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 Licensed Surveyor**

**Address of the Project** : SF.NO.240/3A, IN SEVAGANAPALLI VILLAGE & PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

**Date :13.02.2026**

**Promotor Details** : **M/s.DRA THINDLU LAND PARTNERS,**
OFFICE AT 3rd floor, 302A, QUEENS ROAD,
Bangalore.

**Subject** : Certificate for Layout Complection

**Ref** : TN RERA No.

**Sir,**

I **Er. S. VINAY PRASAD** having License No. **33/2024, dt. 23.05.2024**, had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done SF.NO.240/3A in Sevaganapalli Village & Panchayat , Hosur Panchayat union & Taluk, Krishnagiri District. Tamilnadu. Demarcated by its boundaries Latitude : (12°50'20.0"N)Longitude : (77°47'58.4"E) - to the North SF.NO.226 &12.00 m Wide Road to the south SF.NO.240/3B, to the East SF.NO.240/4C,4B,4A1 & 4A2 to the West SF.NO.240/2 And Exide Factory in Sevaganapalli Village & Panchayat , Hosur Panchayat union & Taluk, Krishnagiri District. measuring 1.74 ACRE. (7076.00 SQ.MT ) Being developed by Promotors.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 Online Application No: J5SROIYP/2025/TCP, Layout Approved No.90/2025 and 38/2025 Dated 22.05.2025, Panchayat Approved layout Lr R.O.C. No. 02/2025-2026 Dt. 20.07.2025 including all amenities and facilities as committed by the promoter to the allottes.

**Thanking you.,**

**Yours Faithfully,**

**Er. S. VINAY PRASAD, M.E., (Struct.),**
**HNTDA Reg. No : 33/2024, RE-GR II,**
**No. 7C/2, 4th Cross Street,**
**Teachers Colony, Bagalur Road,**
**Hosur-635 109. Cell : 97400 42068**

KDTCP

**GOVT. OF TAMILNADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**
**THE KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING**


39/9,First floor, Min Nagar,2nd cross,
Near TNEB Office,
Rayakottai main Road,
Hosur-635 109.
Phone: 04344-222563
Email: krishnagiri.district2020@gmail.com
Website: WWW.tn.gov.in/tcp


# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. ***S.VINAY PRASAD*** has enrolled as **Registered Engineer** ***Grade II*** **(RE)** with Krishnagiri District Town and Country Planning **(KDTCP)** who has the qualification of ***B.E.Civil.,*** and experience in the relevant field for ***09*** years.

He has been given the Registration No: ***33/2024, RE-GR-II*** on ***23.05.2024***. 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 (MA1) Dept., Dated:04.02.2019.

**This Registration is valid upto** ***22.05.2029.***



23 MAY 2024

**DEPUTY DIRECTOR,**
**KRISHNAGIRI DISTRICT TOWN**
**AND COUNTRY PLANNING, HOSUR.**

23/5/24

KDTCP

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.