Verified RealEstate™

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.

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

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: ATLANTIS PHASE II comprised land in Block no: 0017, Plot no:-, Survey no: TS no.72, Reddy Street, Nageshwara Road, Vanagaram Road, Athipet village, Ambattur Thaluk, Chennai District.

Date: 30.11.2024

M/s RIDDHI REALTORS REP BY ONE OF ITS PARTNER MR.KHIMRAJ MISRIMAL SAKARIYA
No.75, Century Centre, TTK Road,
Alwarpet, Chennai – 600018.

Subject: Certificate for **"ATLANTIS PHASE II"**

Sir,

I, **Veeran M** having License No: **RE/301952024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **ATLANTIS PHASE II** situated on the Plot bearing **Survey no. /TS no.7,** situated at **Athipet Village, Ambattur Taluk, Chennai District**. Demarcated by its boundaries (latitude and longitude of the end points) 13 05'30.2"N 80 09'28.3"E. Area measuring 5444.00 sq. mts. being developed by RIDDHI REALTORS REP BY ITS PARTNER MR.KHIMRAJ MISRIMAL

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 **GREATER CHENNAI CORPORATION** *vide* Planning Permission No. **SD/WDCN07/00769/2024 dated 27.11.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.VEERAN. M
CIVIL ENGINEER
Registered Engineer - RE301952024
Greater Chennai Corporation
12/11, Station View Road, Kodambakkam,
Chennai - 24. Mob : 98402 94491

Enclosed:

Photographs of all sides of site

GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. M. Veeran** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **D.C.E** with minimum of 5 **years** experience in the relevant field.

The Registration No. is **RE301952024** dated **05.08.2024** 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 MA&WS (MA1) Dept. dated 04.02.2019. and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid upto **04.08.2029**



Superintending Engineer (Electrical)
Greater Chennai Corporation.

RGN No: RE301952024
Dated : 05.08.2024

Er.VEERAN. M
CIVIL ENGINEER
Registered Engineer - RE301952024
Greater Chennai Corporation
12/11, Station View Road, Kodambakkam,
Chennai - 24. Mob : 98402 94491


29-Nov-2024 at 9:46:08 AM
Coimbatore 641035
Tamil Nadu
India
Shivanandhapuram


29-Nov-2024 at 9:46:08 AM
Coimbatore 641035
Tamil Nadu
India
Shivanandhapuram


29-Nov-2024 at 9:41:48 AM
22A, Saravanampatti Road
Coimbatore 641035
Tamil Nadu
India


29-Nov-2024 at 9:47:09 AM
Coimbatore 641035
Tamil Nadu
India
Shivanandhapuram


29-Nov-2024 at 9:46:43 AM
Coimbatore 641035
Tamil Nadu
India
ShivanandhaPuram

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.