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™
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OMR Thoraipakkam,
Chennai 600 097, India

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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: S.F.Nos: 24/1 & 24/2 - Thandarai Village/ Uthiramerur Panchayat Union -Uthiramerur Taluk - Kancheepuram District.

Date: 13.03.2026

MA James, Paulraj, Kevin Kumar, Naveenreynold MJ (Promoter of the proposed project) and M/s. Ishwaryam Foundation partners Mr.T. Mahesh, T.Ramesh, Mr.K. Rajvignesh, Harikarthik represented by Mr.T.Ramesh

No:3/45, Chinna Street, Manampathy Kandigai, Uthiramerur Taluk, Kancheepuram District, (Address of the Promoter)

Subject: Certificate for **ISHWARYAM AVENUE** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, **R.GANESAN** (name of the **Architect/** Licensed Surveyor) having License No. **CGLDIST/RE/Gr-I/2024/09/009.** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **ISHWARYAM AVENUE** (name of the project) situated on the Plot bearing Survey no./ Plot no.24/1 & 24/2 demarcated by its boundaries (latitude and longitude of the end points)12°37'32.9"N 79°40'33.0"E, Road to theNorth Vacant Land to the South Vacant Land to the East Vacant Land to the West of Division, Thandarai Village/ Uthiramerur Panchayat Union -Uthiramerur Taluk - Kancheepuram District Measuring **11750 Sqm** being developed by MA James & Others (Name of the Promoter)

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 PermissionNo.**120/2025** dated 05/08/2025 & **Local Body** vide Planning permission no: **120/2025** dated 22/08/2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name : **R.GANESAN** of Architect/ Licensed Surveyor with (Reg. License No **RE/Gr-I/2024/09/009**)

Enclosed:

Photographs of all sides of site

R. GANESAN, B. Tech.
REGISTERED ENGINEER (DTCP)
CGLDIST/ RE / Gr-I / 2024/09/009
ROYAL PLANNERS
No.29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2226 4216

District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

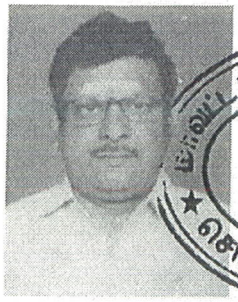
This is to certify that Thiru. **R.GANESAN** has enrolled as **Registered Engineer Grade-I (RE)** with Department of Town and Country Planning who has the qualification of **B.Tech.,(Civil Engineering)** and experience in the relevant field for more than **18 years**.

He/She has been given the Registration No. **CGLDIST/RE/Gr-I/2024/09/009 Grade- II to I (Renewed)** on **30.09.2024**. He/She 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.

This Registration is valid upto **29.09.2029**.

30/9/24

Assistant Director,
Chengalpattu District



மேல்மட்ட நகர் ஊரமைப்பு அலுவலகம்
30 SEP 2024
செங்கல்பட்டு மாவட்டம்

R. GANESAN, B. Tech.
REGISTERED ENGINEER (DTCP)
CGLDIST/ RE / Gr-I / 2024/09/009
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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.