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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

T. PRAKASH, B.E.,(Civil)., MBA.,

Greater Chennai Corporation
Class - I Licensed Surveyor No. 2241,
Registered Engineer - Grade -I (RE)
Registration No. RE/Gr.I/2024/02/003

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: **"ISHA GATEWAY"** situated in Survey No. 432/2A (Old Survey No. 432/2), Kulathur Village, Inam Kulathur Village Panchayat, Manikandam Panchayat Union, Srirengam Taluk, Tiruchirappalli District, Tamil Nadu State.

Date: 01 - September - 2025

Applicant Details:
M/s. CHENNAI AFFORDABLE VENTURE LLP
Rep. by Authorized Signatory Mr. S. RAMADOSS
Door No. NEW NO. 74, OLD NO. 55,
First Avenue, Indira Nagar, Adyar,
Chennai District - 600020
Mobile number - 7299066084
E - mail: approval@ishahomes.com

Subject: Certificate for **"ISHA GATEWAY"**

Ref : DTCP, Layout approved plan No. ம.வ./ந.ஊ.இ.இ. (தி.மா) எண்: 46/2025

Dear Sir,

I, **T. PRAKASH** having License No.**RE/GR-I/2024/02/003.** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"ISHA GATEWAY"** layout developed at Survey No. 432/2A (Old Survey No. 432/2), measuring an total extent of **8.83 Acres** situated at Kulathur Village, Inam Kulathur Village Panchayat, Manikandam Panchayat Union, Srirengam Taluk, Tiruchirappalli District, Tamil Nadu State demarcated by its boundaries **Latitude 10°42'45.4"N, Longitude 78°32'23.4"E** developed by **M/s. CHENNAI AFFORDABLE VENTURE LLP.** Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 approved by Joint Director, District Town and Country Planning, Tiruchirappalli District vide approval Letter bearing ROC No. NJX9WMRQ/38970/2025/2025/TCP dated 03.03.2025 vide Layout approved plan No. ம.வ./ந.ஊ.இ.இ. (தி.மா) எண்: 46/2025. and Inam Kulathur Village Panchayat President, Manikandam Block, Srirangam Taluk, Trichuirappalli District vide approval Letter bearing ROC No. 03/2024-2025 dated 11.03.2025 including all amenities and facilities as committed by the promoter to the purchasers.

Yours Faithfully,

T. PRAKASH, BE., (Civil)., MBA.,
CMDA/RE/GR-I/19/02/003
No: A401, Isha Yara Apartments
Vadakkupattu Road, Madavkkam,
Chennai - 600 100.Mob: 9841427068
E-mail: prakash@buildtecinfra.com



