

RE

REGULATORY RECORD

RERA Document

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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 Project)**

Address of the Project : S.No.208/1pt-T.S.No:2/9,S.No:208/3pt,7-T.S.No:2/6, S.No:208/4-T.S.No:2/2A&2/4B, S.No:208/6-T.S.No:2/7 of Ward –A, Block No:22,
of Iveliagaram Village, Tiruvallur Municipality, Tiruvallur Taluk and District.

Date: 01.09.2025

M/s.Sakthi Property Developers India Private Limited (1),
Sridhar Jayaprakash(2) M.Venkatesalu (3)
No: 5A, 3rd Cross Street,
Lakshmiapuram, Thiruninravur,
Thiruvallur 602 024.

Subject: Certificate for BVR GARDENS - I

Ref : _____ (TNRERA Registration Number)

Sir,

I, R. Vijayakumar (name of the Architect/ Licensed Surveyor having License No: TVLR/RE/Gr-III/2019/05/001) had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at BVR GARDENS - I (name of the project) situated on the Plot bearing Survey no. / Plot no. S.No.208/1pt-T.S.No:2/9,S.No:208/3pt,7-T.S.No:2/6, S.No:208/4-T.S.No:2/2A&2/4B, S.No:208/6-T.S.No:2/7 of Iveliagaram Village, Tiruvallur Municipality, Tiruvallur Taluk and District demarcated by its boundaries (13.150373 - latitude and 79.910822- longitude of the end points) Vacant Land (T.S.No:2/1, 2/4A – Iveliagaram village ; S.No.696,698 – Ikkadu village) to the North, Vacant Land (T.S.No.2/3, 2/5) and Existing Layout plots and 12.0m , 9.0m Wide Layout Road to the South, Vacant Land S.No.653 – Ikkadu village and Existing Layout plots and 12.0m , 9.0m Wide Layout Road to the East, Vacant Land T.S.No:2/2B (Old S.No: 208/1pt) , to the West of Division S.No.208/1pt-T.S.No:2/9,S.No:208/3pt,7-T.S.No:2/6, S.No:208/4-T.S.No:2/2A&2/4B,S.No:208/6-T.S.No:2/7 of Ward –A , Block No:22 of Iveliagaram Village, Tiruvallur Municipality, Tiruvallur Taluk and District. Measuring 18777.0 sq. mt Being Developed by M/s.Sakthi Property Developers India Private Limited (1), Sridhar Jayaprakash(2) (Name of the Promoter). Based on site inspection carried out by me with respect to each of the Plot (s) of the afore said Layout / Sub – division Project, I Certify that as on date of this certificate, the project that has been Developed and Completed in all respects as per the the plotting layout plan sanctioned by DTCP, Thiruvallur (Name of the sanctioned authority) vide Planning Permission No. APPROVAL No: SWP/DTCP/TVLR/ LAYOUT No:200/2023 dated 12.09.2023 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


JAYA CONSTRUCTIONS

Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

Enclosed:
Photo graphs of all sides of site

**O/O.THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING,
THIRUVALLUR REGION.**

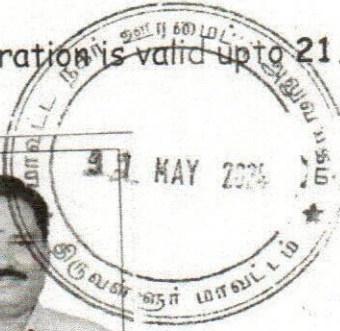
No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : tvlrregion@gmail.com, Phone : 044-27665657.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.R.Vijayakumar, has enrolled as **Engineers Grade-III (RE)** with O/o.The Assistant Director of Town and Country Planning, Thiruvallur Region who has the qualification of **DCE.**, and experience in the relevant field for **21 Years.**

He has been given the Registration No:TVLR/RE/Gr-III/2019/05/001 on 22.05.2024. 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 (MA.1) Dept., Dated:04.02.2019.**

This Registration is valid up to 21.05.2029.



[Signature]
22/05/24
Assistant Director of
Town and Country Planning,
Thiruvallur Region.
[Signature]
22/5/24

[Signature]
JAYA CONSTRUCTIONS

Er. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVLR/RE/GR-III/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Tiruvallur-602002.
Ph.: 73050 76838, 94432 40897

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

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



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,
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+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.

