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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 by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project: CMDA Approved layout of house site in **S.No.45/1, 48/1B, 48/2 & 96/3 of Sholavaram Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union, Tamilnadu State.**

Date : 17.08.2026

Promoter:
1.Mrs.M.PADMA,
2. M/s. SRI LOK PROPERTIES,
Rep by its Proprietor **Mr.S.LOKESH,**
176, GNT Road, Redhills,
Chennai 600 052.

Subject: Certificate for **"SELVAKUMARAN NAGAR - 3"**

Respected Sir,

I, Er.S.SARAVANAN (Licensed Surveyor) having License No.RE/GR-III/01/2023/329 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"SELVAKUMARAN NAGAR - 3"** situated on the Plot bearing Survey No. 45/1, 48/1B, 48/2 & 96/3 demarcated by its boundaries 13°22'45.42"N 80°17'71.83"E to the North, 13°22'35.16"N 80°17'70.80"E to the South, 13°22'39.32"N 80°17'73.03"E to the East 13°22'40.47"N 80°17'68.34"E to the West of Siruniyam Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union, Tamilnadu State. Measuring 8480 Sq.m. The measurements of the roads are as per the length and width of the approved layout by the planning authority Being Developed by **1.Mrs.M.PADMA, 2. M/s. SRI LOK PROPERTIES** Rep by its Proprietor **Mr.S.LOKESH**. 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 CMDA vide OL-P.P.D/L.O.No.0126/2026 dated 13.06.2026 and Sholavaram Panchayat vide Roc.No.26/2026-27 dated 03.09.2026. 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.

Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai - 600 086. Mobile: 9790958444.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Layout Road	Yes
2.	Street Lights	Fee Paid to Localbody
3.	Strom Water Drain	Yes
4.	Water Supply	Fee Paid to Localbody
5.		
6.	Others	

Yours Faithfully,

Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai - 600 086. Mobile: 9790958444.

Enclosed:
Photographs and Drone Shoot of all sides of site

ந.க.எண்.1431/2026/அ3

சோழவரம் ஊராட்சி ஒன்றியம்
நாள்: 03.09.2026

சான்று

திருவள்ளூர் மாவட்டம், சோழவரம் ஊராட்சி ஒன்றியத்திற்குட்பட்ட ஆங்காடு ஊராட்சி, சிறுனியம் கிராமத்தில் உள்ள சர்வே எண்.45/1,48/1B,48/2 & 96/3 –ல் 8480 சதுர மீட்டர் கொண்ட பரப்பளவில் புதிய குடியிருப்பு மனைப்பிரிவு அமைக்க M/s.Sri Lok Properties Represented by Thiru.S.lokesh என்பவரால் சென்னை பெருநகர வளர்ச்சி குழுமத்திற்கு விண்ணப்பிக்கப்பட்டு உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் திட்ட அனுமதி கடிதம் எண்.(வரைபடத்துடன்) CMDA/PP/Layout-1/0024/2026 நாள்:13.06.2026-ன்படி அனுமதி வழங்கப்பட்டதை தொடர்ந்து சோழவரம் ஊராட்சி ஒன்றிய ஆணையாளர் அவர்களின் செயல்முறைகள்1413/2026/அ3, நாள்:17.06.2026-ன்படி இறுதி அங்கீகாரம் வழங்கப்பட்டது.

மேற்படி மனைப்பிரிவில் அடிப்படை வசதி பணிகளான குடிநீர் பைப்லைன் மற்றும் தெரு மின்விளக்குகள் அமைக்கும் பணிகளுக்கு தொகை உரிய அரசு தலைப்பில் செலுத்தப்பட்டுள்ளது என இதன் மூலம் தெரிவித்துக்கொள்ளப்படுகிறது.

ஆணையாளர்(பொ)
சோழவரம் ஊராட்சி ஒன்றியம்

03/09/26

பெறுநர்:

இயக்குநர்
தமிழ்நாடு கட்டட மனை விற்பனை ஒழுங்குமுறை குழுமம்(TNRERA),
"RERA டவர்"எண்.133,G.பிளாக்,
1-வது அவென்யூ, அண்ணா நகர் (கிழக்கு)
சென்னை -600102.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. SARAVANAN. S** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **I.T.I. DRAUGHTSMAN (CIVIL)**and experience in the relevant field for **5** years.

He has been given the Registration No.**RE/GR-III/2022/01/329** on **20.01.2022.** 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) Dept. dated 04.02.2019.

This Registration is valid upto **19.01.2027.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

20-1-2022
T. ARIVALAGAN
SUPERINTENDENT
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
EGMORE, CHENNAI-600 008.

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.