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RE REGULATORY RECORD

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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 in Comprised No.1075 Part, Thiruvottiyur High Road,R.S.No.173 Part, R.S.No.170/2B Part, R.S.No.170/2A Part and Survey No.169/1B Part, Old T.S.No.15 Part, as Per Patta Present T.S.No.15/2, Block No 15, Ward J and of Thiruvottiyur Village, Thiruvottiyur Taluk

Date: 22.06.2025

Name : **S. M/s South Gate Constructions LLP represented by its Mr Praveen Darda,**

Address : No.14, Victory field Alex Nagar,Madhavaram Milk Colony ch-60

Subject: Certificate for completion of Layout

Sir,

I, R. GUNASEKARAN, having License No. REG No. 304402025 Grade III/Greater Chennai Corporation, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Thiruvottiyur Village Project situated on the No.1075 Part, Thiruvottiyur High Road,R.S.No.173 Part, R.S.No.170/2B Part, R.S.No.170/2A Part and Survey No.169/1B Part, Old T.S.No.15 Part, as Per Patta Present T.S.No.15/2, Block No 15, Ward J and of Thiruvottiyur Village, Thiruvottiyur Taluk Demarcated Latitude and longitude 13° 8' 48.156" N and 80° 17' 51.8928" E by its boundaries Land belongs to Land in T.S. No.12 part and T.s No. 13 part to **the North** Tondairapet North Terminus Road (presently in T. S.No.16) and land in 15/3 **to the South** Land in T. S. No, 13 **to the East** T. S.No.15/ 1 **West** of Thiruvottiyur Village, Thiruvottiyur Taluk . Measuring 9828 sq. mts., being developed by **M/s South Gate Constructions LLP represented by its partner Mr Praveen Darda,** Name of the Promoter). 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 Greater Chennai corporation (Name of the sanctioned authority) vide Planning Permission No SD/WDCN01/00236/2025 dated 10.05.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 304402025 Grade III
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai-600 023.
Cell: 9884411734

GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. R. Gunasekaran** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **ITI** has been renewed for the period up to **16.02.2030**

The Registration No. is **RE304402025** dated **17.02.2025** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 MA&WS (MA1) Dept. dated 04.02.2019 and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid up to **16.02.2030**



RGN No: 304402025
Dated 17.02.2025

17/2/25

Superintending Engineer (TP)
Greater Chennai Corporation.

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

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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.