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RE REGULATORY RECORD

RERA Document

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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: Survey No. 289/49, Mahidhara Supreme, Thathanur Village, Pondur post, Sriperumbudur Taluk, Kancheepuram District – 602105.

Date: 23-09-2026

Name of the Promoter: M/s. Mahidhara Projects Pvt Ltd., & Ms. K. Nishitha Reddy

Address of the Promoter: No:197 Mahidhara Supreme, Pondur Post, Sriperumbudur, Kancheepuram – 602105 & No: 3A, III block, Bajaj Apartments V th Street, Nandanam Extension, Chennai.

Subject: Certificate for Mahidhara Supreme

Ref: TNRERA/APPL/PLF/6174/2026 (TNRERA Registration Number)

Sir,

I, **Mr.R.Vijaykumar** (Licensed Surveyor) having License No. TVLR/RE/Gr-III/2019/05/001 on 21.05.2029 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Mahidhara Projects Pvt ltd., situated on Vadagal C Thathanur Village, Sriperumbudur Taluk, Kancheepuram District the Plot bearing Survey No.289/49 demarcated by its boundaries (latitude and longitude of the end points) latitude 12°54'50.6" N longitude 79° 56'50.7" E to the North latitude 12°54'50.6" N longitude 79° 56'50.7" E to the South latitude 12°54'50.6" N longitude 79° 56'50.7" E to the East latitude 12°54'50.6" N longitude 79° 56'50.7" E to the West of Division Thathanur Village Sriperumbudur Taluk, Kancheepuram District measuring 895 sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by M/s. Mahidhara Projects Pvt Ltd.,

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 District Town and Country Planning Kancheepuram Office DD vide Planning Permission No.103/2025 (Should be read along with already DTCP Approval No.59/2013) dated:14.07.2025 Local Body dated:28.08.2025. 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.

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, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Proposal is only Sub-division of 5 Plots abutting to the already existing Road's, there is no proposal Roads and Development Works.	Not Applicable
2.		
3.		
4.		
5.		
6.	Others	

Yours Faithfully,

JAYA CONSTRUCTIONS

Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVL/RE/CR-III/2005/05/001
VIJAYA BHAVAN, 1, Kamaraj Nagar Main Street,
Manavalanagar, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No_____)

Enclosed: Photographs of all sides of site

O/O.THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING,
THIRUVALLUR REGION.

No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : tvlrregion@gmail.com, Phone : 044-27665657.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.R.Vijayakumar, has enrolled as **Engineers Grade-III (RE)** with O/o.The Assistant Director of Town and Country Planning, Thiruvallur Region who has the qualification of **DCE.,** and experience in the relevant field for 21 Years.

He has been given the Registration No:**TVLR/RE/Gr-III/ 2019/05/001** on **22.05.2024**. 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 (MA.1) Dept., Dated:04.02.2019.**

This Registration is valid upto 21.05.2029.



22/5/24

Assistant Director of
Town and Country Planning,
Thiruvallur Region.

22.5.24

22/5/24

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,
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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.