Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project "ADITYA NAGAR" Plot No Plot No 1-26 Survey. No- 77/3A Devanancheri Village/Panchayat, Kumbakonam Panchayat Union, Kumbakonam Taluk, Thanjavur District.

Date:15.09.2026

Mr.P.CHIDAMBARANATHAN , (Name of the Promoters)
No:10 ANDIYAPPAR STREET,
KUMBAKONAM – 612001 (Address of the Promoter)

Subject: Certificate for "ADITYA NAGAR"

Sir,

I, SHAHUL HAMMED, (name of the Architect/Licensed Surveyor) having Registration No. 105/LS/2019/00005 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "ADITYA NAGAR" situated on the Plot bearing S.F.No: 77/3A demarcated by its boundaries (latitude and longitude of the end points) 11.031201 to the North 79.367224 to the South 11.031201 to the East 79.367224 to the West of Devanancheri Village/Panchayat, Kumbakonam Panchayat Union, Kumbakonam Taluk, Thanjavur District measuring 4800 sq.m The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Mr.P.CHIDAMBARANATHAN , (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 (Name of the sanctioned authority) vide Planning Permission No.VC61YG4J (30727) 2024 - TD-2/2024/TCP dated 06.08.2024

ம. வ/ ந. ஊ. உ. இ (தமா) எண்:SWP/66/2024 Local Body / Village Panchayat Roc No:04/2026 dated 25.06.2026. 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.	Over Head Tank	We made the payment in village panchayat
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

Yours Faithfully,

Er. M. SHAHUL HAMEED, DCE.,
ROC No: 105/CP/23-24/0016184
License. No. 105/LS/2019/00005
Licensed Surveyor
Registered Engineer Grade - III
1, Nathar Nagar Extension, Kumbakonam - 612 001.
Cell: 96296 44007

KUMBAKONAM CITY MUNICIPAL CORPORATION
RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 105/CP/23-24/0016184

Dated:13-May-2024

LICENSE No. :105/LS/2019/00005

Under the by-laws made by the KUMBAKONAM CITY MUNICIPAL CORPORATION municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate,the Executive Authority of the KUMBAKONAM CITY MUNICIPAL CORPORATION hereby licenses **Mr.SHAHUL HAMMED** Residing at Door No **1,NATHAN NAGAR,kumbakonam,RAILWAY BRIDGE,612001**.
to be a Licensed Surveyor for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the licensed Surveyor whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Corporation by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the licensed surveyor that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Muncicipal or Goverment land.

Station: kumbakonam,
Dated: 13-May-2024

Commissioner, 13.5.24.
KUMBAKONAM CITY MUNICIPAL CORPORATION

13/5/2024



Kumbakonam Municipality

Professional Registration Certificate

Roc. No. 105/CP/19-20/0000166 **Dated:03-Jun-2019**

This is to certify that the **Mr. SHAHUL HAMMED** has enrolled as **Engineers - Grade III - RE** with Executive Authority / Commissioner, Municipality / Corporation who has the council of Architect Register No : **105/LS/2019/00005** Which is valid till **31/Mar/2024 .**

He/She has been given the Registration No : **105/LS/2019/00005** on **SHAHUL HAMMED** . He/She 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.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019 .

This Registration is Valid up to **31/Mar/2024**



Commissioner
Kumbakonam Municipality

3.6.19.

