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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Form-5

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

Date : 26.07.2025

Address of the Project : ABS Nagar, Survey Nos. 82/4, 82/5, 82/6, 83/3, 83/4A1, 83/5, Pavattakudi Village, Nannilam Taluk, Tiruvarur Dist

Name of the Promoter : S. Hasheem Al Shamsudeen,

Address of the Promoter : No.10, E.B Nagar, P.K.Salai, Karaikkal, Puducherry – 609602

Subject : Certificate for ABS Nagar, Survey Nos. 82/4, 82/5, 82/6, 83/3, 83/4A1, 83/5, Pavattakudi Village, Nannilam Taluk, Tiruvarur Dist

Sir,

I, **P.ABINASH** having License No. **NGT/RE-III/2020/002** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **ABS Nagar** situated on the Plot bearing **Survey No. 82/4, 82/5, 82/6, 83/3, 83/4A1, 83/5** demarcated by its boundaries 10.872525, 79.815048 to theNorth, 10.872525, 79.815048 to the South, 10.872525, 79.815048 to the East, 10.872525, 79.815048 to the West of **Pavattakudi** Village, **Nannilam** Taluk, **Tiruvarur** District measuring **26100 Sq.m** Being developed by **S.Hasheen Al Shamsudeen**

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 The Assistant Director, DTCP, Tiruvarur vide Planning Permission Layout No. 37/2025, Dated.14.07.2025** and **The President, Pavattakudi Panchayat Letter No. 1531/2025/B1/06, dated. 24.07.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully

P. Abinash

P.ABINASH,D.C.E.,B.E.,(C&S)
Reg Engineer Grade-III (RE)
Reg No NGT/RE-III/2020/002
SIRKALI.
Cell: 8754705950

Department of Town and Country Planning
District Town & Country Planning Office, Nagapattinam
AA Complex, Public Office Road, Nagapattinam - 611001
Phone – 04365 247246, Email – dtcp.nagapattinam@gmail.com
www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Mr. P. Abinash** has enrolled as **Registered Engineer Grade-III (RE)** with **Department of Town and Country Planning** who has the qualification of **Bachelor of Engineering in Civil & Structural Engineering.**

He has been given the Registration No. **NGT/RE-III/2020/002** on **30.12.2020**. 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 and experience in the relevant field for 3 years.

This Registration is valid upto **29.12.2025**



30 DEC 2020

30/12/2020

R. Krishnamurthy BE.,

Deputy Director

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.