Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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 : Project of the Layout Called as **"NANDA'S SWARNA BOOMI"** Comprised in **Survey No. 323/3** an Extent of **3800.00Sq.mt**, Situated at **ATHUR-A** Village, **CHENGALPATTU** Taluk, **ATHUR - A** Panchayat, **KATTANKOLATHUR** Panchayat Union, **CHENGALPATTU** District.

Date : 26-03-2026

Mrs. ABHAYA JAYARAAMAN,
No.15, 2nd Floor, Pamban Swamigal Street,
Nandas park view Paradise, Chitlapakkam,
Tambaram, Chennai – 600064.

Subject : Certificate for the Layout Project **"NANDA'S SWARNAM AVENUE"**

Ref : (1) **DTCP Approved No :** SWP/DTCP/Chengalpattu District - LAYOUT No. **324/2025**, Dated : **10.12.2025**
(2) **Village Panchayat President Approval No :** Final Approved Letter ROC No. **003/2025-2026/P**, Vide Dated : **13.12.2025**

Sir,

I, **Mr.S.RUBASUNDAR** (Registered Engineer) having Registered No. **018/LS/2021/00001** had Undertaken Assignment as an Architect / Licensed Surveyor for the Assessment and Verification of Development of Work Done at **"NANDA'S SWARNAM AVENUE"** Comprised in **Survey No. 323/3** an Extent of **3800.00Sq.mt**, Situated at **ATHUR-A** Village, **CHENGALPATTU** Taluk, **ATHUR - A** Panchayat, **KATTANKOLATHUR** Panchayat Union, **CHENGALPATTU** District.

Demarcated by its Boundaries :

Latitude – 12.738953 Longitude – 79.953040 to the North

Latitude – 12.738691 Longitude – 79.952512 to the South

Latitude – 12.738258 Longitude – 79.952276 to the East

Latitude – 12.738870 Longitude – 79.952415 to the West

In **ATHUR - A** Village, **CHENGALPATTU** Taluk, **ATHUR - A** Panchayat, **KATTANKOLATHUR** Panchayat Union, **CHENGALPATTU** District. Developed by **Mrs. ABHAYA JAYARAAMAN.**

Based on the Site Inspection Carried out by Me with Respect to Each of the Plot(s) of the Aforesaid Layout / Sub-Division, 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 **Assistant Director/Deputy Director(i/c)**, T&CP, Chengalpattu District (DTCP) as Approved Layout No. SWP/DTCP/Chengalpattu District - LAYOUT No.324/2025, Dated : **10.12.2025** and the Final Approval Sanctioned by **The Village Panchayat President**, **Athur - A** Panchayat, **Chengalpattu** District as Final Approved Letter ROC No. **003/2025-2026/P**, Vide Dated : **13.12.2025** Including All Amenities and Facilities as Committed by the Promoter to the Allottes.

Your's Faithfully,

Mr.S.RUBASUNDAR

(Registered No. **018/LS/2021/00001)**

Er. S. RUBA SUNDAR
Registered Engineer, Grade-III (RE)
Reg No 018/LS/2021/00001
No. 1, Eswaran Koil Street,
Chengalpattu - 603 001
Cell 7299898917 Ph 044-27423599

Enclosed :

Photographs of all Sides of Site

CHENGALPATTU MUNICIPALITY

Professional Registration Certificate

Roc. No. 018/CP/21-22/0000160 **Dated:04-Oct-2021**

This is to certify that the **Mr. RUBASUNDAR S** has enrolled as **Engineers - Grade III - RE** with Executive Authority / Commissioner, Municipality / Corporation who has the council of Architect Register No : **018/LS/2021/00001** Which is valid till **31/Mar/2026 .**

He/She has been given the Registration No : **018/LS/2021/00001** on **RUBASUNDAR S** . 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/2026**



4/10/2021

Commissioner
CHENGALPATTU MUNICIPALITY

4.10.2021

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.