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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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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)

Date : 07-09-2026

Address of the Project

SRI VIVEKANANDAR NAGAR PHASE II

Sriperumbutur-B Village, Sriperumbutur Taluk, Kancheepuram District

Name of the Promoter : R. Muthuvenkatesan and N. Dhayanithi

Address of the Promoter : Thirumangaiyazhvar Street, Sriperumbutur, Kancheepuram - 600045

Subject : Certificate for SRI VIVEKANANDAR NAGAR PHASE II

Ref: _____ (TNRERA Registration Number)

Sir,

I, P. RAMALINGAM (Name of the Architect/Licensed Surveyor) having License No. RE/GR/111/2019/04/087 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at SRI VIVEKANANDAR NAGAR PHASE II situated on the Plot bearing Survey No. 873/2A, 873/2B demarcated by its boundaries (12.970988 latitude and 79.946133 longitude of the end points) , Survey No. 888, 889 to the North, Survey No. 874, 879 to the South, Survey No. 880, 881 to the East, Survey No. 872 and Approved Layout 83/2024 to the West of Division, Sriperumbutur-B Village, Sriperumbutur Taluk, Kancheepuram District measuring 4400 sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by R. Muthuvenkatesan and N. Dhayanithi

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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 District of Town and Country Planning Department vide Planning Permission No. SWP/DTCP/KANCHEEPURAM DISTRICT/Layout No. 139/2024 dated 27-11-2024 , Local body / Town Panchayat / Municipality No. 1312/2024/தபி1 dated 10-03-2026

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.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Compiled Yes /No
1.	Roads	Yes
2.	Storm Water Drainage	Yes
3.	Boundary Stones for Each Plot	Yes
4.	Trees	Yes
5	Street Light and EB Pole	Yes

Name Of Architect/Licensed Surveyor or P. RAMALINGAM

with (Reg. License No. RE/GR/111/2019/04/081

Yours Faithfully,

Stamp, Signature &

Enclosed: Photographs of all sides of sites

P. RAMALINGAM CIVIL ENGINEER
GCC Regd: Registered Engineer (RE)
Regn No.RE3004420 19
HIBUILD SURVEYING CONSULTANTS
M42 & M43, Pushkar Properties
East Avenue, Korattur, Chennai - 600080.
Mobile : 9790732084
hibuildsurveys@gmail.com

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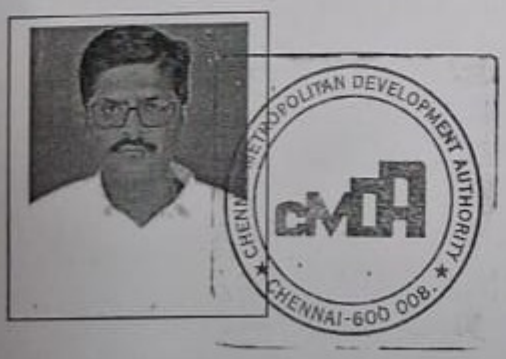
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru P. RAMALINGAM** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,** and experience in the relevant field for **25** years.

He has been given the Registration No.**RE/GR-III2019/04/081 Renewed** on **11.04.2024.** 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 (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **10.04.2029**.



11/4/24.

(A. MEGANATHAN)
Superintendent

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.