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

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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: S. Nos. 185/1E, Of Nedungundram Village, as per Patta , Chengalpet District, Kattankolathur Panchayat Union, Tamil Nadu.

**Date: 05.03.2024**

Name of the Owner : J J S PROPERTIES
Project Name : "JJS IInd AVENUE "

Address : No.74/2, 6th Street,
Y Block, Anna Nagar,
CHENNAI – 600040

Sir,

I, S.R.VISHVAVIJAY having License No **RAIGR.II/19/06/019** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at S. Nos. 185/1E, Of Nedungundram Village, - demarcated by its boundaries (latitude and longitude of the end points) **Latitude- 12.884788 & Longitude- 80.122204 to the North, Latitude- 12.884532 & Longitude- 80.1222102 to the South, Latitude- 12.884742 & Longitude- 80.121869 to the East, Latitude- 12.884633 & 80.122296 to the West** - Nedungundram Village**, Vandalur Taluk, Chengalpet District,** Tamil Nadu measuring 3150 sq.m Being developed by us.

Based on Site inspection Carried out by me with respect to each 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 CMDA Vide **Planning Permission No. 275/2023 dt :21.11.2023** including all amenities and facilities as committed by the Promoter to the allottees.

Your Faithfully

Enclosed: 1. Photograph of all sides of the site

S.R. VISHVA VIJAY
CONSULTING ENGINEER
Registered Architect CMDA No. RA/Gr.II/19/06/019
No. 8/403, East Avenue Road, Muthamizh Nagar,
Chennai-600 118. Cell: 98404 44652
E-mail: cmdaplan@gmail.com

Scanned with AnyScanner

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.