

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Form - 5
Certificate by Licensed Surveyor
(Certificate for the purpose of completion of Layout Project)

Project Details & Address:

Date : 01.09.2025

Layout of house sites for Residential purpose totally measuring 50684 Sq.mt, consisting of 223 Plots (including EWS) comprised in S.Nos. 269/2, 269/3, 270/1, 270/2, 271/1, 271/2, 272/1A, 272/3, 273/6B, 273/7B, 273/8, 273/9, 273/10, situated at Pudupakkam Village, (Sathankuppan Hamlet), Vandalur Taluk, Chengelpet District.

Name of the Promoter: M/s. ADITYARAM HOUSING PRIVATE LTD,

Address of the Promoter: No.50, East Coast Road, Panaiyur, Adityaram Nagar, Chennai - 600119

Sir,

Subject: Certificate for 'ADITYARAM EMPIRE PHASE - 2 '

I, K.H.SABEEK HISBULLA having registered as Engineer Grade-III (RE), Registration No.RE/GR-III/2023/03/374 on 13.03.2023 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at 'ADITYARAM EMPIRE PHASE - 2', totally measuring 50684 Sq.mt, consisting of 223 Plots (including EWS) comprised in S.Nos. 269/2, 269/3, 270/1, 270/2, 271/1, 271/2, 272/1A, 272/3, 273/6B, 273/7B, 273/8, 273/9, 273/10, situated at Pudupakkam Village, (Sathankuppan Hamlet), Vandalur Taluk, Chengelpet District, bounded on the

North by : S.Nos.273/7A, 273/6A, 272/1B
South by : S.No.266,
East by : Approved Lay Out No.39/2025
West by : S.Nos.269/1, 273/1, 273/7A, 273/6A


K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
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and falling within the Sub- Registration District of Thiruporur and Registration District of Chengelpet demarcated by its boundaries (latitude and longitude of the end points)

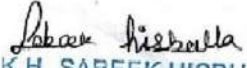
Latitude : 12.47.25.9"N and

Longitude : 80.11.49.9"E

being developed by M/s. ADITYARAM HOUSING PRIVATE LTD.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 sanction by DTCP as Lay-out L.P./D.T.C.P.No.87/2025 dated 25/08/2025 Planning Permit ROC No. W76UEMMR/2025/TCP/2025/TCP dated 25/08/2025 and the Local Body viz., President, Kelambakkam Panchayat, has also accorded its sanction vide ROC No.89/25.08.2025 dated 01.09.2025 including all amenities and facilities as committed by the promoter to the Allottees.

Yours faithfully,


K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8680849780
Mail id: sabeekhisbulla@gmail.com

Name: K.H.SABEEK HISBULLA

Address: 50, ECR, Panaiyur, Chennai - 600119

Reg. License No: RE/GR-III/2023/03/374

Enclosure :

Site Photos



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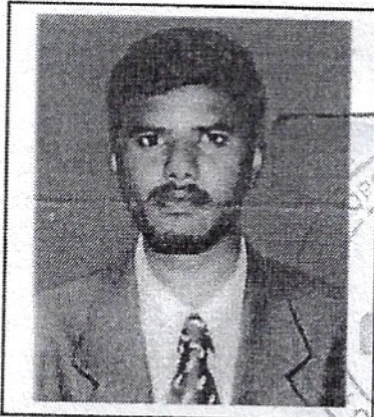
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

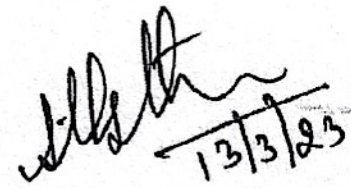
PROFESSIONAL REGISTRATION CERTIFICATE

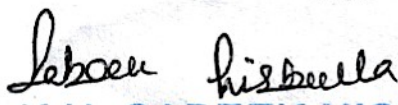
This is to certify that **Thiru. K. H. SABEEK HISBULLA** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,(Civil Engg.)** and experience in the relevant field for **5 years**.

He has been given the Registration No.**RE/GR-III/2023/03/374** on **13.03.2023**. 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 **12.03.2028**.




(A. MEGANATHAN)
Superintendent


K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
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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](#)



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



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.

