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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

**Form-5**

**Certificate by Licensed Surveyor**

**Address of the Project** : Mallapuram Village S.F.NO: 6/3A in Soolagarai Panchayat, Mathur Panchayat Union, Uthangarai Taluk, Krishnagiri District, Tamilnadu.

**Date : 02.09.2024**

**Promotor Details** : **1.Mr.K.N. Kabil**, S/o. K.Nagarajan,
**2.Mrs.S.Anusuya** W/o.Sivagandhi,
**3.Mr.Mohamed Rifaie** S/o.Mohamed Shabeer,
D.No. 60, Sevatha gounder Street,
Krishnagiri District – 635001.

**Subject** : Certificate for Layout Complection

**Application No** : TNRERA/PLI/3756/2024

**Sir,**

I, **Er. R. Keerthana** having License No. **16/2020, dt. 29.12.2020**, had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done S.F.NO: 6/3A in Soolagarai Panchayat, Mathur Panchayat Union, Uthangarai Taluk, Krishnagiri District, Tamilnadu. Demarcated by its boundaries Latitude (12°16'44.7"N) Longitude : (78°24'47.8"E) to the North Approach Road, to the south Approach Road, to the East Vacant land, to the West Vacant land in Mallapuram Village S.F.NO: 6/3A in Soolagarai Panchayat, Mathur Panchayat Union, Uthangarai Taluk, Krishnagiri District, Tamilnadu. measuring 3623.00 sq.mts. 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, Krishnagiri Region vide Planning Permission layout No. DTCP Approved layout No. 174/2023 in Lr R.C.No. TJYRE978/2023/TCP dated 15.12.2023 & Panchayat Approved layout Lr R.C.No. 0001/2024/S.P dt. 05.07.2024 including all amenities and facilities as committed by the promoter to the allottes.

**Thanking you.,**

**Yours Faithfully,**

R. Keerthana
**Er. R. KEERTHANA, B.E.,**
Registered Engineer, RE-GR-II-16/20(DTCP)
Registered Structural Engineer, SE-GR-II-22/20(DTCP)
50/4, ANR Complex, Taluk Office Road, Hosur
Cell:9994920701, 9894154304

**GOVT. OF TAMILNADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**

**KRISHNAGIRI DISTRICT TOWN& COUNTRY PLANNING**

**KDTCP**

25/2,Nethaji 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 Tmt.***R.KEERTHANA*** has enrolled as Registered Engineer *Grade-II* (RE) with Krishnagiri District Town and Country planning (KDTCP) who has the qualification of ***B.E.CIVIL ENGINEERING.,***and experience in the relevant field for **05** years.

She has been given the Registration No:**16*/2020, RE-GR II*** on ***29.12.2020***. 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 **28*.12.2025.***



29 DEC 2020

**DEPUTY DIRECTOR(I/C)**
**KRISHNAGIRI DISTRICT TOWN AND**
**COUNTRY PLANNING, HOSUR.**

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

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# 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.