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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)

Name of the Project : Royal Garden

Address of the Project: Residential Layout comprises in Survey No. 39/2A and 70/11 measuring to an extent 1878.00 Sq.m., in Singirikudi Village and Panchayat, Cuddalore Panchayat Union, Cuddalore Taluk, Cuddalore District.

Name of the Owner : D.Senthil Kumaran

Name of Power Agent : A. Milad Shaik Mohammad Yusuf and C. Selvaradjou

Address of the Power Agent : No.9, 1st Main Road,
Sri Sabthagri Dream City,
Ariyankuppam,
Puducherry - 605007.

Subject: Certificate for the complete of all development works in Residential Layout comprises in Survey No. 39/2A, 70/11, measuring to an extent of 1878.00 Sq.m (or) 46½ Cent situated in Singirikudi Village and Panchayat, Cuddalore Panchayat Union, Cuddalore Taluk, Cuddalore District – Royal Garden- Reg:

Ref: RERA-Registration of Residential Layout Project – SWP/DTCP
ROC. No.1FOKT8CL/2026/TCP.

Sir,

I, MURUGAVEL.S (Licensed Surveyor) having License No.RE/GR.III/VD/NOV-2024/086 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at above mentioned Royal Garden layout situated at Survey No. 39/2A, 70/11,, measuring to an extent of 1878.00 Sq.m (or) 46½ Cent situated in Singirikudi Village Panchayat, Cuddalore Panchayat Union, Cuddalore Taluk, Cuddalore District. demarcated by its boundaries (Latitude and Longitude of the end points)
11.864397, 79.779767, 11.864482, 79.779054, 11.864271, 79.779639, 11.864178, 79.779620, 11.864090, 79.779811 & 11.863469, 79.779507 to the North Side
11.863758, 79.779518 & 11.863747, 79.779732 to the South Side
11.863747, 79.779732, 77.864027, 79.779785 & 11.864482, 79.779054 to the East Side
11.863758, 79.779518, 11.863469, 79.779507, 11.864178, 79.779620, 11.864271, 79.779639 & 11.864397, 79.779767 to the West Side of Residential Layout Project. The full development completed by Power Agent A. Milad Shaik Mohammad Yusuf and C. Selvaradjou.

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 Cuddalore District Town and Country Planning Office vide Planning Permission No. 61/2026 Dated: 02.04.2026 and Cuddalore Panchayat Office vide Final Approval No. 20/2026 – B1/0757/2026 dated 25.05.2026.

Yours faithfully.

Date: 13.06.2026

Er.S.MURUGAVEL
RE / GR - III / VD / NOV - 2024 / 086
No.47, Trichy Main Road,
Near Thanthai Periyar Nagar,
Salamedu, Villupuram - 605 401.
Cell: 99944 71361

TOWN AND COUNTRY PLANNING DEPARTMENT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

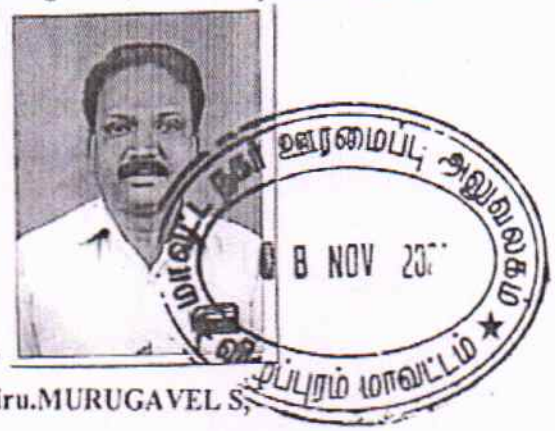
Roc.No:1417/2024/VD2 Dated:08.11.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **MURUGAVEL S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 14 years.

He has been given the Registration No.**RE/GR.III/VD/NOVEMBER-2024/086** on **08.11.2024.** 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.**

The Registration is valid upto **07.11.2029.**



8.11.24

Assistant Director
District Town and Country Planning
Villupuram District

08/11/24

To,

Thiru.MURUGAVEL S,
No.47, Trichy Main Road, Near Modern Rice Mill,
Thanthai Periyar Nagar,
Salamedu,
Villupuram- 605 401.

Er.S.MURUGAVEL
RE / GR - III / VD / NOV - 2024 / 086
No.47, Trichy Main Road,
Near Thanthai Periyar Nagar,
Salamedu, Villupuram - 605 401.
Cell: 99944 71361

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.