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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.

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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)

Date: 16-09-2026

Address of the Project: **All that piece and parcel of Vacant Site** in Approved layout **Mr. P. Rameshbabu, (Owner), "SRI SATHISH NAGAR" Approval No: L.P. / D.T.C.P. (RPT) No. 93/2026, Ranipet District – Walaja Taluk - Walaja Panchayat Union – Chettithangal Panchayat- Thandalam Village- Survey Number: 14/21B– Site Extent: 3562.00 Sq.m (0.88 Acres) "SRI SATHISH NAGAR", [Total Plot No: 18 (1-18), I am Mr. P. Rameshbabu, (Owner), No.35/15 Sangam Street, Navalpur, Ranipet town, Ranipet-632401. Ph No: 80726 38500.** (Address of the Promoter)

Subject: Certificate for **"SRI SATHISH NAGAR",** (Name of the project),

Ref:_____(TNRERA Registration Number) Sir,

I, **M. UMESH RAJ** (name of the Architect/ Licensed Surveyor) having License No: **RE/Gr-II/Aug-2024/031** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **layout Mr. P. Rameshbabu, (Owner), "SRI SATHISH NAGAR" Approval No: L.P. / D.T.C.P. (RPT) No. 93/2026, Ranipet District – Walaja Taluk - Walaja Panchayat Union – Chettithangal Panchayat- Thandalam Village- Survey Number: 14/21B– Site Extent: 3562.00 Sq.m (0.88 Acres) "SRI SATHISH NAGAR", [Total Plot No: 18 (1-18),** demarcated by its boundaries (latitude and longitude of the end points ***LAT: - 12.945424, LOG: - 79.326969,*** to the **North Vacant Land** to to the **South Vacant Land** the **East Vacant Land** to the **West of Division Existing 12.20m Road**

Village – **Chettithangal,**
Taluk - **Walaja,**
District – **Ranipet.** measuring: **3562.00 sq.mts**

Developed by **Mr P. Rameshbabu (Owner),** (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 **DTCP (**Name of the sanctioned authority) *vide* Planning Permission No **" Approval No: L.P. / D.T.C.P. (RPT) No. 93/2026," Dated: 03-08-2026, Local Body** / Town Panchayat / Municipality **Roc no:01/2026** dated **01-09-2026,** 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.	CEMENT RAOD	**YES**
2.	STORM WATER DRAIN	**YES**
3.	STREET LIGHT	**NO**
4.	WATER PIPE LINE	**YES**
5.	OVER HEAD TANK FOR DRINKING WATER (PANCHAYAT PROVING THE WATER CONNECTION)	**VILLAGE PERSIDENT LETTER**
6.	Others	

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with **(Reg. License No RE/Gr-II/Aug-2024/031)**
Enclosed: Photographs of all sides of site

Er. M. UMESHRAJ, BE.,
Mobile : 99440 74734
Registered Engineer Grade-II (RE)
RE/Gr-II/Aug-2024/031
No. 32, Paari 1st Cross Street,
Ezhil Nagar, Palavansathu,
Thorapadi Post, Vellore - 632 002.
E-mail: umeshraj1497@gmail.com

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: 2024050PROF-00013630/VD-3 ***Dated: 14.08.2024***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that, **Thiru. M.UMESHRAJ** has enrolled as **Registered Engineer Grade – *II* (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 5 years & 9 months.

He has been given the Registration No. **RE/Gr-II/Aug-2024/031** on **14.08.2024**. 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 **13.08.2029**

14/8/24

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

14/8/24



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
14 AUG 2024
வேலூர்.

To,
Thiru. M.Umeshraj,
No.32, Paari 1st Cross street,
Ezhil Nagar, Palavansathu,
Thorapadi post,
Vellore - 2

Er. M. UMESHRAJ, BE.,
Mobile : 99440 74734
Registered Engineer Grade-II (RE)
RE/Gr-II/Aug-2024/031
No. 32, Paari 1st Cross Street,
Ezhil Nagar, Palavansathu,
Thorapadi Post, Vellore - 632 002.
E-mail: umeshraj1497@gmail.com

செல் : 9944915651

A.வளர்மதி அன்பழகன்

ஊராட்சி மன்ற தலைவர்

நெ.207/1, ஜெ.ஜெ. தெரு, செட்டித்தாங்கல் - 632 404.
வாலாஜா ஒன்றியம், இராணிப்பேட்டை மாவட்டம்.