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 05/10/2024

Applicant Name : venkatesan

Application No : VC61YG4J

Fees Type : **Demand Fees**

Receipt Number : 2024100530727

Transaction ID : 11000243898676

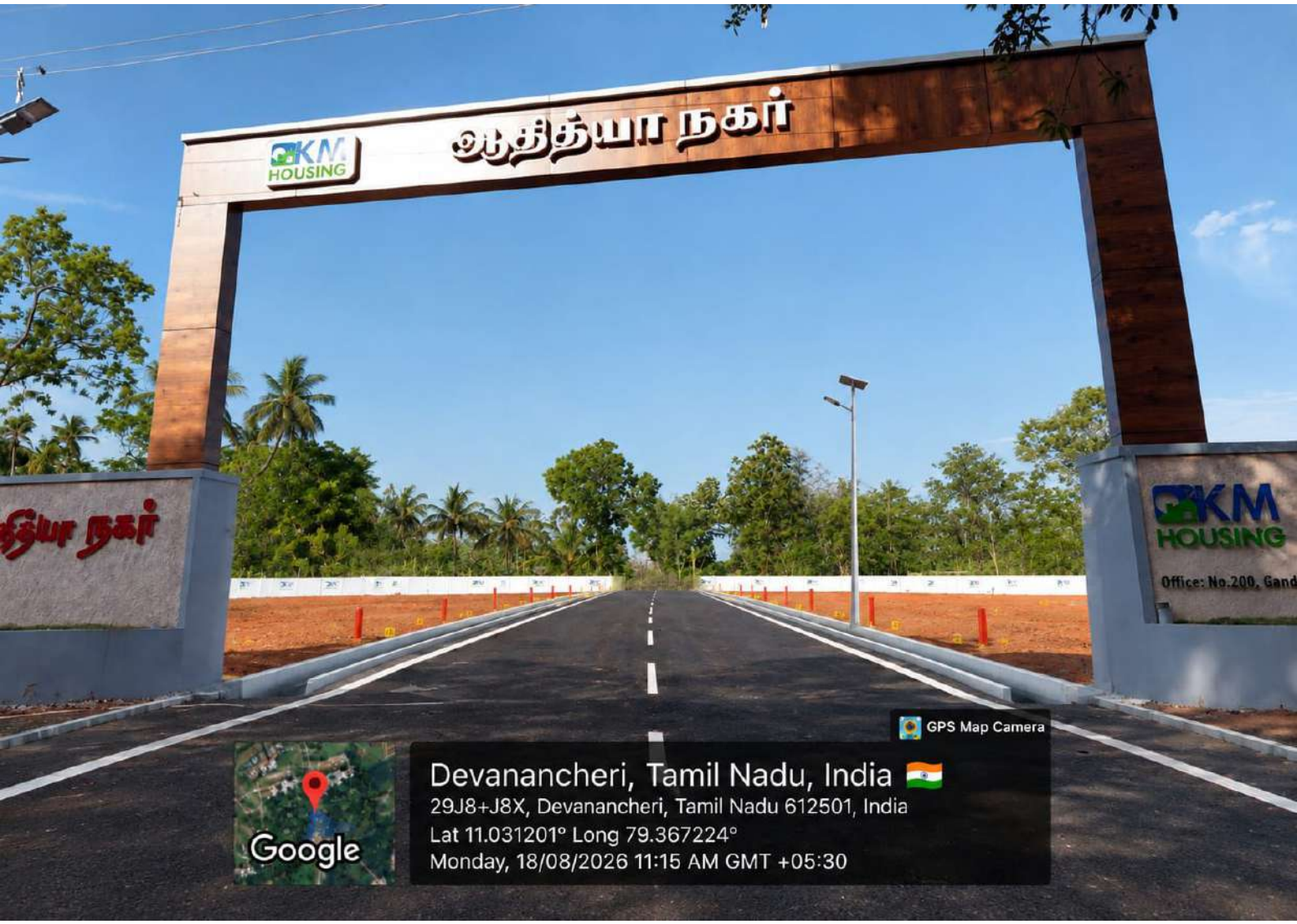
Purpose

S.No	Description	Amount
1	Layout Approval Fees	26000.00
2	Layout Inspection Fees	5000.00

