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RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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 Project)

Address of the Project : Sf.No.302/2, 302/3 at Veliyanallur Village, Nemili Panchayat Union, Nemili Taluk, Ranipet Distirct, TamilNadu.

Date : 20-Mar-2026

Name of the Promoter : **S.P.RAJGHIRI**

Address of the Promoter : No.45/23, Flat S2, KSR Flats,
Dr.Radhakrishnan Nagar Main Street,
Thiruvanmiyur,
Chennai-600041.

Subject : Certificate for **S.P.RAJGHIRI**

Ref : …… (TNRERA Registration Number)

Sir,

I, A.Arumugam, D.C.E., having License No. RE/Gr-III/May-2024/020 on 17.05.2024 had undertaken assignment as an Registered Engineer for the assessment and verification of development of work done at Layout Forming situated on the Plot bearing Survey No.302/2, 302/3 demarcated by its Boundaries (Latitude-12.905014° and Longitude – 79.590238° of the end points ) Approach Road to the North, Agri Land to the East, Vacant Land & Agri Land to the West, Vacant Land to the South in Veliyanallur Village, Nemili Panchayat Union, Nemili Taluk, Ranipet District. measuring 2700.00 Sq.m. being developed by **S.P.RAJGHIRI.**

Based on site inspection carried out by me with respect to each of the plot(s) of the afore said Layout, 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, District Town & Country Planning Office, Ranipet District (Name of the sanctioned authority) vide Planning Permission No. 96/2025 dated 17-12-2025 Including all amenities and facilities as committed by the promoter to the allottes.

Your faithfully,

Stamp, Signature & A.ARUMUGAM Licence No. RE/Gr-III/May-2024/020



**GOVERNMENT OF TAMIL NADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**


***Joint Director, District town and Country Planning Office, Vellore District***
***IInd Floor, Ex-service Men Welfare Building,***
***Fort Round Road, Opposite to Periyar Park,***
***Vellore - 632 001 Phone No: 0416-2225344***
Website: www.tn.gov.in/dtcp
Mail ID: ddtcpvlr9@gmail.com


***Roc No: 944/2024/VR3*** ***Dated: 17.05.2024***

## *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that, **Thiru. A.ARUMUGAN** has enrolled as **Registered Engineer Grade – *III* (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 20 years.

He has been given the Registration No. **RE/Gr-III/May-2024/020** on **17.05.2024**. 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) Department, Dated: 04.02.2019.

This Registration is valid upto **16.05.2029**

17/5/24

Assistant Director/Joint Director(FAC),
District Town and Country Planning office,
Vellore District.

17.05.2024

17/05/24



17 MA

Er. A. ARUMUGAM, D.C.E.,(Civil)
Registered Engineer (DTCP)
Reg. No. RE/Gr-III/May-2024/020
ASIAN BUILDERS
No. 38, Vasanthapuram Road,
(Opp. to Nethaji Stadium),
Vellore - 632 001.
Ph No.: 97865 09319

**To**

Thiru. A.Arumugam,
No,116/48A, Ponniyamman Kovil Street,
Tirupathur – 635 601.

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

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# 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.