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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 04/03/2026

Applicant Name : Deepak Kumar G

Application No : R5D5N0CZ

Fees Type : **Demand Fees**

Receipt Number : 2026030459832

Transaction ID : 11000352477740

Purpose

S.No	Description	Amount
1	Layout Approval Fees	158368.00
2	Layout Inspection Fees	60000.00

Total Amount : 218368

Amount In Words : Rupees Two Lakh Eighteen Thousand Three Hundred Sixty Eight Only

With Regards,
DTCP

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project "SM AVENUE" Plot No 1-59 Survey Numbers: S.F.No: No-1/2A Mathur Village, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District.

Date:29.08.2026

Mr.G.Deepak Kumar, (Name of the Promoters)
D.NO. 1 Thirumalaiyya Pillai Street,
Uthiramerur Town,
Kanchipuram-603406 (Address of the Promoter)

Subject: Certificate for "SM AVENUE"

Sir,

I, R.RAVIBHARATH, (name of the Architect/Licensed Surveyor) having Registration No. RE.GR-II 2021/10/003 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "SM AVENUE" situated on the Plot bearing S.F.No: 1/2A demarcated by its boundaries (latitude and longitude of the end points) 12.719782 to the North 79.687217° to the South 12.719164 to the East 79.687829 to the West of Mathur Village, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District measuring 9670 sq.m The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Mr.G.Deepak Kumar, (Name of the Promoters)

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 (Name of the sanctioned authority) vide Planning Permission No.R5D5N0CZ/2026/TCP dated 19/02/2026 ம.வ/மா.ந.ஊ.உ. இ(தி.மலை) எண்:42/2026 Local Body / Village Panchayat No. R5D5N0CZ/2026/TCP dated 04.03.2026. 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.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Over Head Tank	Letter collected by village Panchayat
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

Yours Faithfully,

Er. R. RAVIBHARATH, B.E.,CIVIL
DTCP Registered Engineers Grade-II-(Reg)
Reg. No: RE.GR-11-2021/10/003
RP CONSTRUCTIONS
#455/5, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 6380486848

ஊரக வளர்ச்சி மற்றும் ஊராட்சி துறை

விடுநர்

திரு.செ.குப்புசாமி.,
தனிஅலுவலர்/வட்டார வளர்ச்சி
அலுவலர்(கி.ஊ),
மாத்தூர் ஊராட்சி.

பெறுநர்

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை
ஆணையம் (TNRERA),
RERA Tower, No.133, G-Block,
1st Avenue, Anna Nagar(East)
Chennai - 600 102

ந.க.ஊஅ4/ /2026, நாள்.28.08.2026.

அய்யா,

பொருள் : சான்று - திருவண்ணாமலை மாவட்டம் - வெம்பாக்கம் ஊராட்சி ஒன்றியம் - மாத்தூர் ஊராட்சி - சர்வே எண்.1/2A -ல் அமையும் மனைப்பிரிவிற்கு குடிநீர் விநியோகம் குறித்து உள்ளாட்சி பரிந்துரை விவரம் கோரியது - அறிக்கை சமர்பித்தல் - தொடர்பாக.

பார்வை :
1. The Assistant Director, Town and Country Planning Department (Planning Permission) ROC No. R5D5N0CZ/2026/TCP Dt:19.02.2026, LP/SWP/DTCP/TIRUVANNAMALAI DISTRICT/LAYOUT NO. 42/2026.
2. மாத்தூர் ஊராட்சி மன்ற இறுதி ஒப்புதல் கடிதம் ROC No. R5D5N0CZ/2026/ TCP, Date : 03.04.2026

