

RE

REGULATORY RECORD

RERA Document

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Form-5

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

Date : 01.09.2026

Address of the Project : **BHARANI AVENUE**, Survey Nos. **86/2B, 87/3, 87/4B, 87/4C2 & 90/2**, **Arakandanallur** Town Panchayath / Village, **Kandachipuram** Taluk, **Villupuram** District.

Name of the Promoter : 1) **S. SUBRAMANIAN** 2) **S. BHARANI**

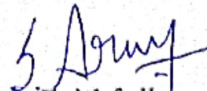
Address of the Promoter : No : 8/174A, Devanur village, Kandachipuram Taluk, Villupuram-605752.

Subject : Certificate for **Bharani Avenue** Survey Nos. **86/2B, 87/3, 87/4B, 87/4C2 & 90/2**, **Arakandanallur** Town Panchayath / Village, **Kandachipuram** Taluk, **Villupuram** District.

Sir,

I, **S.ARUL** having License No. **TVM/RE Gr-I-01/2025** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SAP GARDEN** situated on the Plot bearing **Survey Nos. 86/2B, 87/3, 87/4B, 87/4C2 & 90/2** demarcated by its boundaries **11.984355, 79.213372** to the North, **11.984583, 79.212728** to the South, **11.983688, 79.213167** to the East, **11.983517, 79.213126** to the West of **Arakandanallur** Town Panchayath/Village, **Kandachipuram** Taluk, **Villupuram** District measuring **15112.0 sq.m** Being developed by 1) **S. SUBRAMANIAN** 2) **S. BHARANI**

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 complete in all respect as per the Plotting layout plan sanctioned by **The Assistant Director, DTCP, Villupuram vide Planning Permission Layout No. 153/2024 dated 31/07/2024** and **The Executive Officer, Arakandanallur Town Panchayath Letter No. 130/2025/A1 dated 28.08.2025** including all amenities and facilities as committed by the promoter to the allottees.


Yours Faithfully

Er. S.ARUL, B.E., M.Sc., AMIE.
DTCP Registered Engineer, Grade-I,
Reg.No: TVM/RE Grade-I-01/2025
No: 56B/13B, Iyyankulam Street,
THIRUVANNAMALAI-606601.
Cell: 9894607744





**DISTRICT TOWN AND COUNTRY
PLANNING OFFICE
TIRUVANNAMALAI**

Email Id: dtep.tiruvannamalai@gmail.com

Phone No: 04175-290344



PROFESSIONAL REGISTRATION CERTIFICATE

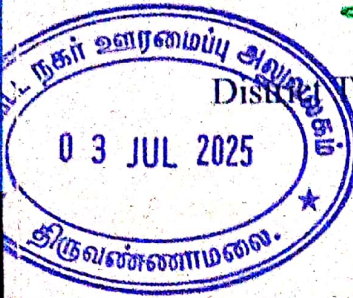
REGISTERED ENGINEER GRADE - I

TVM/REGRADE-I-01/2025

This is to certify that Thiru. **S.ARUL**, having the qualification of B.E Civil Engineering experience in the relevant field for 10 Years has been enrolled as Registered Engineer (RE) Grade-I of the Town and Country Planning Department.

She shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the Tamil Nadu Combined Development and Building Rules-2019, vide G.O.(Ms) No.18, Municipal Administration and water supply (MA-I) Department, Dated: 04.02.2019.

This Registration is valid up to: 02.07.2030.



S. Arul
Assistant Director, 03/07/2025
District Town and Country Planning office,
Tiruvannamalai District.

Blue
03/07/25

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

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

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

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,
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.