பெறுநர்

தேதி : 07.03.2026

மாண்புமிகு தலைவர் / சம்பந்தப்பட்ட அலுவலர் அவர்கள்,
தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம் (TNRERA)
சென்னை - 600 006.

பொருள்: TNRERA - செட்டித்தாங்கல் ஊராட்சி - குடிநீர் வழங்கும் வசதி - மேல் நிலை நீர்த்தேக்கத் தொட்டி மூலம் குடிநீர் இணைப்பு வழங்குதல் - மேம்பாட்டுக் கட்டணம் (Development Charges) செலுத்தப்பட்டமை - Mr.Ramesh Babu.P - தொடர்பாக.

மதிப்பிற்குரிய ஐயா,

செட்டித்தாங்கல் ஊராட்சியில் அடங்கிய Mr.Rameshbabu.P-க்கு சொந்தமான இராணிப்பேட்டை மாவட்டம், வாலாஜா வட்டம், செட்டித்தாங்கல் ஊராட்சி சர்வே எண்.14/21B-ல் 3652.00 சதுரமீட்டரில் மனைப்பிரிவு ஏற்படுத்தி மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் அவர்களால் வழங்கப்பட்டுள்ள மனைப்பிரிவு அங்கீகார எண்.ம.வ./மா.ந.ஊ.அ(வே.மா) எண்.93/2026 செட்டித்தாங்கல் கிராம ஊராட்சி, Roc No.: LA/01/2026-27 & நாள்: 01.09.2026-ன்படி அங்கீகாரம் பெற்றும் Sri Sathish Nagar எனப் பெயரிடப்பட்டுள்ள மனைப்பிரிவிற்கு குடிநீர் வழங்கும் வசதி தொடர்பான இச்சான்றினை வழங்குகிறோம்.

