Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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: T.S.No: 761/1, 746/1, Block No: 16, Island No: 08, Mayiladuthurai Municipality, Mayiladuthurai Taluk, Mayiladuthurai District - Pin - 609 001

SUBHAM PROMOTERS,
1) S. Srinivasan
2) N. Panneer Selvam (Name of the Promoter)
3) M. Haja Nayumudeen

Date: 28/12/2025

No: 01, Periyala Pargam Main East Street (Address of the Promoter)
Thiruvindhalur, Mayiladuthurai

Subject: Certificate for SRI LAKSHMI GARDEN (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, S. Yakeswaran (name of the Architect/ Licensed Surveyor) having License No. MYD/RE-I/2024/034 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at SRI LAKSHMI GARDEN (name of the project) situated on the Plot bearing Survey no./ Plot no. 96 demarcated by its boundaries (latitude and longitude of the end points) 11.098851 / 79.673508 to the North Layout and Dry land to the South Dry land to the East Dry land to the West of Division Approach Road Village Town: Mayiladuthurai Taluk Mayiladuthurai District Mayiladuthurai measuring 1969.70 sq. mts. Being developed by SUBHAM PROMOTERS (Name of the Promoter).
1. S. Srinivasan, N. Panneer Selvam, M. Haja Nayumudeen

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 (Name of the sanctioned authority) *vide* Planning Permission No. 09/2025 dated 20/05/2025 including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No MYD/RE-I/2024/034)

Enclosed:

Photographs of all sides of site

Er.S.YAKESWARAN, B.E.,
C-66, Mela Otha Saragu, IV[th] Cross Street,
Railady, Mayiladuthurai - 3.
REGD ENGINEER DTCP GRADE - 1
Reg. No: MYD/RE-1/2024/034 on 04.02.2019
Contact No: 94437 85495
E-mail: syageswaran@gmail.com

# Department of Town and Country Planning

District Town & Country Planning Office, Mayiladuthurai

6th Floor, Collector Office Building, Mayiladuthurai- 609305

Phone – 04364 291900 , Email – dtcpomayiladuthurai@gmail.com;

www.tn.gov.in/tcp


## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Mr. S. YAKESWARAN has** enrolled as **Registered Engineer Gr-I (RE)** with **Department of Town and Country Planning** who has the qualification **Bachelor of Engineering in Civil & Structural**

He has been given the Registration No. **MYD/RE-I/2024/034** on **12.06.2024**. 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) Dept. Dated. 04.02.2019 and experience in the relevant field for 20 years.

This Registration is valid upto **11.06.2029**



12.6.24.

**S. Sivakumar BE.,**

**Assistant Director**

12/6/24

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+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.