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.

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DIGITALLY VERIFIED RECORD

# Form-5

**Date:** 02.10.2026

**Certificate by Architect / Licensed Surveyor**

(Certificate for the Purpose of Completion of Layout / Sub-Division Project)

**Address of the Project: S.No.108/15B Kazhiyur Village and Panchayat, Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District.**

Name of the Promoter :- **J. Manoharan S/o Jayaraman**

Address of the Promoter :- **No.129/2, East Street, Kazhiyur Village, Cheyyar Taluk, Tiruvannamalai District.**

Subject: Certificate for **RADHA JAYARAMAN NAGAR** (Name of the Project)

Ref (TNRERA Registration Number)

Sir,

**I, Er.V.JAISANKAR DCE** (Name of the Architect/ Licensed Surveyor) having License No. **RE/Gr-III/May/2024/018** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **RADHA JAYARAMAN NAGAR** (Name of the project) situated on the Plot bearing **Survey No.108/15B,** Plot no. **1 to 21** demarcated by its boundaries (Latitude-12.65182 and Longitude-79.578111 of the end points) to the North **S.Nos.108/14A, 108/15A, 109 Athi to Cheyyar 33 Feet Road,** to the South **Area Where Construction is prohibited,** to the East **S.Nos.101,102** to the West of Division **S.No.108/14B TANGEDCO and PUBLIC PURPOSE, Kazhiyur Village and Panchayat, Cheyyar panchayat Union, Cheyyar Taluk, Tiruvannamalai District** Measuring **0.86 Acre (3500 sq.mts)** Being Developed by **Mr. J. Manoharan** (Name of the Promoters)

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 TIRUVANNAMALAI DISTRICT** (Name of the sanctioned authority) *vide* Planning Permission **Roc No. F3ZF6W45/2026/TCP LP/SWP/DTCP Tiruvannamalai District Layout No.211/2026** Dated.**21.07.2026 Local Body / Town Panchayat / Municipality Roc No.305/2026/PA4 Dated: 30.09.2026** The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenties with all the conditions stipulated by the planning authorities and various agencies.

| S.NO | INFRASTRUCTURAL / DEVELOPMENT WORKS AS APPROVED BY THE CMDA/ DCTP/ LOCAL BODY | COMPLIED YES / NO |
|---|---|---|
| 1 | Formation / Laying of Roads as Per Approved Layout | Yes |
| 2 | Storm Water Drain | Yes |
| 3 | Water Supply Facility | Letter |
| 4 | Street Lights | Yes |
| 5 | Road Splays / Road related Works | Yes |

*Yours Faithfully.*

Stamp, Signature & Name of Architect / Licensed Surveyor

V. Jai S

V.JAISANKAR, D.C.E.,
Licenced Building Surveyor's
Grade-III (RE) with Vellore LPA, DTCP
Reg. No : RE/Gr-III/19/04/026 Dt. 5/4/2019
No. 8/1, Ma.Pa.Sarathi Nagar, Kagithapattana
Vellore - 632 012. Ph. 9443403524

Enclosed: Photographs of all Sides of Site

**GOVERNMENT OF TAMIL NADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**


***Joint Director, District Town and Country Planning Office, Vellore District***
***IInd Floor, Ex-service Men Welfare Building,***
***Fort Round Road, Opposite to Periyar Park,***
***Vellore - 632 001 Phone No: 0416-2225344***
Website: www.tn.gov.in/dtcp
Mail ID: ddtcpvlr9@gmail.com


***Roc No: 20240422PROF-00013632/VR3*** ***Dated: 17.05.2024***

## *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that, **Thiru. V.JAISANKAR** has enrolled as **Registered Engineer Grade – *III* (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No. **RE/Gr-III/May-2024/018** on **17.05.2024**. 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) Department, Dated: 04.02.2019.

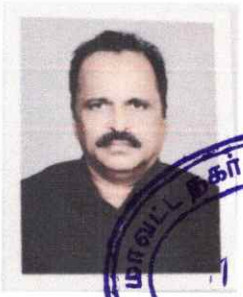
This Registration is valid upto **16.05.2029**

17/5/24

Assistant Director/Joint Director(FAC),
District Town and Country Planning office,
Vellore District.

17.5.24

17/5/24



**To**
Thiru. V.Jaisankar,
No.8/2, M.P.Saratht Nagar,
Kagithapattarai,
Vellore – 632 012

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.