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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™
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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: **"RJM AVENUE",** Survey Number - **90/6A, 90/6B, 90/7, 90/8, 91/2B, 91/3B AND 91/4, Kazhinjur Village, Vellore Corporation, Vellore Taluk, Vellore District And Tamil Nadu.**

Date: 07-09-2026

S.BALAJI, S.ARAVINTH, S.RAVI, S.SAKTHIVEL, A.PARANTHAMAN, A.DAMODHIRAN, B.KALAISELVI, R.HARIGANESH, R.AKILA,
NO.38/48, KATPADI MAIN ROAD, THIRU NAGAR,
GANDHI NAGAR POST, KATPADI, VELLORE – 632 006.

Subject: Certificate for **"RJM AVENUE"**

Ref: TNRERA/PLI/4423/2026 Dated: 19-06-2026(TNRERA Registration Number)

Sir,

I **Er.K YOKENTHIRAKUMAR B.E** (name of the Architect/Licensed Surveyor) having License No. **RE/Gr-II/RD/AUG2024/11** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"RJM AVENUE"** situated on the Plot bearing Survey No. - **90/6A, 90/6B, 90/7, 90/8, 91/2B, 91/3B AND 91/4, Kazhinjur Village, Vellore Corporation, Vellore Taluk, Vellore District And Tamil Nadu** demarcated by its boundaries **12°95'61.89"N Latitude and 79°12'98.87"E Longitude** EXT APPROVED LAYOUT ROAD AND VACANT LAND to the North VACANT LAND to the South EXT HOUSES to the East VACANT LAND to the West of **Kazhinjur Village, Vellore Corporation, Vellore Taluk, Vellore District And Tamil Nadu** measuring**7561.00 Sq.mt**s. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed **S.BALAJI, S.ARAVINTH, S.RAVI, S.SAKTHIVEL, A.PARANTHAMAN, A.DAMODHIRAN, B.KALAISELVI, R.HARIGANESH, R.AKILA.**

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** vide Planning Permission No. **52/2024, Dated.26.12.2024, Vellore Corporation No. 518/2025/F1/MA1, Dated.01.04.2026** 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.

Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
Registered Engineer Grade - II,
DTCP Reg. No. RE/Gr-II/RD/Aug 2024/11
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 89864
E-mail: yokenthirakumark1@gmail.com

S.No.	Infrastructural / Development Works as approved by the DTCP & Local Body	Complied Yes / No
1.	ROAD	YES
2.	STORM WATER DRAINAGE	YES
3.	STREET LIGHT	FEES PAY TO CORPORATION (Rs – 200000/-)
4.	WATER PIPLINE CONNECTION	YES
5.	UGD DRAINAGE	FEES PAY TO CORPORATION (Rs – 9350000/-)
6.	Others	SECURITY DEPOSIT (Rs – 200000/-) and (50000/-)

Yours Faithfully,

Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
Registered Engineer Grade - II,
DTCP Reg. No. RE/Gr-II/RD/Aug 2024/11
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 89864
E-mail: yokenthirakumark1@gmail.com

Enclosed: Photographs of all sides of site

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

RANIPET DISTRICT

(F-Block, 4th Floor, Collectorate Campus, Ranipet – 632 402)
Website:WWW.tn.gov.in/dtcp
Mail ID: dtcp.ranipettai@gmail.com

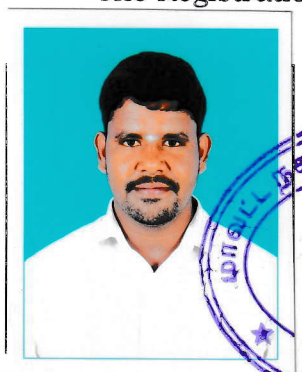
Roc No:1189/2021/RD **Date: 09.08.2024**

PROFESSIONAL REGISTRATION CERTIFICATE

This is Certify that **Thiru.K.YOKENTHIRAKUMAR** has enrolled as Registered Engineer Grade – II with Assistant Director, District Town And Country Planning Office, Ranipet who has the qualification of **DEGREE OF BACHELOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field for **06 years.**

He has been given the Registration No.**RE/Gr-II/RD/AUG2024/11 on 09.08.2024.** He Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamilnadu in Part V, "Registration of Professionals", TamilNadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No.18, MAWS(MA1) Department, Dated:04.02.2019.

The Registration is Valid up to **08.08.2029.**



09 AUG 2024

Assistant Director,
District Town and Country Planning Office,
Ranipet District.

09/08/2024

To:
Thiru.K.Yokenthirakumar,
No.2/282, Mariyamman Kovil 2nd street,
Gandhi Nagar, Periyan Kuppam Village,
Ambur Taluk, Tirupathur – 635 814.

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.