

RE

REGULATORY RECORD

RERA Document

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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: **Survey No. 549/1A Part, 552/4 Part** of Pungathur Village, Thiruvallur Taluk, Thiruvallur District and comprised in **Town Survey Nos. 9/4A Part, 9/4B Part** Ward B and Block No.13 of Thiruvallur Municipality

Date: 31.08.2024

1) S. Venkatesh
2) S. Anand
Sampath Building
No.52/2, Bazullah Road,
T. Nagar,
Chennai - 600017

Subject: Certificate for **Shree Veeraraghava Nagar-Phase V**

Sir,

I, Sathish Kumar D, (Licensed Surveyor) having License No. RE304372019 had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **Shree Veeraraghava Nagar-Phase V** (name of the project) situated on the Plot bearing **Survey No. 549/1A Part, 552/4 Part and Town Survey Nos.9/4A Part, 9/4B Part** Ward B and Block No.13 of Pungathur Village, Thiruvallur Taluk, Thiruvallur District and within Thiruvallur Municipality demarcated by its boundaries: (latitude and longitude of the end points) Land in Town Survey No.9/3 and 11/2 to the North, 9.15 Metre DTCP Approved Layout Road to the South, Plots and 7.00 Metre wide Road in DTCP Approved Layout approval No.29/17 in Town Survey No.9/4B to the East: Land in Town Survey No.9/3 to the West of Division Pungathur Village, Thiruvallur Taluk, Thiruvallur District measuring **1962.84 sq. mts.** being developed by **S.ANAND & S.VENKATESH** (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 was approved by the Assistant Director, District Town and Country Planning – Thiruvallur District - DTCP and subsequently by the Commissioner, Thiruvallur Municipality vide file No. NA.KA.No.3053/2023/F1 dated 14.08.2024 and the said Layout is numbered as SWP/DTCP/TVLR/LAYOUT No:89/2023 dated 10.04.2023 as per online Application ROC. No. 147U9W3B dated 04.04.2023, including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No.....)

D. SATHISHKUMAR
Registered Engineer, Grade-III,
GREATER CHENNAI CORPORATION
No: RE304372014
Flat No: G1 # 50/90, Canal Bank Road,
East C.I.T. Nagar, Nandanam,
Chennai -600 035.
Ph: 044-2433 1296, Mobile: 93810 30444

Enclosed:

Photographs of all sides of site



GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

2019

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. Sathish Kumar D has been enrolled as Registered Engineer Grade- III (RE) in Greater Chennai Corporation (GCC) who has the qualification of ITI with minimum of 5 years experience in the relevant field.

The Registration No. is RE304372019 dated 02.03.2020. 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 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto 01.03.2025.



8.1.21/2020
Superintending Engineer (Works)
Greater Chennai Corporation.

RGN No: RE304372019

Dated: 02.03.2020

Subd
02/03/2020
MP
29/03/2020

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](#)



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



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,
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+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.

