

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.

Form-5

**Certificate by Architect/Licensed Surveyor
(Certificate for the purpose of completion of Layout / Sub – Division Project)**

Address of the Project : S.No.155/10,12,13,156 of Pinjivakkam Village and Panchayat, Thiruvallur Taluk & District.

From

Date: 07.05.2024

M/s.Brick & Mortar Realty
R. Raghupathy,
T4 Sreenikethan apartments,
No. 5/11, Appagarden Street,
Kilpauk, Chennai - 600 010.

Subject: Certificate for THE CROWN

Ref : _____ (TNRERA Registration Number)

Sir,

I R. Vijayakumar (name of the Architect/ Licensed Surveyor having License No. TVLR/RE/Gr-III/2019/05/001) had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at THE CROWN (name of the project) situated on the Plot bearing Survey no. / Plot no. S.No. 155/10,12,13,156 of Pinjivakkam Villlge and Panchayat, Kadambathur Panchayat Union, Thiruvallur Taluk & District demarcated by its boundaries (13.070417 - latitude and 79.872444 - longitude of the end points) Vacant Land to the North, Existing 60' wide Panchayat Union Road to the South, Vacant Land & Approved Layout Ex 18.0m Kadambathur Road to the East, Vacant Land to the West of Division S.No.155/10,12,13,156 of Pinjivakkam Village and Panchayat, Kadambathur Panchayat Union, Thiruvallur Taluk, Thiruvallur District. Measuring 27200.0 sq. mt Being Developed by M/s.Brick & Mortar Realty, R. Raghupathy (Name of the Promoter). Based on site inspection carried out by me with respect to each of the Plot (s) of the afore said Layout / Sub – division Project, I Certify that as on date of this certificate, the project that has been Developed and Completed in all respects as per the the plotting layout plan sanctioned by DTCP, Thiruvallur. (Name of the sanctioned authority) vide Planning Permission No. SWP/DTCP/TVLR/LAYOUT No:31/2024 dated 13.02.2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours

Faithfully,

Stamp, Signature & Name

of Architect/ Licensed Surveyor with

(Reg. License No TVLR/RE/Gr-III/2019/05/001)

JAYA CONSTRUCTIONS

Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Thiruvallur-602002.
Ph.: 73050 76838, 94432 40897

Enclosed:

Photo graphs of all sides of site

For **BRICK & MORTAR REALTY**

Partner

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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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.