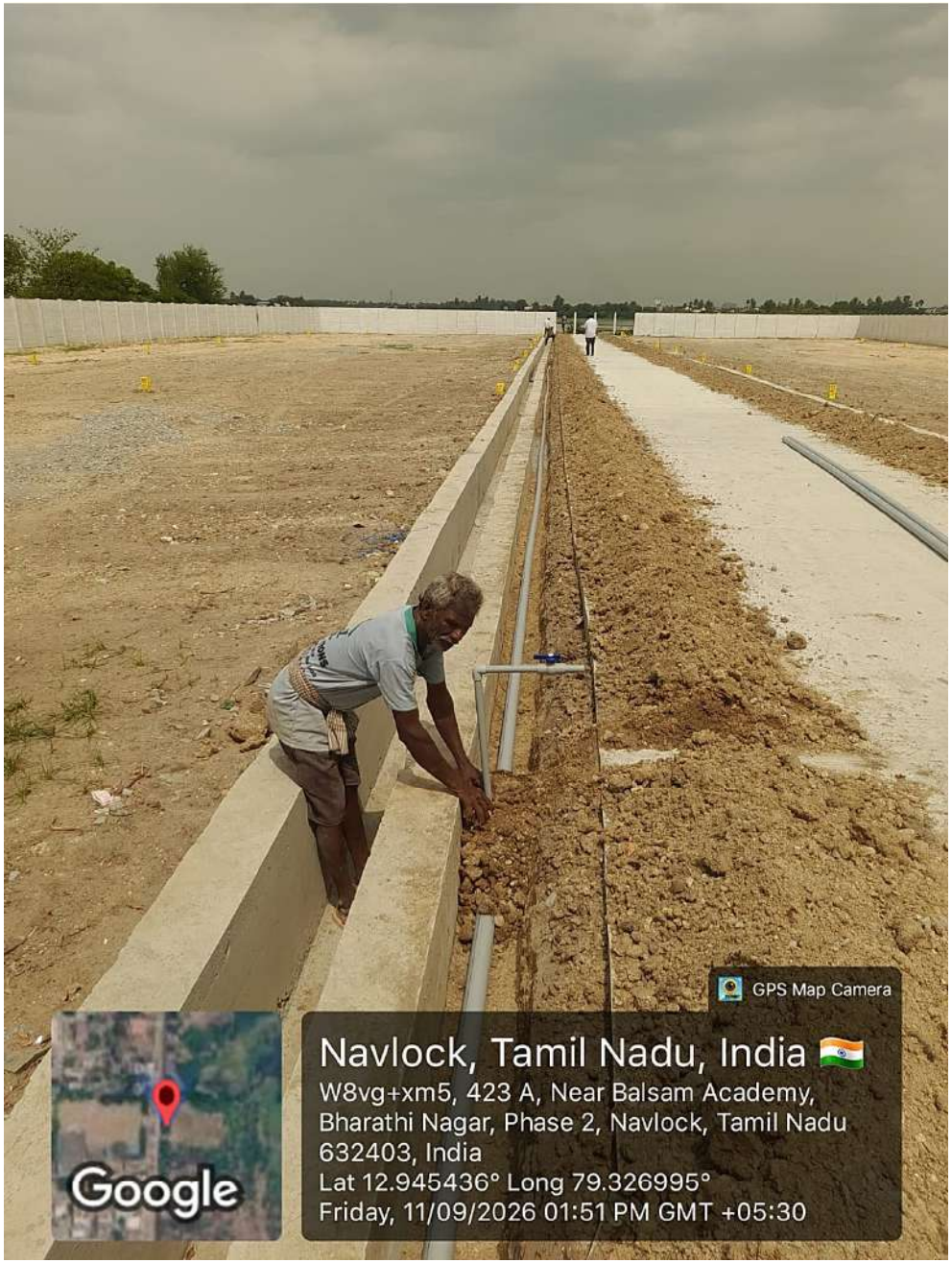
மேற்கண்ட மனைப்பிரிவிற்கு அருகாமையில் மேல்நிலை நீர்த்தேக்கத் தொட்டி ஏற்கனவே அமைக்கப்பட்டு தற்போது பயன்பாட்டில் உள்ளது. மேலும் செட்டித்தாங்கல் ஊராட்சி மூலம் மனைப்பிரிவிற்கு நிரந்தர குடிநீர் இணைப்பு மற்றும் OHT தொடர்பான நீர் வழங்கல் வசதிகளை, நடைமுறையில் உள்ள அரசு விதிமுறைகள் வழிகாட்டுதல்கள் மற்றும் தொழில்நுட்ப நிபந்தனைகளுக்கு உட்பட்டு வழங்க செட்டித்தாங்கல் ஊராட்சி தயாராக உள்ளது என்பதை உறுதிப்படுத்துகிறோம்.

