

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.

form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project : **“ SHANTHI TEXTILES – KAVIYA NAGAR ”**
Residential layout in S.F.No : 560 / 2A1
and 560 /2A2 of Damal Village , Kancheepuram
Panchayat Union , Kancheepuram Taluk and
District.

Date: **27.06.2025**

Mrs. T. Shanthi , (Name of the Promoter) No: 292 / 1,
Venkatrayanpettai, Damal Village , Kancheepuram Taluk , Kancheepuram District.
(Address of the Promoter)

Subject : Certificate for “ SHANTHI TEXTILES – KAVIYA NAGAR ” Residential layout .

Sir,

I, **A . Baskar M.E (Struc), A.M.I.E** (name of the Licensed Surveyor) having License No. **RE/Gr-III/22/04/135** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **“ SHANTHI TEXTILES – KAVIYA NAGAR ”** (name of the project) situated on the Survey no. in **S.F.No : 560 / 2A1 AND 560 / 2A2 of Damal Village , Kancheepuram Panchayat Union , Kancheepuram Taluk and District** demarcated by its boundaries (latitude and longitude of the end points) **12.885189 & 79.595817** to the North **12.884557 & 79.595827** to the South **12.884903 & 79.596027** to the East **12.884916 & 79.595656**

to the West of Division Damal Village , Kancheepuram Panchyat Union,
Kancheepuram Village , Kancheepuram Taluk and District – Residential layout
measuring 2650.00 Sq.mts. Being developed by Mrs . T . Sahanthi_ (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 Assistant Director of Town and
Country Planning (Planning Permission) – Ranipet (Name of the sanctioned
authority) vide Planning Permission No.RPT/ LY8CYCX9 / 2025 / TCP –
Approval Layout No. 58 / 2025 dated 19/05/2025 including all amenities
and facilities as committed by the promoter to the allottees.

Yours Faithfully,


Er. A. BASKAR, M.E(Struct), B.E(Civil), A.M.I.E.,
Regd. Engineer Gr. - III (RE)
Regd. No. RE/Gr-III/22/04/135
With Vellore District Town and Country Planning,
No. 81, Dr. M.G.R. Salai, Arcot - 632 503.
Cell : 84381 44087, 94430 06635

A.BASKAR [REG NO : RE/Gr-III/22/04/135]

Enclosed:

Photographs of all sides of site.

GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT
Joint Director, District Town and Country Planning Office,
Vellore District
11nd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opp to Periyar Park,
Vellore 632 001

Website: WWW.tn.gov.in/dtcp

Mail ID: ddtcpvlr9@gmail.com

Phone No: 0416-2225344

Roc No: 893/2022/VR3

Dated: 26.04.2022

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. A.BASKAR** has enrolled as **Registered Engineer Grade –III (RE)** with Joint Director, District Town and Country Planning Office- Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 03 years.

He has been given the Registration No. **RE/G-III/APR 2022/135** on 26.04.2022. 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) Department, Dated: 04.02.2019.

This Registration is valid upto 25.04.2027.



Joint Director, District Town and Country Planning Office,
Vellore District.

[Handwritten signature]
26/4/22

[Handwritten signature]
26/4/22

[Handwritten signature]
26/4/22

To

Thiru . A.Baskar,

Plot.No HIG-9, Municipal Housing Board,

Masapettai, Arcot- 632 503.

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](#)



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

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

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

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



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.

