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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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 : **Sf.No:67/1B1B , Kayarlabath Village , Valajanagaram Panchayat , Ariyalur Panchayat Union/Taluk ,Ariyalur District – 621 704 , Tamil Nadu .**

Date: 25/10/2024

Thirumathy. R. Kalaiselvi ,
No.6/2350 ,Vignesh Nagar ,
Thiruvallur Avenue ,
No.1 Toll Gate ,
Pichandavarkovil Village ,
Manachanallur Taluk ,
Trichirappalli District – 621216 .

Subject : Certificate for **Anandha Nagar (Extension) .**

Ref:_____(TNRERA Registration Number) Sir,

I, **Ashik Ahamed** name of the Architect/ Licensed Surveyor) having License NO.**019/RE/GR-II/2023** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Anandha Nagar (Extension)** (name of the project) situated on the Plot bearing Survey no. **Sf.No:67/1B1B, Plot No.1 To 10** demarcated by its boundaries,

North **Sf.No:67/1B1A North,** South **Sf.No: 67/1B2A2,9,5.Sf.No:69 (Existing Valajanagaram Panchayat Road) ,** East **Sf.No:69 ,** West **Sf.No:67/1B1A, Kayarlabath** Village, **Ariyalur** Taluk, **Ariyalur District .** Measuring 2025.00 Sq.Mtrs. Being Developed By **R.Kalaiselvi**(Name Of The Promoter/Owner). With Latitude & Longitude Coordinates 11°08'28.5"N , 79°05'25.6"E .

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 **ARIYALUR DISTRICT TOWN AND COUNTRY PLANNING DEPARTMENT** (Name of the sanctioned authority) *vide* Planning Permission No. **16/2024** dated : **09/08/2024** including all amenities and facilities as committed by the promoter to the allots .

R. Kalaichelvi

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License
No_____)

Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
103/2, Vairam Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

TOWN AND COUTRY PLANNING, THANJAVUR DISTRICT
No.5, Ganapathy Nagar, Medical College Road,
Thanjavur
Phone No:04362 270133 E Mail : dtcpthanjavur@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru A.Ashik Ahamed** has enrolled as **Registered Engineer Grade II (RE)** with this District Town and Country Planning Office, Thanjavur District who as the qualification of **CIVIL ENGINEERING** and experience in the relevant field for 5 years.

He has been given the **Registration No.019 RE – GR-II on 08.12.2023**. 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 and 16 MAWS (MA1) Department dated 04.02.2019 and 31.01.2020.

This Registration is valid up to 07.12.2028

08/12/23

Assistant Director,
District Town and Country Planning office,
Thanjavur



உரிமைப்பு அலுவலகம்
தமிழ்நாடு அரசு
தஞ்சாவூர் மாவட்டம்.

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.