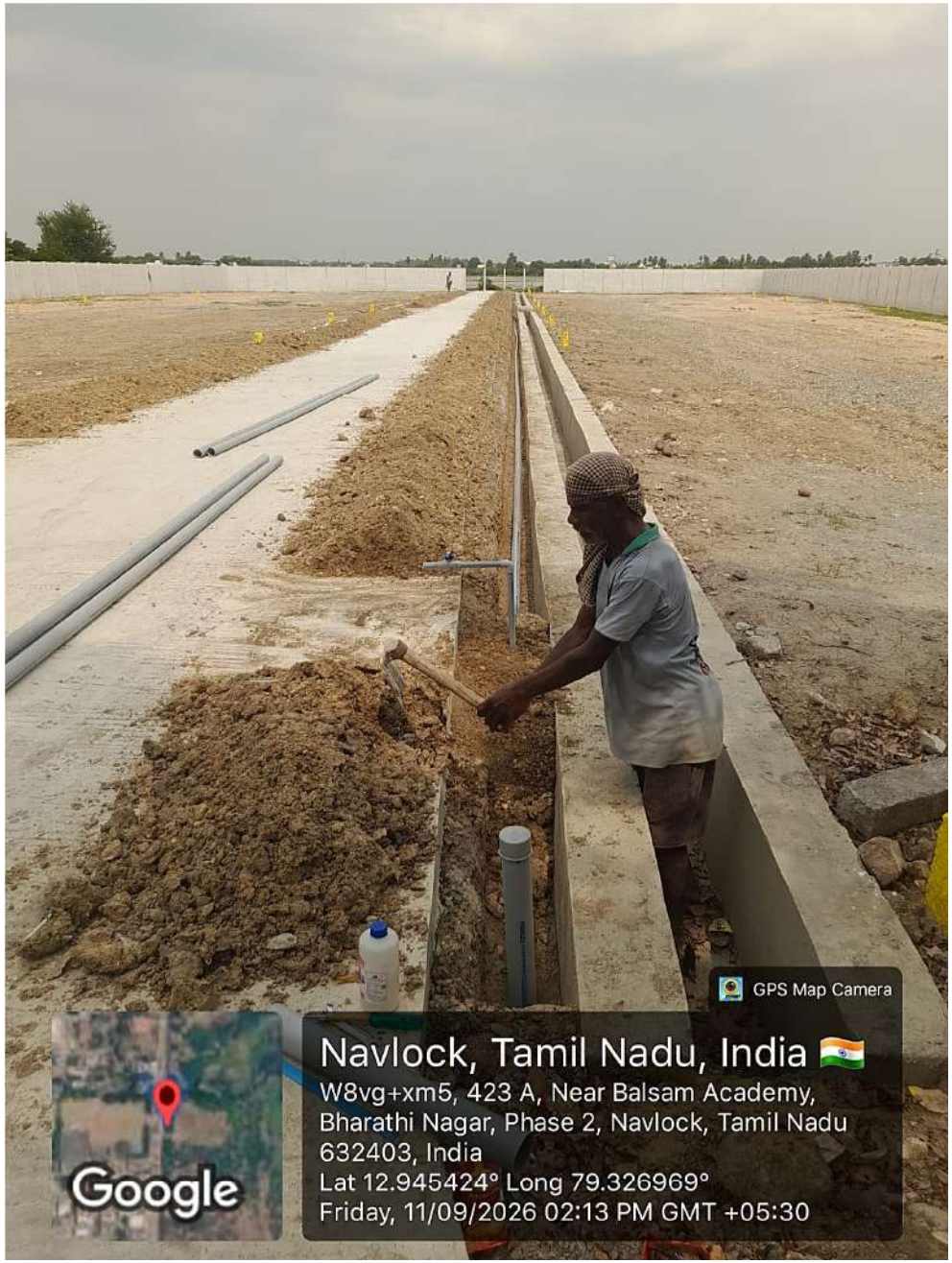
எனவே மேற்கண்ட விவரங்களின் அடிப்படையில் TNRERA சென்னை அலுவலகத்தில் நடைபெற்று வரும் சம்பந்தப்பட்ட விண்ணப்பத்தின் அடுத்த கட்ட நடவடிக்கைகளுக்காக இச்சான்றிதழ் வழங்கப்படுகிறது.

