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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Form-5

Certificate By Architect

(Certificate For The Purpose Of Completion Of Layout / Sub-Division Project)

Address of the Project:

Residential Plotted Development **of " SAMBANTHAM GARDEN ANNEXE "** Layout For Land Situated at Tiruvallur District, Tiruvallur Taluk, Perumbakkam Village, SF. No.26/1pt, 2Apt,2Bpt & 28/1pt, Tiruvallur Municipality, Ward-A, Block No.1, T.S.No.6/2B & 6/3B – Site Extent – **0.79 Acres (3200.00Sq.M).** Situated Within – The Sub Registration Office of Tiruvallur, Registration District of Tiruvallur.

Date: 24th May, 2024.

Name and Address of the Promoter's (Applicant):

1. **S.MOORTHY,**
   Old No.25, New No.71,
   Muthumari Amman Kovil Street,
   Navalar Nagar, Thendral Colony 5th Street,
   Anna Nagar West, Chennai - 600040.

2. **S.RAMESH,**
   No.5A5B, 4th Floor,
   Thirumangalam Road, Navalar Nagar,
   Anna Nagar West, Chennai – 600040.

Subject : Certificate For " SAMBANTHAM GARDEN ANNEXE"

Ref : RERA Application No. **(TNRERA/PLI/1729/2024),** Dated 17-05-2024

Respected Sir,

I, Architect **P.R.SABHARISH,** having COA License No. **CA/2020/124753** and Registered Architect Grade – I (RA) of Greater Chennai Corporation License No.**RA002232020 (G.C.C)**, Has Undertaken Assignment as an Architect/Licensed Surveyor For The Assessment And Verification Of Development of Work Done At **" SAMBANTHAM GARDEN ANNEXE"** Situated at Tiruvallur District, Tiruvallur Taluk, Perumbakkam Village, SF. No.26/1pt, 2Apt,2Bpt & 28/1pt, Tiruvallur Municipality, Ward-A, Block No.1, T.S.No.6/2B & 6/3B – Site Extent – **0.79 Acres (3200.00Sq.M). To Be Set Up At Latitude 13°08'45.1"N Longitude 79°53'32.6"E** Being Developed By **(1) S.MOORTHY , (2) S.RAMESH** (Promoter's) .

Based on Site Inspection Carried Out By Me With Respect To Each Of The Plot(S) of 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 The Deputy Director (i/c) Town And Country Planning, Tiruvallur Approved Layout **LPA/DTCP No. 33/2023** Vide **Letter Roc. No. F9AKD2EU/2023/TCP5, Dated 04-05-2023** And The Commissioner, Tiruvallur Municipality Vide **Letter No. 2217/2023/AP1 Dated 26-04-2024,** Including All Amenities Facilities As Committed By The Promoter To The Allottees.

Yours Faithfully,

Ar.P.R.SABHARISH

Ar.P.R.SABHARISH
B.Arch,M.Arch(RED),AIIA,AMIE,C.E(India)
Council Registered Architect (COA)
COA No: CA/2020/124753
CMDA & GCC Registered Architect Grade-I (RA)
Reg. No: RA002232020
Chartered Architectural Engineer (India)
Reg. No: AM1979844
No: 5A5B, 4th Floor, Thirumangalam Road,
Navalar Nagar, Annanagar West, Chennai-600 040.
Email: reach.sabharish@gmail.com, Ph: +91-9941966678.

Ar. SABHARISH RAMESH
M.Arch (RED), AIIA
Council Registered Architect COA India
Tamilnadu, Chennai-40
COA REG : CA/2020/124753

Enclosed:

Photograph of all Sides of Site

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.