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

hello@verified.realestate
+91 9996 12 9996
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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 :** S.No: 12/25,14/17 Sirukalathur Village, Tiruvallur Taluk and District.

Date : 15-09-2026

**Name Of The Promoter :**
**R.Nethaji (1)**
**N.Dinesh (2)**

**Address Of The Promoter :**
No.194, Bajanai Kovil Street,
Sirukalathur, Kalambakkam,
Kilampakkam Post,
Tiruvallur - 602025

**Subject** : Certificate for **RAMAYA AVENUE**

**Ref** : (TNRERA Registration Number)

**Sir,**

I, Vijayakumar.R Licensed Surveyor having License Number No : TVLR/RE/Gr-III/2019/05/001 Dated 21.05.2029 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **RAMAYA AVENUE** situated on the Plot bearing Survey no. 12/25,14/17 Sirukalathur Village, Tiruvallur Taluk and District. demarcated by its boundaries (13.153402- latitude and 79.996652 longitude of the end points) Vacant Land to the North, Vacant Land to the South, Existing 23' Road to the East, Approved Layout No.450/2018 and vacant Land to the West of Division of Sirukalathur Village, Tiruvallur Taluk and District. Measuring 2630.0sq. mt The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by

**R.Nethaji (1) N.Dinesh (2)**

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 **Directorate of Town and Country Planning (DTCP)** vide Planning Permission No **: SWP/DTCP/ TVLR/ LAYOUT No: 71/2026 dated 27.04.2026** Local Body No.ROC No 04/2026-27 Dated 08-07-2026 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.

JAYA CONSTRUCTIONS

**Er. R. VIJAYAKUMAR, D.C.E.,**
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

| Sl.# | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1 | Road Formation | Yes |
| 2 | Street Light Instillation | Yes |
| 3 | Storm Water Drain Construction | Yes |
| 4 | Drinking water Distribution Pipelines | Yes |
| 6 | others | |

Yours Faithfully,

JAYA CONSTRUCTIONS

Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

Stamp, Signature

Name : Vijayakumar. R

Enclosed : Photographs of all sides of site

**O/o.THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING,**
**THIRUVALLUR REGION.**

No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : tvlrregion@gmail.com, Phone : 044-27665657.

# *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that Thiru.R.Vijayakumar, has enrolled as **Engineers Grade-III (RE)** with O/o.The Assistant Director of Town and Country Planning, Thiruvallur Region who has the qualification of **DCE.**, and experience in the relevant field for 21 Years.

He has been given the Registration No:**TVLR/RE/Gr-III/2019/05/001** on **22.05.2024**. 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 (MA.1) Dept., Dated:04.02.2019.**

This Registration is valid upto 21.05.2029.



22 MAY 2024

22/05/24

Assistant Director of
Town and Country Planning,
Thiruvallur Region.

22.5.24

22/5/24

JAYA CONSTRUCTIONS
Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
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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.