CHETTITHANGAL PANCHAYAT ★ WALAJA UNION ★

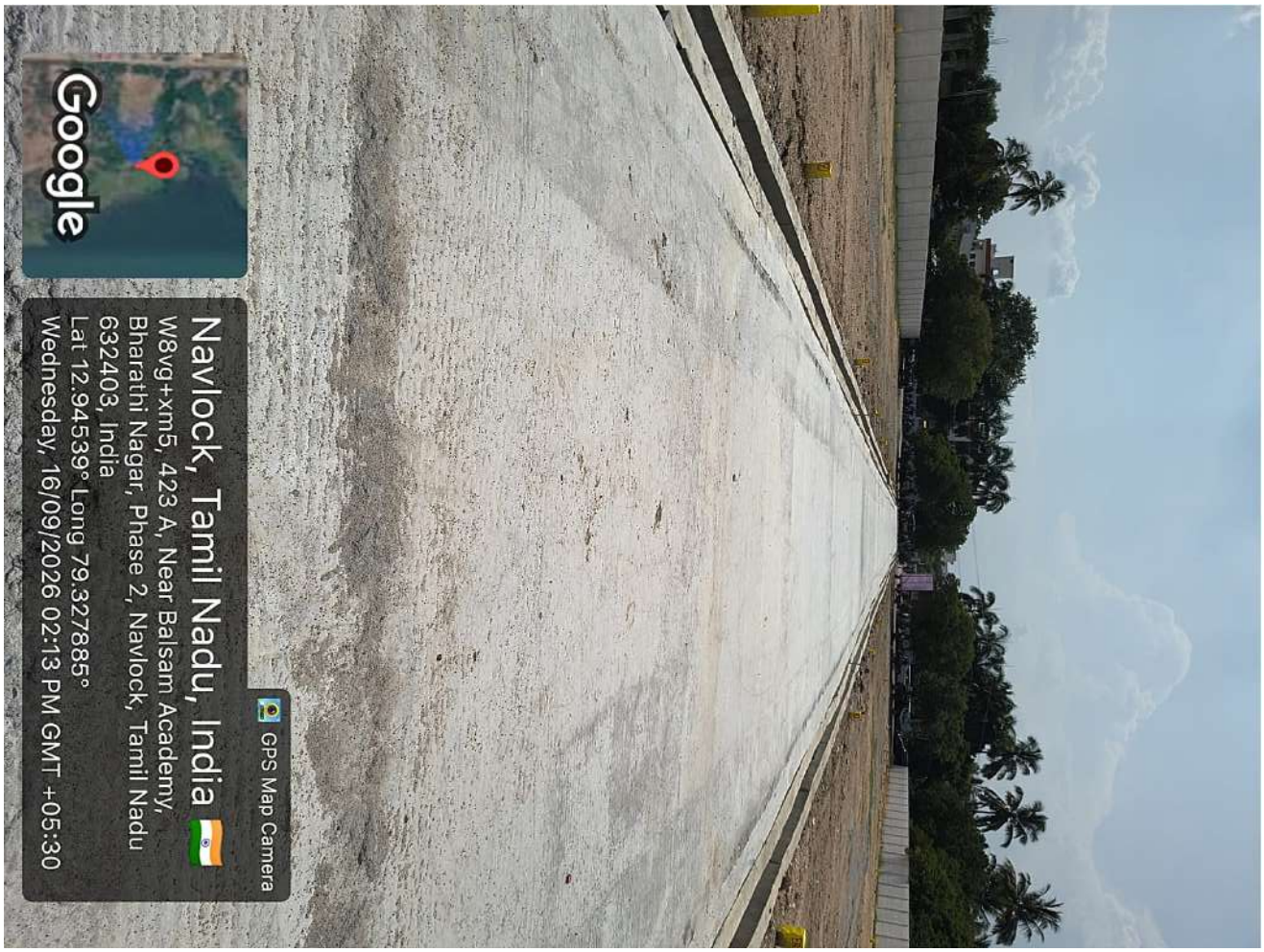
A. வளர்மதி

தலைவர்
செட்டித்தாங்கல் ஊராட்சி
வாலாஜா ஒன்றியம்


GPS Map Camera
Navlock, Tamil Nadu, India 🇮🇳
W8vg+xm5, 423 A, Near Balsam Academy,
Bharathi Nagar, Phase 2, Navlock, Tamil Nadu
