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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: **"J.S. SAI NAGAR", Punnapakkam Village & Panchayat, Thiruvallur Panchayat Union & Taluk, Thiruvallur District. Survey No. 228/2B.**

Date: 21/10/2026.

Name of the Promoters**: Mr. RAJENDIRAN & Mrs. VINODINI**

Address of the Promoters: **No. 271, Magaral Kandigai Village, Main Road, Guruvoyal, Thiruvallur – 600052.**

Subject: Certificate for **(J.S. SAI NAGAR)**

Ref: ----------, dated ---------- (TNRERA Registration Number)

Sir,

I, **V. Hari Prabhu** (name of the Architect/ Licensed Surveyor) having License No. **CGLDIST /RE/GR-III/2022/07/008**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done situated in**: "J.S. SAI NAGAR", Punnapakkam Village & Panchayat, Thiruvallur Panchayat Union & Taluk, Thiruvallur District. Survey No. 228/2B.** Plot Nos. 1 – 49 (total plots 49) demarcated by its boundaries (latitude and longitude of the end points) to the North Lat 13.172949 Long 79.921375 to the South Lat 13.173385 Long 79.920677, to the East Lat 13.173495, long 79.921278, to the West Lat 13.172910 Long 79.920865, admeasuring **8100** Sq. mts, being developed by **Mr. RAJENDIRAN & Mrs. VINODINI**.

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 **Town and Country Planning Department, (Planning Permission), Thiruvallur, vide ROC No. MRK7AFR0 /2022/TCP, Approved Layout No: SWP/DTCP/TVLR/LAYOUT No:110/2023 Dated 2704/2023, and Village Panchayat Vide Letter No. ந.க.எண்: 01/2023-24 Dated 16.10.2023.** 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	Street Light & Shade Trees	Yes
2	Storm Water Drainage	Yes
3	Cement Road	Yes
4	Water Pipe Line	Yes

Yours Faithfully,

Er. V. HARI PRABHU DCE
Registered Engineer Grade - III(RE)
Directorate of Town and Country Planning
Reg. No: CGLDIST/RE/Gr-III/2022/07/008
VKP PLANNERS
No.616, Rajiv Gandhi Nagar, Urapakkam
Chengalpattu District - 603 210

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

License Surveyor: V. HARI PRABHU, Registered No: CGLDIST/RE/Gr-II/2022/07/008.

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. V.HARI PRABHU** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **D.C.E.,(Civil Engineering)** and experience in the relevant field for **05 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-III/2022/07/008** 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**.

15/07/22

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



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
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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.