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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 - **Survey No: 364/1 and 374/30 in Nagondapalli Village, Nagondapalli Panchayat, Hosur Panchayat Union, Hosur Taluk, Krishnagiri District, Tamilnadu.**

Date: 05.10.2026

**1. M. Sowmya – Owner, 2. M. Sambavi – Owner**

**3. K. Muthuraj – Power Agent** (Name of the Promoters)

No.71/72, Thiru Nagar Colony, Balasubramaniam Street,

Erode- 638003. (Address of the Promoter)

Subject. Certificate for **"AIRA TOWNLET"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. J Vignesh, DCE** (name of the Architect/ Licensed Surveyor) having License No. **100/2022, RE-GR-III** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"AIRA TOWNLET"** (name of the project) situated on the Plot no./ bearing Survey No. 364/1 and 374/30 demarcated by its boundaries (latitude and longitude of the end points) 12.685282 to the North 12.685282 to the South 77.806061 to the East 77.806061 to the West of Division Nagondapalli Village, Nagondapalli Panchayat, Hosur Panchayat Union, Vikravandi Taluk, Krishnagiri District, Tamilnadu, measuring **1.52 Acre (6169.00 Sq.mts)**. Being Developed by **M. Sowmya (1), M. Sambavi (2) and K. Muthuraj – Power Agent (3)** (Name of the Promoters)

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 **DTCP, Krishnagiri** (Name of the sanctioned authority) vide **Planning Permission No. 72/2025 & SWP/DTCP/Krishnagiri/Layout No. 177/2025** dated **15/10/2025 and Localbody No. 02/2025-2026 dated 17.02.2026.** 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** | **Complied Yes / No** |
|---|---|---|
| 1. | Road | Yes |
| 2. | Street light | Yes |
| 3. | Storm water drains (Underground) | Yes |
| 4. | Water Supply Pipe Line | Yes |
| 5. | Panchayat NOC for Water supply facilities | Yes |

Enclosed: Photographs of all sides of site

J. Ramesh, D.C
Registered Civil Engineer
KDTCP License No:100/2022
RE-GR-III, D. No:3A-2/7C9
Teachers Colony, Bagalur Road
Hosur-635 109, Cell:9600410885

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

**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 THIRU J VIGNESH *has* enrolled as Registered Engineer *Grade-III* (RE) with Krishnagiri District Town and Country planning (KDTCP) who has the qualification ***DIPLOMA IN CIVIL ENGINEERING.,*** and experience in the relevant field for **05** years.

He has been given the Registration No: ***100/2022, RE-GR III*** on ***22.06.2022***. 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) Dept., Dated: 04.02.2019.

This Registration is valid up to ***21.06.2027.***



22 JUN 2022

ஓசூர்-635109.

**DEPUTY DIRECTOR,**
**KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING, HOSUR.**

21/06/22

KDTCP

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.