632403, India
Lat 12.945436° Long 79.326995°
Friday, 11/09/2026 01:51 PM GMT +05:30
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632403, India
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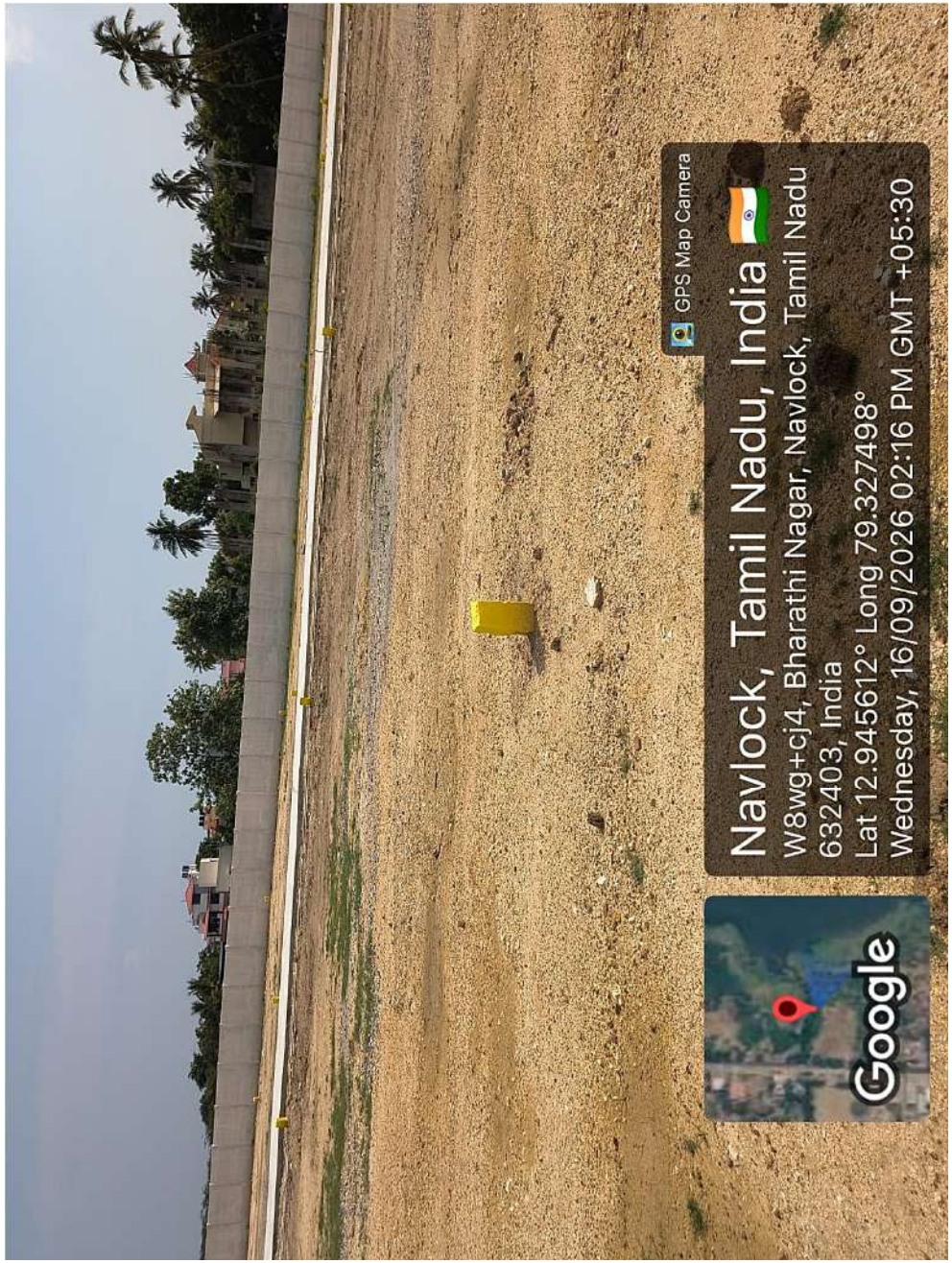

