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
+91 9996 12 9996
verified.realestate

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: Survey No: 184/3A1B, Empire Elite Garden, Kannapalayam Village, Poonamallee Panchayat Union Limit, Poonamallee Taluk, Thiruvallur District,TN State.

Date: 28/09/2026

G.NITESH JAIN, L.NAMAN JAIN POWER OF ATTO-RNEY AGENT M/S.EMPIRE ESTTATES Represented by its Partner Mr.T.KARTHIK PRAKASH (Name of the Promoter)

NO: Plot No. 12, Hudco Nagar, 3rd Main Road, Kattupakkam, Chennai-600056. (Address of the Promoter)

Subject: Certificate for Empire Elite Garden (Name of the project)

Ref:----------(TNRERA Registration Number)

Sir,

I,S.VENKATESAN,DCE.,(nameoftheArchitect/LicensedSurveyor) having LicenseNo.R e g. No : RE/GR-III/VR/JULY-2024/081 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Empire Elite Garden (name of the project) situated on the Plot bearing Survey No. 184/3A1B, demarcated by it boundaries. 184/2(Ware House) to the North, S.No. 184/3B1(Approved Layout NO:126/2025) to the South, S.No. 184/3A1A(Existing Road) to the East, S.No:189(Vacant Land) to the West of Division, Kannapalayam Village, Poonamallee Panchayat Union Limit, Poonamallee Taluk, Thiruvallur District, measuring 3169.00sq. mtrs. Being developed by Empire Elite Garden (Name of the Promoter). With Latitude & Longitude Coordinates.

North	13°04'41.5"N 80°05'59.7"E
East	13°04'41.1"N 80°06'00.8"E
South	13°04'40.9"N 80°05'59.8"E
West	13°04'41.2"N 80°05'58.3"E

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 DTCP & LOCALBODY (Name of the sanctioned authority) *vide* Planning PermissionNo. APPROVAL LAYOUT No: OL-PPD/LO/0144/2026,dated 06/07/2026, Local Body Letter No: 06/2026, Date: 26/09/2026 The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S. Venkatesan 28/09/2026

S.VENKATESAN,DCE.,
Registered Engineer,
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Road	YES
2.	street lights	YES
3.	storm water drain	YES
	Others	

Yours Faithfully,

S. Venkatesan 28/09/2026

S.VENKATESAN,DCE.,
Registered Engineer,
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
 # 14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Licensed Surveyor with (Reg. License No: RE/GR-III/VR/JULY-2024/081)

Enclosed: Photographs of all sides of site

TOWN AND COUNTRY PLANNING DEPARTMENT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

Roc.No:1591/2024/VD2 Dated:05.07.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. 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, MAWS (MA1) Dept. Dated : 04.02.2019.**

The Registration is valid upto **04.07.2029.**



05 JUL 2024

Assistant Director (FAC)
District Town and Country Planning
Villupuram District

05/07/24

To,

Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.