Verified RealEstate™

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- **Survey No.101/3N1 In Thathavalli Madura Kurumbakeri Village,Kurumbakeri Panchayat, Thirupathur Panchayat Union, Thirupathur Taluk,Thirupathur Distrct, Tamilnadu.**

Date:22/08/2025

V.ROHINI (Name of the promoter)

No.246,Madapalli Madura Pudukottai Village, Thirupathur Taluk, Thirupathur Dt-635602

Subject. Certificate for **" BHARANI NAGAR"** (Name of the project)
Ref (TNRERA Registration Number)

Sir,

I, Er.**S.Santhosham**(name of the Architect/Licensed Surveyor) having License NO.RE/G-III/OCT/2020/001 had under taken assignment as an Architet/Licensed Surveyor for the assessment And verification development work done at **" BHARANI NAGAR"** (name of the project) situated on the Plot no./bearing Survey No.101/3N1 demarcated by its boundraies (latitude and longitude of the end points) 12.510353 to the North 12.510353 to the South 78.611483 to the East 78.611483 to the West of Division Thathavalli Madura Kurumbakeri Village, Kurumbakeri Panchayat, Thirupathur Panchayat Union, Thirupathur Taluk, Thirupathur District,Tamilnadu,measuring 1.47 Acre (5981.00 Sq.mts).Being Developed by **V.ROHINI** (Name of 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, Thirupathur** (Name of the sanctioned authority) vide planning permission No.**SWP/DTCP/THIRUPATHUR/Layout No.18/2025** dated **26.03.2025** including all amenities and facilities as commited by the promoter to the allotes.

Yours Faithfully,

Stamp,Signature & Name of the Architect/ Licensed Surveyour

Er. S. Santhosham, B.Tech.,
Ransan Builders
Registered Engineer - DTCP
Reg.No: RE/G-III/OCT/2020/001
No. 96, Ist Floor, Opp. Federal Bank
TNHB-II, Dharmapuri Main Road,
Tirupattur & Dt. 635 601.
Cell: 9944565794

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

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

No.394, Saibaba Nagar,
Near: Pachal Flyover,
Tirupathur - 635 601.
Wedsite : WWW.tn.gov.in/dtcp
MAIL ID :addtcp.tptr@gmail.com
Phone No:04179-227844

ROC No:18/2020/TD ***Dated:23.10.2020***

PROFESSIONAL RIGISTRATION CERTIFICATE

This is to certify **Thiru. S. SANTHOSHAM** has been enrolled as **Registered Engineers Grade-III-(RE)** with Assistant Director, District Town and Country Planning Office. Tirupathur District. Who has the qualification of Bachelor of Engineering and experience filed in the relevant field for 14 years.

He has been given the registration No.**RE/G-III/OCT/2020/001** on 23.10.2020. He shall be required to company with the duties and responsibilities prescribed by the Government of Tami Nadu in part v registration of professionals, Tamil Nadu Combined Developed and Building Rule 2019 approved wide G.O(Ms)N0.18.MAWS(MAI) Department, Dated:04.03.2019.

This registration is valid up to 23.10.2025.



23 OCT 2020

Assistant Director
23/10/2020
District Town and Country Planning Office,
Tirupathur District.

To
Thiru.S. Santhosham,
No.38, Phase-II, TNHB,
Tirupathur – 635 601.

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.