Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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
verified.realestate

DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the in **Sapthagiri Nagar** Noganoor Village Sf. No: **689/2B,** in, And Denkanikotta Village S.No.**1053/1C, 1054/2, 1055, 1058/2A, 1051/6, 1056, 1051/7** Denkanikottai Town & Taluk, Krishnagiri District

Date: 22. 02.2025

1) Mr. K.RAMAMURTHY, S/o Mr. B. KRISHNAPPA,
   D.No: 461/A, 18th Cross, 24th Main, 2nd Sector,
   HSR Layout, Bangalore – 560 102.

2) Mr. D.R. SRINIVASAN, S/o Mr. D.R. RAJARAM NAIDU,
   No: 22, Kajee Saheb Street,Denkanikotta – 635 107.

3) Mr. C. NAGESH, S/o Mr. CHENNAPPA,
   No: 122/10, High School Road, Denkanikotta – 635 107.

4) Mr. AMITH BAFNA, S/o Mr. GYANCHAND BAFNA,
   No: 2, 1st Main Road, Chakravathy Iyengar Layout,
   Seshadripuram, Bangalore – 560 020.

5) Mr. P. SIVAN, S/o Mr. PERIYA THAMBI,
   No: 5-191, Marati Street, Anchetty, Krishnagiri – 635 102.

6) Mr.N. RAMAKRISHNAN, S/o Mr. NAGARAJ,
   No: 21, Pattalamman Temple Street, Denkanikotta – 635 107.

Subject: The Certificate for Completion of Layout Work layout, **Sapthagiri Nagar** Noganoor Village SF. No: **689/2B,** AND Denkanikotta village S.No.**1053/1C, 1054/2, 1055, 1058/2A, 1051/6, 1056, 1051/7** Denkanikottai town & Taluk, Krishnagiri District-Tamilnadu.

Sir,

I, **VINOTH KUMAR.V** having License No: **36/2024(GR-II)** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at The Certificate for Completion of Layout Work layout, Name : **Sapthagiri Nagar** S.No.**689/2B, 1053/1C, 1054/2, 1055, 1058/2A, 1051/6, 1056, 1051/7** in demarcated by its boundaries 1054 pt and 1053 pt to the

North S.No: 1058pt and 1057 pt to the South S.No: 1051pt & Approach Road to the East In Same S.No: 1058pt to the West of Denkottai Village & Taluk, Krishnagiri District Krishnagiri District. Mesuring at 19380.00 Sq.Mt. (Ac. 4.79Cents) Developed by: 1)**Mr. K. Ramamurthy, 2). Mr.D.R. Drinivasan,3). Mr. C. Nagesh, 4) Mr. Amith bafna, 5) Mr. P.Sivan, 6). Mr. N. Ramakrishnan**

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 **DEPUTY DIRECTOR TOWN AND COUNTRY PLANING**, Krishnagiri District officer, Hosur (Name of the sanctioned authority) vide Layout Planning Permission No(SWP): **185/2024** dated **20/12.2024** (Denkanikotta Town Panchyat Office R.0.C No: **426/2024/A3** Dated **04.02.2025**) including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

VINOTH KUMAR.V Licensed Surveyor
(Reg. License: 36/2024(GR-II)

V. Vinoth Kumar

Er. V. VINOTHKUMAR M.E (Structural),
Chartered Engineer & Regd. Professional Engineer,
HCMC Govt. Regd. Engineer Reg. No : 01/2022 (RE-GR-III),
DTCP Govt. Regd. Engineer Reg. No : 36/2024 (RE-GR-II),
36/2024 (CE), 26/2022 (RSE-GR-II), 14/2022 (RD),
Yuktha Construction, Shanthi Nagar East,
2nd Cross, HOSUR-635109. Ph. No : 9750381769

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

KDTCP

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
THE KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING
39/9,First floor, Min Nagar,2nd cross,
Near TNEB Office,
Rayakottai main Road,
Hosur-635 109.
Phone: 04344-222563
Email: krishnagiri.district2020@gmail.com
Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. ***V.VINOTHKUMAR*** has enrolled as **Registered Engineer** ***Grade-II*** **(RE)** with Krishnagiri District Town and Country Planning **(KDTCP)** who has the qualification of ***B.E.Civil Engg .,*** and experience in the relevant field for ***05*** years.

He has been given the Registration No:***36/2024, RE-GR-II*** on ***05.07.2024***. 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 (MA1) Dept., Dated:04.02.2019.

This Registration is valid upto ***04.07.2029.***



05 JUL 2024

DEPUTY DIRECTOR,
KRISHNAGIRI DISTRICT TOWN
AND COUNTRY PLANNING, HOSUR.

KDTCP

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.