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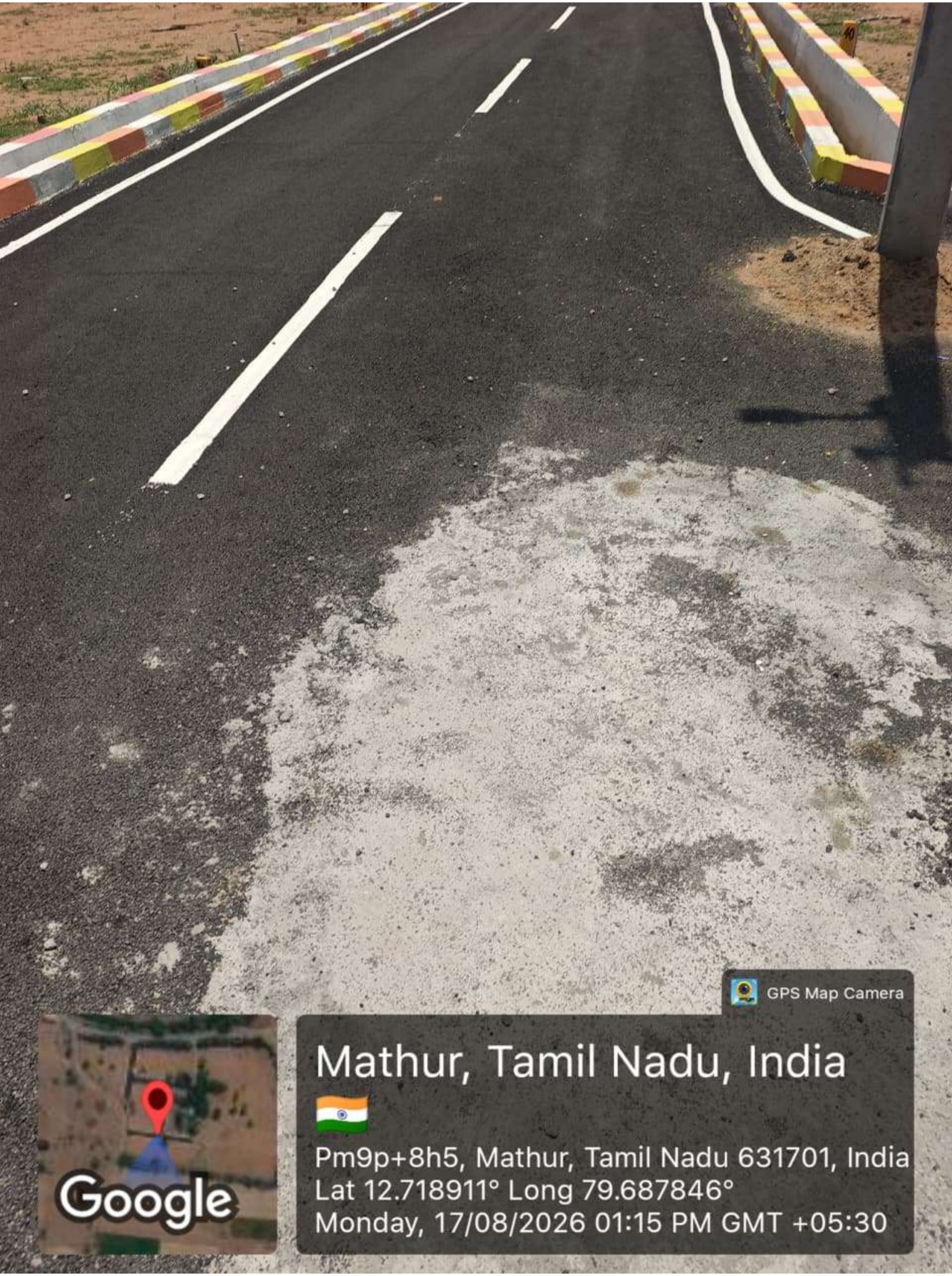
பார்வை 1-ல் காணும் கடிதத்தில் தெரிவித்துள்ளவாறு, வெம்பாக்கம் ஊராட்சி ஒன்றியம், மாத்தூர் கிராம ஊராட்சியில் சர்வே எண்.1/2A-ல் 2.39 ஏக்கர் அல்லது 9670 சதுர மீட்டரில் அமைந்துள்ள மனைப்பிரிவிற்கு குடிநீர் இணைப்பு வழங்க சுமார் 400 மீட்டர் தொலைவில் அமைந்துள்ள மாத்தூர் ஆதிதிராவிடர் குடியிருப்பு பகுதியில் உள்ள 30000 லிட்டர் கொள்ளளவு கொண்ட மேநீர் தேக்க தொட்டி (OHT) மூலம் நடைமுறையில் உள்ள அரசு விதிமுறைகள், தொழில்நுட்ப நிபந்தனைகள் மற்றும் வழிகாட்டுதல்களின்படி குடிநீர் விநியோகம் வழங்கப்படும் என வட்டார வளர்ச்சி அலுவலர்(கி.ஊ) அவர்களின் களஆய்வு அறிக்கையின்படி இச்சான்றளிக்கப்படுகிறது.

தனிஅலுவலர்/
வட்டார வளர்ச்சி அலுவலர்(கி.ஊ),
மாத்தூர் ஊராட்சி


GPS Map Camera
Mathur, Tamil Nadu, India
Pm9p+8h5, Mathur, Tamil Nadu 631701, India
Lat 12.719404° Long 79.687574°
Monday, 17/08/2026 01:17 PM GMT +05:30
Google


GPS Map Camera
Mathur, Tamil Nadu, India
Pm9p+8h5, Mathur, Tamil Nadu 631701, India
Lat 12.719304° Long 79.687549°
Monday, 17/08/2026 01:17 PM GMT +05:30
Google


GPS Map Camera
Mathur, Tamil Nadu, India
Pm9p+8h5, Mathur, Tamil Nadu 631701, India
Lat 12.718935° Long 79.687769°
Monday, 17/08/2026 01:15 PM GMT +05:30
Google


GPS Map Camera
Mathur, Tamil Nadu, India
Pm9p+8h5, Mathur, Tamil Nadu 631701, India
Lat 12.718911° Long 79.687846°
Monday, 17/08/2026 01:15 PM GMT +05:30
Google


46
47
GPS Map Camera
Mathur, Tamil Nadu, India
Pm9p+8h5, Mathur, Tamil Nadu 631701, India
Lat 12.718911° Long 79.687846°
Monday, 17/08/2026 01:15 PM GMT +05:30
Google









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
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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.