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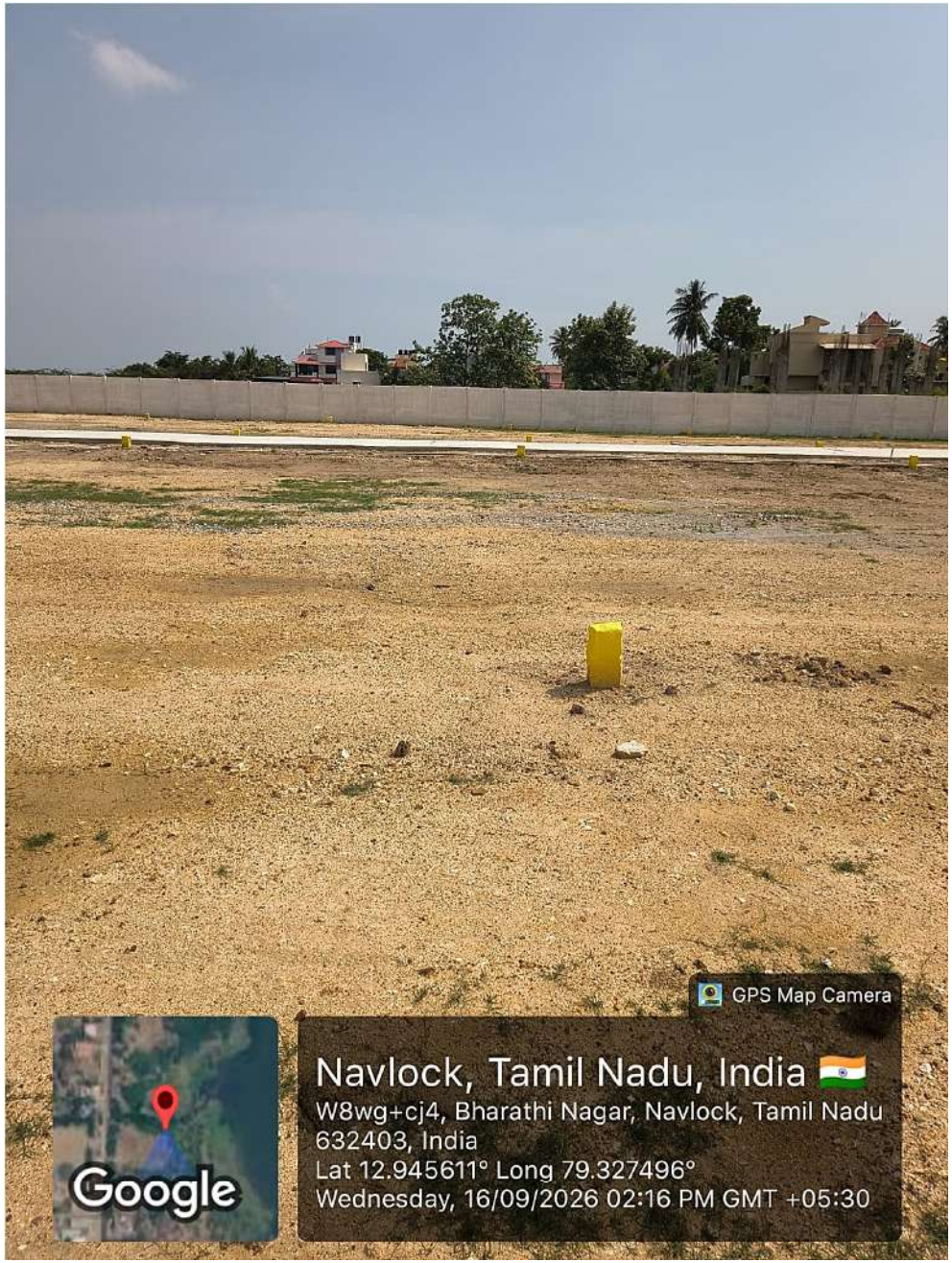

