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
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project. VALAR NAGAR S.F NO – 103/1A1 ULUTHANGUDI Village, Manachanallur Taluk & Town Panchayat TIRUCHIRAPPALLI District, TamilNadu State

Date: 17.08.2025

R.Rajendran& R.Vasudevan (Name of the Promoter)

No.7/3, Uppukara street, manachanallur Tiruchirappalli 621005 (Address of the Promoter)

Subject. Certificate for VALAR NAGAR (Name of the project)

(TNRERA Registration Number)

Sir,

I, RAMANATHAN (name of the Architect/ Licensed Surveyor) having License No. RE/GrIII/DTCP/TRICHY/SEP2022/385 on 29-09-2022 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at VALAR NAGAR (name of the project) situated on the Plot no./ bearing **SF no 103/1A1** demarcated by its boundaries (latitude and longitude of the end points) 10.913007.78.693320 to the North 10.912910.78.693772 to the South 10.912445.78.694041 to the East 10.912344. 78.693321 to the west of Division ULUTHANGUDI Village,MANACHANALLUR TALUK& TOWN PANCHAYAT Tiruchirappalli District Tamilnadu State measuring **7912 sqmts** Being developed by R.Rajendran& R.Vasudevan

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 joint Director Tiruchirappalli, District Town and Country Planning Office (Name of the sanctioned authority) vide Planning Permission **No. L P/JD DTCP(TD) No 84/2025and dated 09.05.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor with Reg License No

Er. M. RAMANATHAN,B.E.,
Register Engineer (RE)
RE/Gr.III/DTCP/TRICHY/SEP/2022/385
Cell : 76397 85333.

DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Mr.**M.RAMANATHAN** has enrolled as **REGISTERED ENGINEER GRADE-III** with this office who has the qualification of **BACHELOR ENGINEERING IN CIVIL ENGINEERING** and experience in the relevant field for 3 years.

He has been given the Registration No. **RE/Gr.III/DTCP/TRICHY/SEP 2022/385 on 29.09.2022**

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 up to 31.03.2027



29 SEP 2022

29/9/22

Joint Director/Member Secretary, District
Town And Country Planning,
TiruchirappalliDistrict.


GPS Map Camera
Manachanallur,Tamil Nadu,India
South Eri Mechin Street, Manachanallur,
Manachanallur, Tamil Nadu 621005, India
Lat 10.912445, Long 78.694041
08/08/2025 12:55 PM GMT+05:30
Note : Captured by GPS Map Camera
Maps


GPS Map Camera
Maps
Manachanallur,Tamil Nadu,India
South Eri Mechin Street, Manachanallur,
Manachanallur, Tamil Nadu 621005, India
Lat 10.912910, Long 78.693772
08/08/2025 12:57 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Manachanallur,Tamil Nadu,India
South Eri Mechin Street, Manachanallur,
Manachanallur, Tamil Nadu 621005, India
Lat 10.913007, Long 78.693320
08/08/2025 12:57 PM GMT+05:30
Note : Captured by GPS Map Camera
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GPS Map Camera
Maps
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Lat 10.912910, Long 78.693772
08/08/2025 12:57 PM GMT+05:30
Note : Captured by GPS Map Camera











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.