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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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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/ Sub-Division Project)

Name and Address of the Project:

"Shree Kutti Vinayagar Enclave"

S No.131/1B of Kundrathur B Village, Kundrathur Taluk, Kancheepuram District

01.10.2026

Name and Address of Promoter:

N Gunasekar and 5 others

16A, Vanniya Street

Kundrathur – 600 069

Subject: Certificate for "Shree Kutti Vinayagar Enclave"

Respected Sir,

I, Arivazhakan Raj, having License No. RE/GR-III/19/04/107 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at "Shree Kutti Vinayagar Enclave" situated on the Plot bearing S No.131/1B of Kundrathur B Village, Kundrathur Taluk, Kancheepuram District demarcated by its boundaries (latitude and longitude of the end points) 12.985118, 80.108303 to the North 12.985005, 80.108906 to the South 12.984648, 80.108828 to the East 12.984702, 80.108252 to the West of Kundrathur B Village, Kundrathur Taluk, Kancheepuram District measuring 2,833 sq. mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Gunasekar and 5 others.

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* Planning Permission No. OL-PPD/LO/0056/2026 dated 05.03.2026, Municipality No. 2/2026-2027 dated 18.05.2026. 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	Infrastructure/Development works as approved by the CMDA & Local Body	Complied Yes/No
1	Road Work	Yes
2	Storm Water Drain	Yes.
3	Electric Power Supply	Yes
4	Water Supply	Yes

Yours Faithfully,

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299989915

Name of Architect/ Licensed Surveyor : Arivazhakan Raj
Reg. License No. : RE/GR-III/19/04/107

Enclosed: Photographs of all side of the site

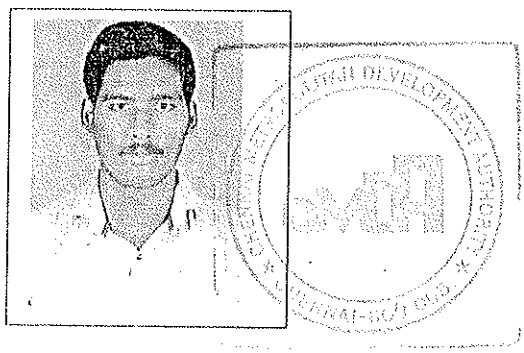
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

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

He has been given the Registration No.**RE/GR-III/2019/04/107 Renewed** on **11.04.2024.** 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) Dept. dated 04.02.2019.

This Registration is valid upto **10.04.2029**.



11/4/24.

(A. MEGANATHAN)
Superintendent

நகராட்சி அலுவலகம்

குன்றத்தூர்

நா.க.எண்.3022/2025/எப்1 நாள்.12.08.2026

சான்று

காஞ்சிபுரம் மாவட்டம், குன்றத்தூர் நகராட்சி எல்லைக்குட்பட்ட குன்றத்தூர் ஆ கிராமம், நில அளவை எண்.131/1B-ல் அடங்கிய 2833 ச.மீ. பரப்பளவில் புதிய குடியிருப்பு மனைப்பிரிவு அமைக்க திரு.N.குணசேகர் & 5 நபர்கள் என்பவரால் சென்னை பெருநகர வளர்ச்சிக் குழுமத்திற்கு விண்ணப்பிக்கப்பட்டு, உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சிக்குழுமம் அவர்களின் திட்ட அனுமதி கடிதம் எண். (வரைபடத்துடன்) CMDA/PP/LAYOUT-1/0166/2025 நாள்.05.03.2026ன்படி அனுமதி வழங்கப்பட்டதை தொடர்ந்து, குன்றத்தூர் நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள் ந.க.எண்.3022/2025/எப்1 நாள்.18.05.2026ன்படி இறுதி அங்கீகாரம் வழங்கப்பட்டது.

மேற்படி மனைப்பிரிவில் அடிப்படை வசதிப் பணிகளான சாலை, மழைநீர் வடிகால், குடிநீர் பைப்லைன் மற்றும் தெருமின்விளக்குகள் அமைத்தல் போன்ற பணிகள் மனைப்பிரிவுதாரரால் மேற்கொள்ளப்பட்டுள்ளது என இதன்மூலம் சான்றளிக்கப்படுகிறது.

மேலும் மேற்படி மனைப்பிரிவு அமைந்துள்ள நில அளவை எண்.131/1B-ல் இருந்து 200 மீட்டர் தொலைவில் மேத்தா நகர் மெயின் ரோடு பகுதியில் (வட்டாட்சியர் அலுவலகம் அருகில்) நகராட்சி மூலம் மேல்நிலை நீர்த்தேக்க தொட்டி கட்டப்பட்டு பணி முடிவுறும் தருவாயில் உள்ளது. மேலும் பணி முடிவுற்றவுடன் மேற்காணும் மனைப்பிரிவிற்கு குடிநீர் இணைப்பு வழங்கப்படும் எனவும் இதன்மூலம் தெரிவித்துக் கொள்ளப்படுகிறது.

ஆணையர்
12/8/2026
குன்றத்தூர் நகராட்சி

12/8/26

பெறுநர் :-

இயக்குநர்,

தமிழ்நாடு கட்டட மனை விற்பனை ஒழுங்குமுறை குழுமம் (TNRERA),

"RERA டவர்", எண்.133, G-பிளாக்,

1வது அவென்யூ, அண்ணாநகர் (கிழக்கு),

சென்னை - 600102.

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

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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.