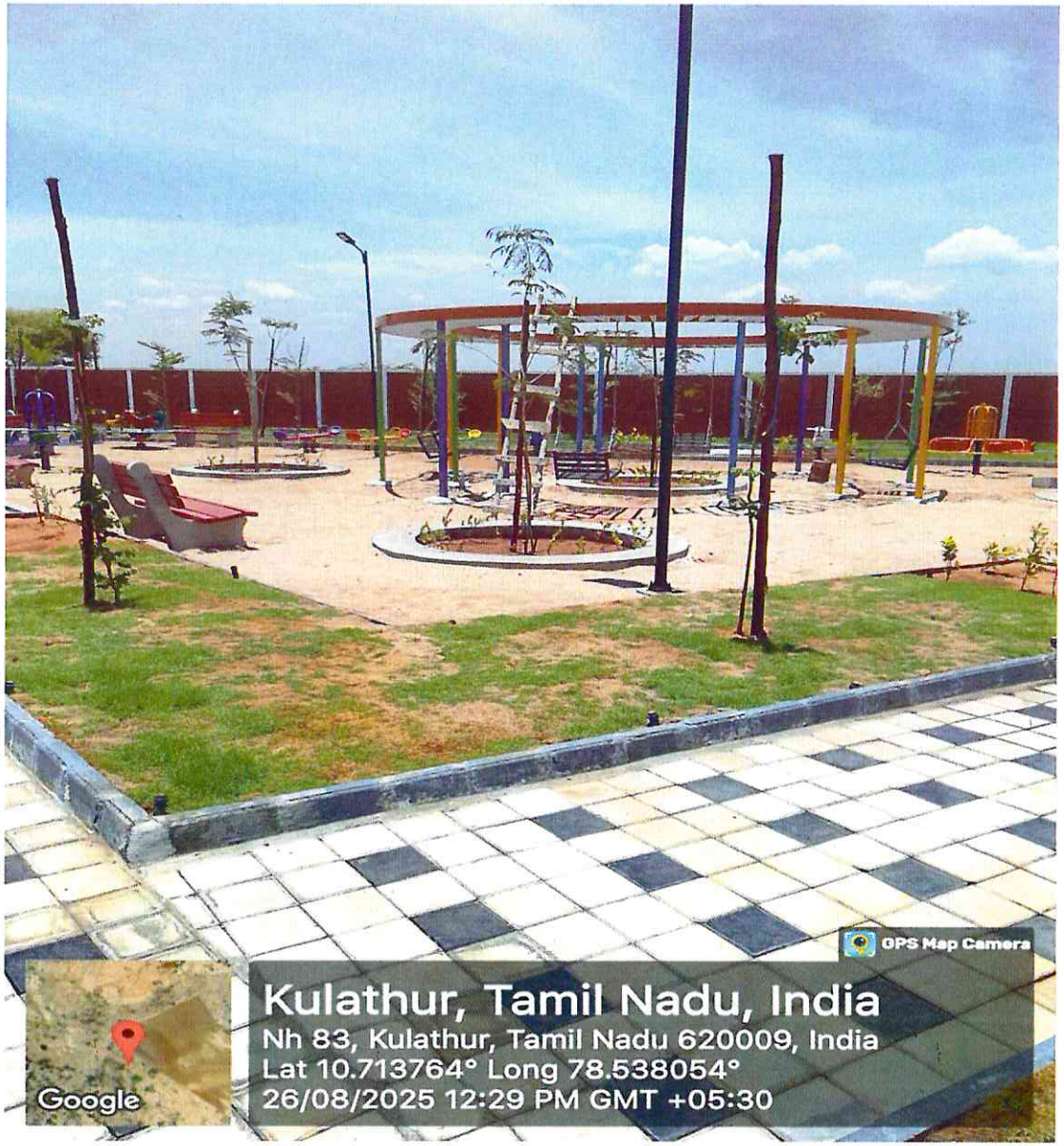
16 JULY 2025

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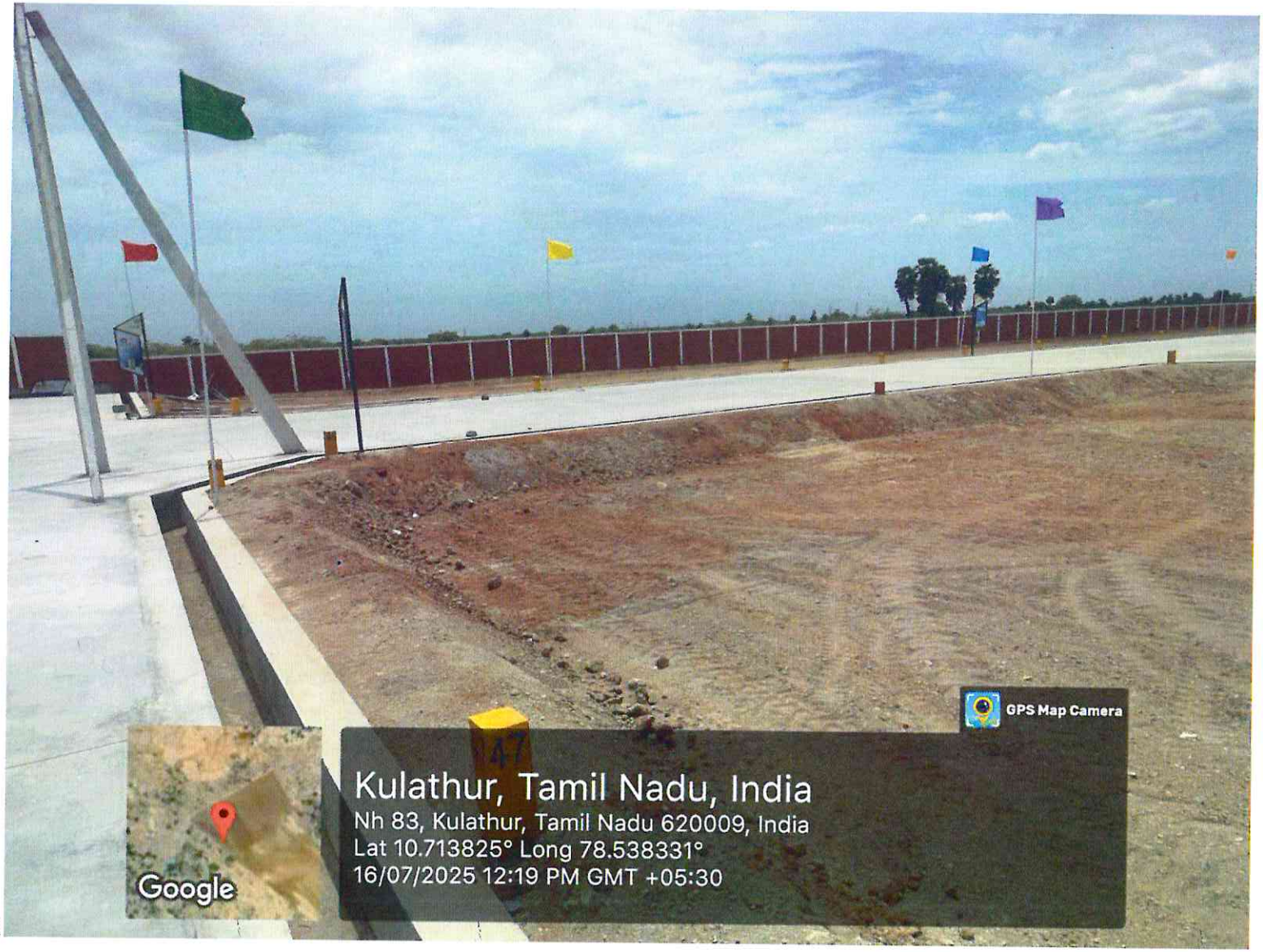
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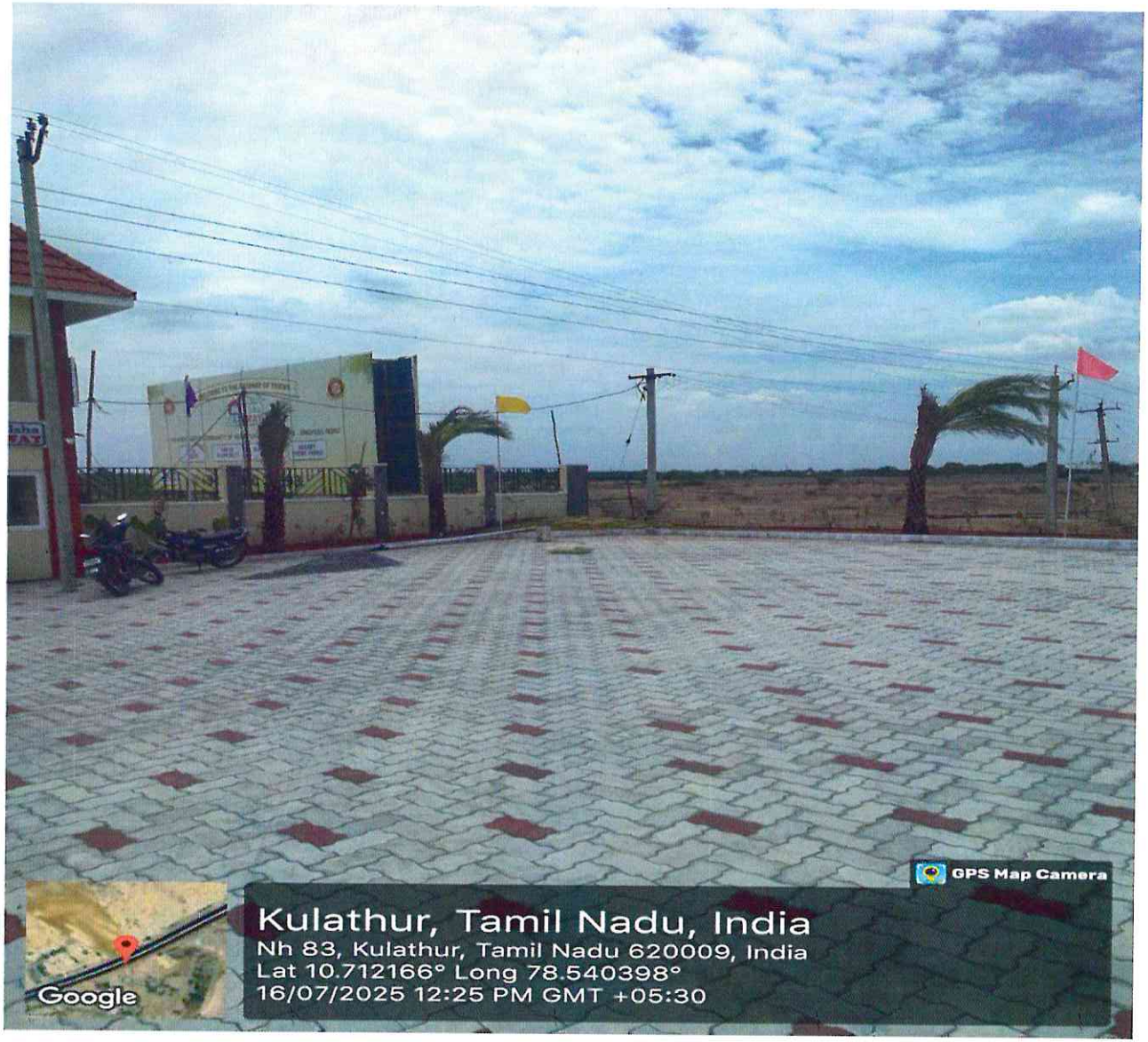
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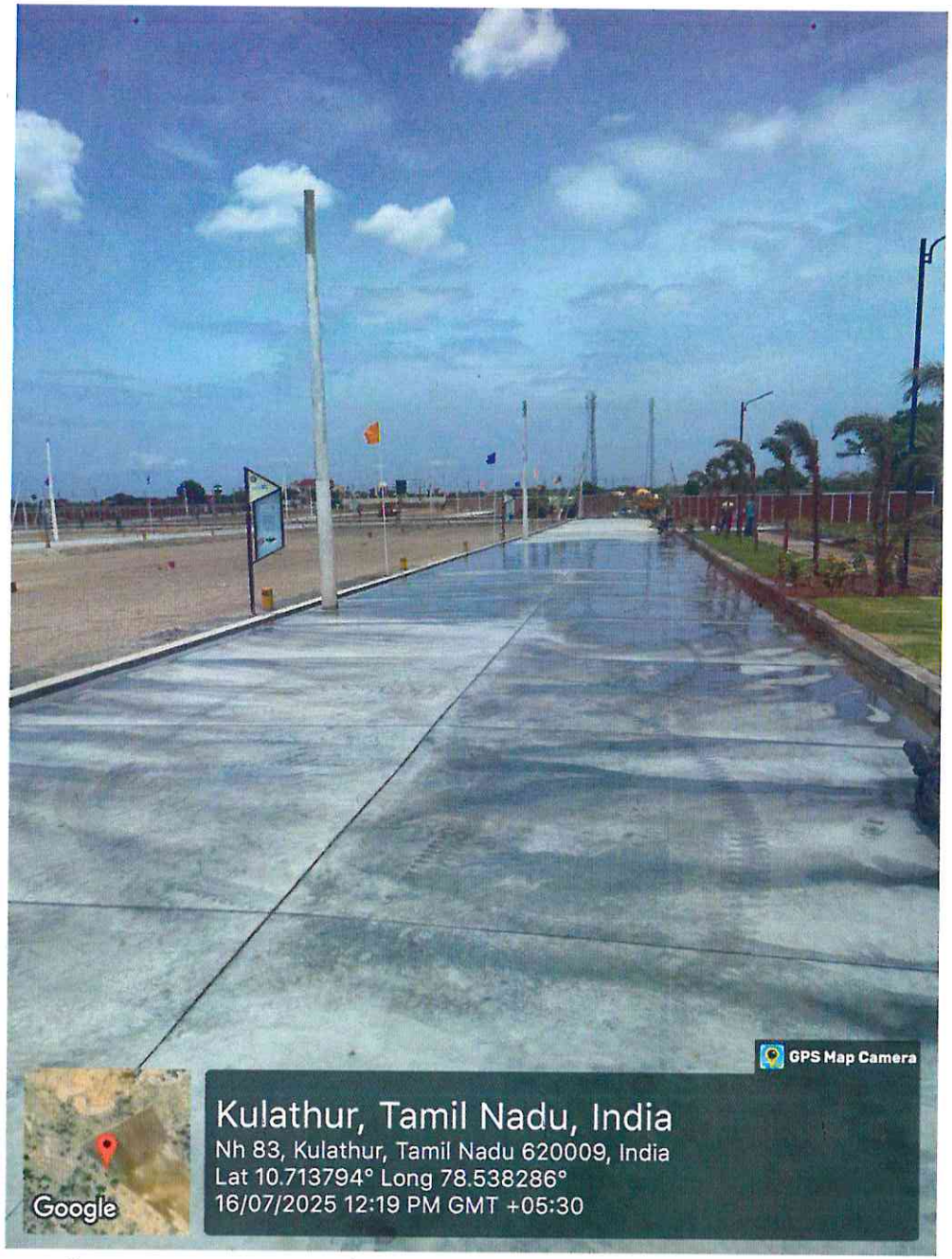

GPS Map Camera
Kulathur, Tamil Nadu, India
Nh 83, Kulathur, Tamil Nadu 620009, India
Lat 10.713825° Long 78.538331°
16/07/2025 12:19 PM GMT +05:30
Google


GPS Map Camera
Kulathur, Tamil Nadu, India
Nh 83, Kulathur, Tamil Nadu 620009, India
Lat 10.712166° Long 78.540398°
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Nh 83, Kulathur, Tamil Nadu 620009, India
Lat 10.712166° Long 78.540398°
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GPS Map Camera
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Lat 10.713794° Long 78.538286°
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Google

16 JULY 2025



EB HT LINE BEFORE REMOVING



EB HT LINE AFTER REMOVING APPROVAL



Culvert Completed



Culver Line

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.