

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.

FORM-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project: CMDA Approved Layout of house site in Survey No. 304/2A, 304/2B, 304/2C and 304/2D Mangadu-B Village, Kundrathur Taluk, Kancheepuram District.

Promoter:

Date: 20.06.2024

**(1) M/s.DEVI DEVELOPERS,
(2) M/s.KASUMAA ENTERPRISES PRIVATE LIMITED.**

No.7, Audiappa Naicken Street,
1st Floor, Shop No.11, Kothawal Bazaar,
Chennai - 600 001.

Subject:

Certificate for **"THIYA GARDEN PHASE-2"**

**Newly Register with TNRERA as per Proc.No.TNRERA/A3/5152/2022
Dated 04.03.2022.**

Sir,

I, Er.S.SARAVANAN (Licensed Surveyor) having License No.RE/GR-III/01/2023/329 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"THIYA GARDEN PHASE-2"** situated on the Plot bearing Survey No.296/2A & 296/2B demarcated by its boundaries 13°01'94.5"N 80°11'40.86"E to the North, 13°01'84.33"N 80°11'38.89"E to the South, 13°01'89.25"N 80°11'41.3"E to the East 13°01'89.10"N 80°11'39.26"E to the West of Mangadu-B Village, Mangadu Municipality Limit, Kundrathur Taluk, kancheepuram District. Measuring 3550 Sq.m. Being Developed by M/s.DEVI DEVELOPERS and M/s.KASUMAA ENTERPRISES PRIVATE LIMITED 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 sanctioned by CMDA vide P.P.D. L.O No.136/2024 dated 03.06.2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



Enclosed:

Photographs of all sides of site

Er. S. SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade-III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai-600086.Mobile: 9790958444.









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

Verified RealEstate
3/350/2 Mettukuppam,
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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.

