Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

## Form-5

## Certificate by Licensed Surveyor (Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the **RAMACHANDRAN V Survey No. 174/7 PERAMBALUR SOUTH VILLAGE, PERAMBALUR MUNICIPALITY , PERAMBALUR TALUK AND DISTRICT.**

Date: 15.09.2025

**RAMACHANDRAN V,**
NO 142 AATHITHIRAVIDAR STREET,
PERAMBALUR - 621101.

Sir,

I, D RAJA having License No. RE **(GR-II)/ PBLR/JUNE 2024/003** had Undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **RAJA NAGAR II** situated on the Plot bearing Survey no **174/7 .** Demarcated by its boundaries **(latitude and longitude of the end points) 11.231862, 78.87152 to the North to the 11.231129, 78.871847 South 11.231862, 78.871932 to the East 11.23189, 78.871447 to the West of Division** Perambalur south Village Perambalur Taluk Perambalur District measuring **4050.00 sq.mts.** Being developed by **RAMACHANDRAN V.** 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 Town and Country Planning Department vide **Approved Layout No: 68/2025 & Planning Permission No: PTUF I M0 D/48025/2025/PD/2025/TCP dated 6.08.2025 & Layout Application Final Letter No:5565/2025/F1 dated 03/09/2025** including all amenities and facilities as committed by the promoter to the allottes.

**Er. D.RAJA,M.E.,MISCE**
**Registered Engineer (DTCP)**
**Reg.No. RE (Gr.II)/PBLR/JUNE2024/003**
**AFFORD INFRASTRUCTURE**
**2nd Floor, Vishal Building,**
**Perambalur - 621212, Cell:7418991344**

Name Er **D RAJA M.E.,MISCE.**

Licensed Surveyor with (Reg. License No **(GR-II)/ PBLR/JUNE 2024/003**).

# DIRECTORATE OF TOWN AND COUNTRY PLANNING

## District Town And Country Planning Office
## Perambalur District

No.132/A3, Periyar Street,
Thuraimanagalam,
Perambalur District – 621 220.
Email. dtcppblr@gmail.com



# Professional Registration Certificate

*This is to certify that* ***Thiru.RAJA.D****, has enrolled as Registered Engineer Grade - II (RE-II) with this office who has the qualification of* ***Master of Engineering In Construction Engineering and Management*** *and experience in the relevant field for* ***12 years.***

*He has been given the Registration No.* **RE(Gr-II)/PBLR/June 2024/003**

*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. Municipal Administration And Water Supply (MA1) Department. Dated 04.02.2019.*

***This Registration is valid upto:25.06.2029***

26/6/2024

Place: Perambalur,
Date: 26.06.2024.

Deputy Director,
District Town and Country Planning Office,
Perambalur District

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

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# 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.