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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+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)**
" BSK Nagar ", S.No: 295/3A , DTCP NO:131/2024, Thiruppaniputhantharuvai Village and Panchayat , Sathankulam Taluk , Thoothukudi District.

Date: 1-10-2024

M. Baby Ebhrem ( Name of the Promoter)

No: 5/247, Kovil Street, Chettivilai, Puthantharuvai Sathankulam, Thoothukudi (Address of the Promoter)

Subject: Certificate for- BSK Nagar - (Name of the project)

Ref:(TNRERA Registration Number):

Sir,

I J. Martin Ranjith (name of the Licensed Surveyor) having License No.CMDA-RE/GR-II/2022/12/246 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at BSK Nagar Thiruppaniputhantharuvai Village (name of the project) situated on the Plot bearing Survey no./Plot no S.No: 295/3A, demarcated by its boundaries (latitude and longitude of the end points)to theNorth: 8.351984 the South: ___- to the East: 77.955126 to the West of Division: _____ Village Thiruppaniputhantharuvai,Taluk Santhankulam District Thoothukudi , Measuring 7353 sq.mts. Being developed by M. Baby Ebhrem

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 Thothukudi (Name of the sanctioned authority) *vide* Planning PermissionNo: 131/2024, dated: 14/09/2024

including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No:

Enclosed:
Photographs of all sides of site

J. martin Ranjith

**J. MARTIN RANJITH B.E. CIVIL**
**Reg. Engg CMDA-RE/GR-II/2022/12/246**
**No:1, PVR Homes, VGN Mahalakshmi Nagar,**
**Thiruverkadu, Chennai - 600 077.**
**Mobile : 99422 92294 / 94999 57028**

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

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. MARTIN RANJITH. J** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **8** years.

He has been given the Registration No.**RE/GR-II/2022/12/246** on **12.12.2022.** 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 upto **11.12.2027**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

12/12/22
**(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

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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.