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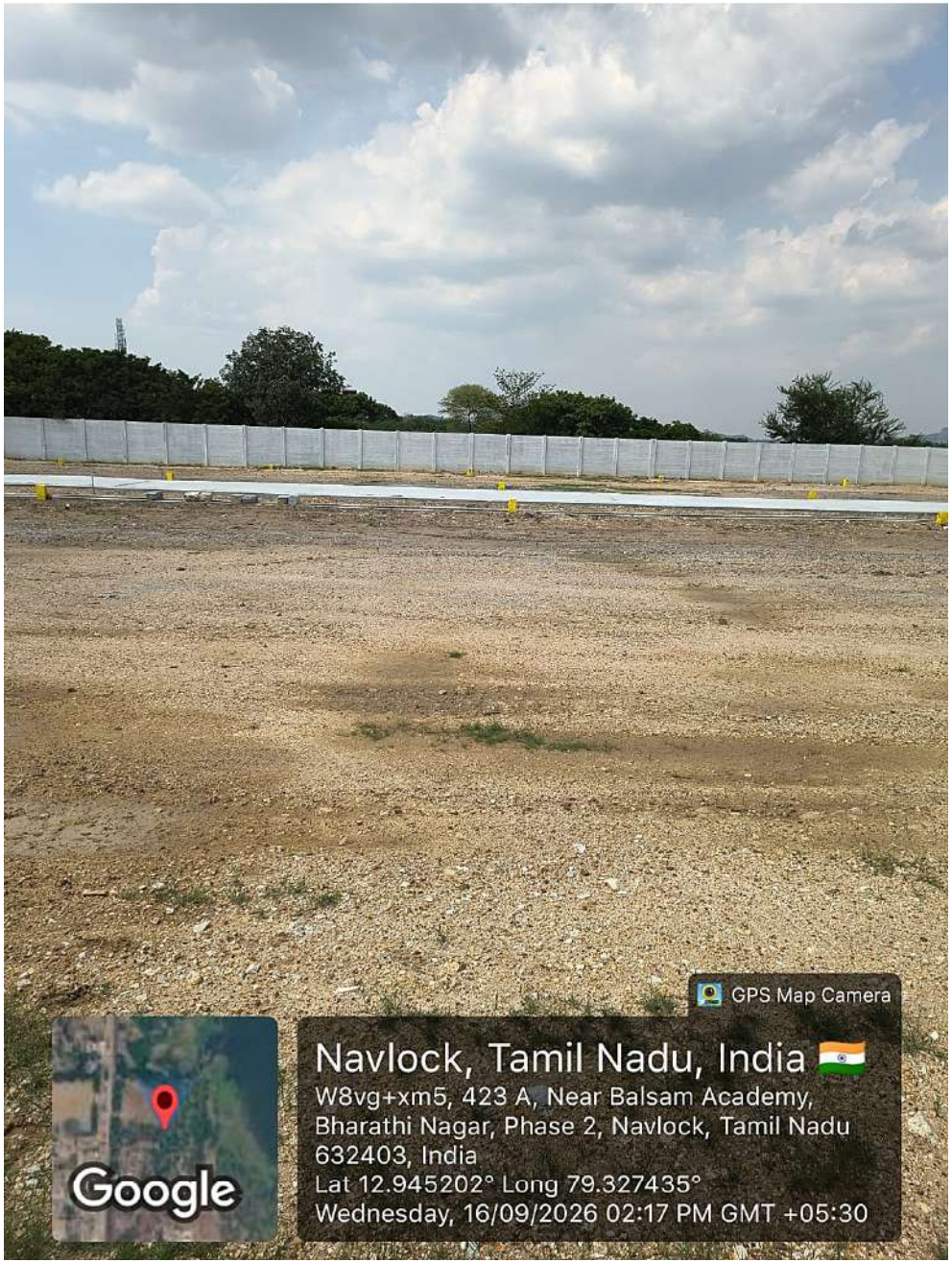

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Lat 12.945421° Long 79.326977°
Wednesday, 16/09/2026 02:12 PM GMT +05:30
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GPS Map Camera
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W8vg+xm5, 423 A, Near Balsam Academy,
Bharathi Nagar, Phase 2, Navlock, Tamil Nadu
632403, India
Lat 12.945202° Long 79.327435°
Wednesday, 16/09/2026 02:17 PM GMT +05:30
Google


Powered by NoteCam
Latitude: 12.945501
Longitude: 79.32693
Elevation: 182.19±2.71 m
Accuracy: 6.003 m
Time: 25-08-2026 11:26
Note: Chettithangal panchayat


Latitude: 12.945273
Longitude: 79.326876
Elevation: 180.99±2.85 m
Accuracy: 27.33 m
Time: 25-08-2026 11:26
Note: Chettithangal panchayat
Powered by NoteCam

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.