Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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 – **Nayantarra Avenue**, Survey No.76/1C, 76/2, 76/3, 6/4, 76/5 and 76/6 of Orathur Village & Panchayat, Kundrathur Taluk, Kancheepuram District, Tamil Nadu 603 202

Date: 08/11/2025

V Praveen Kumar
18/41 V S Mudali Street, Saidapet, Chennai, Tamil Nadu – 600 015

Subject : Completion Certificate of **Nayantarra Avenue**

Sir,

I **TAMILSELVAN.I**, having License No.**CGDLDIST/RE/Gr.III/2022/07/007** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **Nayantarra Avenue**, Survey No.76/1C, 76/2, 76/3, 6/4, 76/5 and 76/6 of Orathur Village, demarcated by its boundaries Survey No.75, 76/1A and 76/1B to the North, 8 Meter wide Existing Village Road to the South, Survey No.78 to the East and 7 Meters wide Existing Village Road to the West, of Orathur Village, Orathur Panchayat, Kundrathur Taluk, Kancheepuram District, Tamil Nadu – 603 202 measuring 5200 square metres being developed by SHREEM FOUNDATION.

Based on site inspection carried out by me with respect to each of the plots of the aforesaid Layout 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 The Deputy Director, Town and Country Planning, Kancheepuram District, vide layout Planning Permission No.135/2025 in Letter Roc. No.7EVDV75H/2025/TCP, dated 22.08.2025. The President, Orathur Panchayat, Kundrathur Panchayat Union, approved the layout vide Letter dated 02.09.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er. I. TAMIL SELVAN. B.E(CIVIL)
REGISTERED ENGINEER GRADE-III(RE)
Reg. No. CGLDIST/RE/Gr-III/2022/07/007
Licensed Surveyor ROC No.529/2022
Nandhivaram - Guduvancheri Municipality
No.711, Nellikuppam Main Road,
Kayarambedu - 603202. Contact No: 8056212269

Enclosed:
Photographs of all sides of site.

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

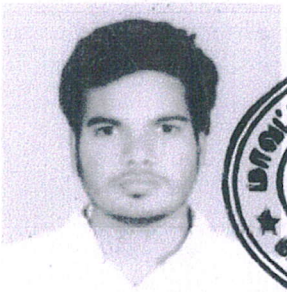
This is to certify that **Thiru. I.TAMILSELVAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for **03 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-III/2022/07/007** on **15.07.2022**. 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 **14.07.2027**.

15/7/22

Joint Director/Deputy Director (I/c),
Chengalpattu District



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
செங்கல்பட்டு மாவட்டம்
15 JUL 2022

METRO CITY PHASE I

S.nos.181/1A2, 181/1B, 181/2, 181/3, 181/4, 181/5, 181/6, 181/7 & 181/8

in V.no.21, Kaattur Village, Thiruporur Taluk, Chengalpattu District.

Dr. I. TAMIL SELVAN. B.E(CIVIL)
REGISTERED ENGINEER GRADE-III(RE)
Reg. No. CGLDIST/RE/Gr-III/2022/07/007
Licensed Surveyor ROC No.529/2022
Nandhivaram - Guduvancheri Municipality
No.711, Nellikuppam Main Road,
...ambedu - 603202. Contact No: 8056212269

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.