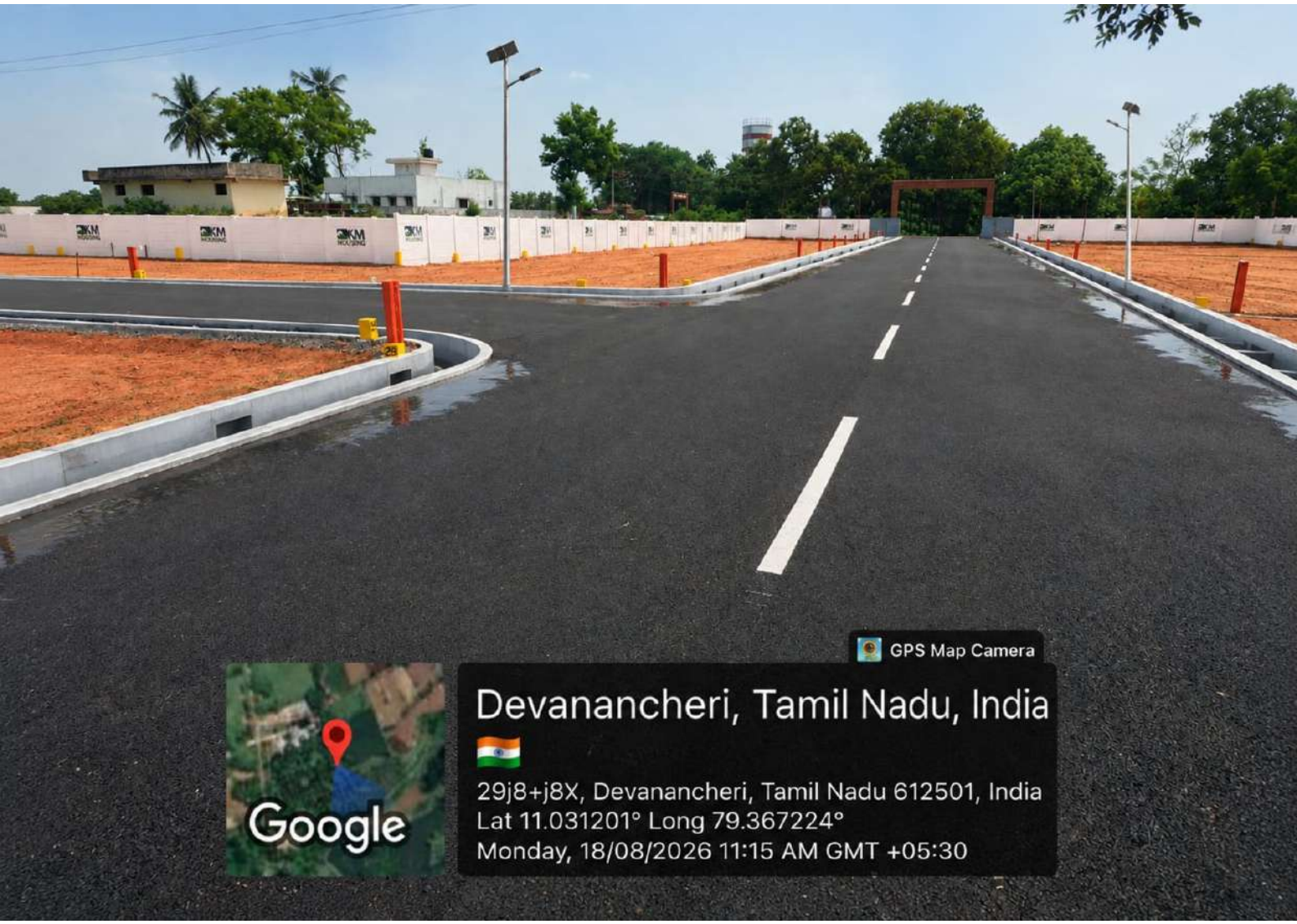
Total Amount : 31000

Amount In Words : Rupees Thirty One Thousand Only

With Regards,
DTCP


ஆதித்யா நகர்
KM HOUSING
KM HOUSING
Office: No.200, Gand
GPS Map Camera
Devanancheri, Tamil Nadu, India
29J8+J8X, Devanancheri, Tamil Nadu 612501, India
Lat 11.031201° Long 79.367224°
Monday, 18/08/2026 11:15 AM GMT +05:30
Google


10
11
12
GPS Map Camera
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Google









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

Verified RealEstate
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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.