C2, 280/2D2 AND 280/2E2 At Panniyur Village / Panchayat, Kaveripakkam Panchayat Union, Nemili Taluk, Ranipet District And Tamilnadu.

Date: 21.11.2024.

S.SURESH BABU AND K.KAVITHA
NO.7, VISHNU PRIYA COLONY, 1ST STREET, GOPALPURAM, KALINJUR, GANDHI NAGAR, VELLORE – 632 006.

Subject: Certificate for **"SHREE KUMARAN NAGAR"**
Ref: _____ (TNRERA Registration Number)

Sir,

I **ER.K YOKENTHIRAKUMAR** (Licensed Surveyor) having License Number - **TVM/RE Gr.III-03/2020** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"SHREE KUMARAN NAGAR", SURVEY NO. 280/2B, 280/2C2, 280/2D2 AND 280/2E2** , Located At : **Panniyur Village / Panchayat, Kaveripakkam Panchayat Union, Nemili Taluk, Ranipet District. And Tamilnadu** demarcated by its boundaries **12°95'62.80"N Latitude and 79°46'19.72"E Longitude** of the end points, **At Panniyur Village / Panchayat, Kaveripakkam Panchayat Union, Nemili Taluk, Ranipet District And Tamilnadu**, measuring **3312.00 Sq.mt,** being developed by **S.SURESH BABU AND K.KAVITHA**. Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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** vide Planning Permission No. **58/2024, Dated.06.06.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
Signature of Licensed Surveyor.

Er. K. YOKENTHIRAKUMAR. B.E.(Civil),
Registered Engineer Grade - III,
DTCP Reg. No. RE/Gr.III - 03 / 2020
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 89864
E-mail: yokenthirakumark1@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

TVM/RE Gr.III- 03/2020

This is to certify that **Thiru.YOKENTHIRAKUMAR.K** , having the qualification of **B.E., (CIVIL ENGINEERING)** and experience in the relevant field for **03** Years, has been enrolled as Registered **R.E Grade III** of the Town and Country Planning Department.

He shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the TamilNadu Combined Development and Building Rules-2019, vide **G.O.(Ms) No.18** Municipal Administration water supply (MAI) Department, Dated:**04.02.2019**

This Registration is valid upto **18.12.2025**



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
19 DEC 2020
திருவண்ணாமலை

19/12/'20

Assistant Director,
Town and Country Planning Office,
Tiruvannamalai.

19/12/2020

Payment details

Applicant Details and Amount to be Paid

Application Details

Applicant's Name: SURESHBABU SARANGAPANI

Address: S/O SARANGAPANI RAJAPALAYAM ,PONNAPATHANGAL KUTROAD NEMILI TK,RANIPET DIST 632508.

Date Of Application: 09-09-2024

Application Reference No: 200082770924591

Category Of Supply: DCW-Works/LT

Documents Received

Sl.No	Document Name
1	Copy Of Aadhar Card
2	Sketch Showing The Location Of Shifting Electrical Utilities
3	Undertaking To Pay The Estimate Charges For DCW Works

Charges to be paid

Sl.No	Description	Amount (Rs.)
1	Registration cum Processing Charges	215
2	Rounding Off	0.3
3	CGST	19.35
4	SGST	19.35
	Total Amount (Rs)	**254/-**

Please note: The application reference number is 200082770924591 .In case of any transaction failure during payment process, ple go to https://www.tnebnet.org/awp/login and login using your application reference number as username and registered mobile numl as password and complete your payment. Thanks.

Pay

Website Policies

Incident Reporting

தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : SURESHBABU SARANGAPNI

மின். இ. எண்: 200082770924591 கட்டண முறை : TANGEDCO PAYMENT PORTAL

இரசீது எண் : PGIINB672382416 நாள் : 21/09/2024 10:57:32

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	61962-Registration cum Processing Charges**	215.00
2	46941-CGST @9%	19.35
3	46942-SGST @9%	19.35
4	62948-Rounding Off	0.30
	மொத்தம்	254.00

தொகை (எழுத்தால்) ரூ. Two hundred Fifty Four only

** Support services are taxable under GST

இதர விவரங்கள் :

1.TANGEDCO CIN No. : U40109TN2009SGC073746

2.TANGEDCO GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது


GPS Map Camera
Ponnappanthangal, Tamil Nadu, India
No.1.municipality Building Saravana Sweet Stall,
Ponnappanthangal, Tamil Nadu 632513, India
Lat 12.95628° Long 79.461972°
21/11/24 02:49 PM GMT +05:30
Google

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.