

RE

REGULATORY RECORD

RERA Document

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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: Survey No.534/4A2 at Kathiyavadi village & panchayat,
Walajah taluk, Ranipet district.

Date: 02.07.25

Mr.P.Prasanna, Mrs.P.Anusuya,
1262/3. 3rd Street,
EB NAGAR, SEVOOR,
ARNI TALUK, THIRUVANNAMALAI DISTRICT-632316.

Subject: Certificate for RAJA RANI GARDEN-2
Kathiyavadi village & panchayat, Walajah taluk, Ranipet district.

Sir,

I, S.KAVITHA having License No. TVM/REGRADE-III-01-2025 had undertaken assignment as an Registered Engineer for the assessment and verification of development of work done at RAJA RANI NAGAR situated on the Plot bearing Survey no. 534/4A2, Plot no's.1 to 62 Demarcated by its boundaries (latitude and longitude of the end points) 12.891868, 79.286956, 12.891813, 79.287053, 12.891134, 79.285812, 12.891316, 79.285792, 12.892533, 79.286887, 12.891985, 79.285638. of Division Kathiyavadi village & panchayat, Walajah taluk, Ranipet district. measuring 9510.00 sq. mts. being developed by Mr.P.Prasanna, Mrs.P.Anusuya, Based onsite 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 DTCP, vide Planning Permission No. 12/2025 dated 06.02.2025 including all amenities and facilities as committed by the promoter to the allottees.

Enclosed:
Photographs of all sides of site

Yours Faithfully,
S. Kavitha
Er. S.KAVITHA, D.C.E.,
REGISTERED ENGINEER
TVM/REGRADE - III - 01/2025
21, 1st Floor, Old Police Station St,
ARNI - 632 301. T.V.Malai Dt.
Cell : 9566529811



**DISTRICT TOWN AND COUNTRY
PLANNING OFFICE
TIRUVANNAMALAI**



Email Id: dtcp.tiruvannamalai@gmail.com

Phone No: 04175-290344

PROFESSIONAL REGISTRATION CERTIFICATE

REGISTERED ENGINEER GRADE - III

TVM/REGRADE-III-01/2025

This is to certify that Tmt. **S.KAVITHA**, having the qualification of Diploma in Civil Engineering experience in the relevant field for 11 Years has been enrolled as Registered R.E Grade-III of the Town and Country Planning Department.

She shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the Tamil Nadu Combined Development and Building Rules-2019, vide G.O.(Ms) No.18, Municipal Administration and water supply (MA-I) Department, Dated: 04.02.2019.

This Registration is valid up to: 25.02.2030.



S. [Signature]
Assistant Director, 26.02.2025
District Town and Country Planning office,
Tiruvannamalai District.

[Signature]
26/02/25

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.

