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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Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: **"SRI ELUMALAI AVENUE PART - I" COMPRISED IN S. NO. 95/1B, VILANGADUPAKKAM VILLAGE, PONNERI TALUK, CHENNAI.**

Date: 11/09/2026

Mr. S.THANIKACHALAM (Name of the Promoter)

No.25/2, Bajanai Koil Street, Naravarikuppam, Redhills,

Chennai - 600052 (Address of the Promoter)

Subject: Certificate for **"SRI ELUMALAI AVENUE PART – I"**

(Name of the project)

Ref: **TNRERA/PL1/5287/2026 – Dated: 27/07/2026**

(TNRERA Registration Number)

Sir,

I, **B. MANOHARAN** (name of the Architect/Licensed Surveyor) having License No. **RE304362025** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"SRI ELUMALAI AVENUE PART – I"** (name of the project) situated on the Plot bearing Survey No. **95/1B** demarcated by its boundaries (latitude and longitude of the end points) to the North **56.00** to the South **56.00** to the East **34.00 to** the West **31.00** of **VILANGADUPAKKAM** Village **PONNERI** Taluk **THIRUVALLUR District** measuring **1900.00** sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **Mr. S.THANIKACHALAM** (Name of the Promoter).

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 **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY** (Name of the sanctioned authority) vide Planning Permission No. **15750,** Dated: **12/02/2024** Local Body / Town Panchayat / Municipality No. **Vide Letter No. Layout -1/0292/2023, P.P.D L.O. NO. 28/2024** Dated **12/02/2024**. 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	Amount paid to local body
2.	Street Lights	Amount paid to local body
3.	Underground Drainage	Amount paid to local body
4.	Strom Water Drain	Amount paid to local body
5.	Road	Amount paid to local body
	Others	-

Yours Faithfully,

B.MANOHARAN
Registered Engineer Grade - III
Greater Chennai Corporation
Reg. No . RE304362025
7/4, Jothy Flat Paper Mills Road
Perambur, Chennai - 600 011
Phone No. 93810 10425

Stamp, Signature & Name
B. MANOHARAN
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with
(Reg. License No. RE304362025)

Enclosed: Photographs of all sides of site

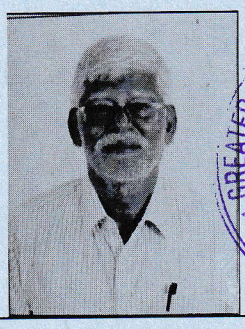
GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. B. Manoharan** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **ITI** has been renewed for the period up to **16.02.2030**

The Registration No. is **RE304362025** dated **17.02.2025** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 MA&WS (MA1) Dept. dated 04.02.2019 and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid up to **16.02.2030**



GREATER CHENNAI CORPORATION * TOWN PLANNING DEPARTMENT * Dated 17/2/25

17/2/25

Superintending Engineer (TP)
Greater Chennai Corporation.

RGN No: RE304362025
Dated : 17:02:2025

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.