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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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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)

Address of the Project : **" SRI LAKSHMI NAGAR" Residential layout in S.F.No : 263 / 1A1B and 263 / 1B2 of Melapulam Panchayat and Village , Nemili Panchayat Union , Nemili Taluk and Ranipet District.**

Date: **07.07.2025**

Mr P . Bharathirajan , (Name of the Promoter) **No: 7, Pillayar Kovil Street , Ammundi , Thoppalamottur , Katpadi Taluk , Vellore District.** (Address of the Promoter)

Subject : Certificate for **" SRI LAKSHMI NAGAR " Residential layout** .

Sir,

I , **A . Baskar M.E (Struc), A.M.I.E** (name of the Licensed Surveyor) having License No. **RE/Gr-III/22/04/135** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **" SRI LAKSHMI NAGAR "** (name of the project) situated on the Survey no. in **S.F.No : 263 / 1A1B AND 263 / 1B2 of Melapulam Panchayat and Village , Nemili Panchayat Union , Nemili Taluk and Ranipet District** demarcated by its boundaries (latitude and longitude of the end points) 12.912863 & 79.532877 to the North 12.911569 & 79.533689 to the South 12.912324 & 79.533494 to the East 12.912320 & 79.533086

A. Bask..

Er. A. BASKAR, M.E(Struc)., B.E(Civil)., A.M.I.E.,
Regd. Engineer Gr. - III (RE)
Regd. No. RE/Gr-III/22/04/135
With Vellore District Town and Country Planning,
No. 81, Dr. M.G.R. Salai, Arcot - 632 503.
Cell : 84381 44087, 94430 06635

to the West of Division **Melapulam** Village , Nemili Panchyat Union, **Nemili** Taluk and Ranipet District – **Residential layout** measuring **4613.00 Sq.mts**. Being developed by **Mr . P. Bharathirajan.** (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 **Assistant Director of Town and Country Planning (Planning Permission) – Ranipet** (Name of the sanctioned authority) *vide* Planning Permission No.**RPT/7LK8XZEE/44864/2025/TCP – Approval Layout No. 38 / 2025** dated **06/06/2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er. A. BASKAR, M.E(Struc)., B.E(Civil)., A.M.I.E.,
Regd. Engineer Gr. - III (RE)
Regd. No. RE/Gr-III/22/04/135
With Vellore District Town and Country Planning,
No. 81, Dr. M.G.R. Salai, Arcot - 632 503.
Cell : 94381 44087, 94430 06635

A.BASKAR [REG NO : RE/Gr-III/22/04/135]

Enclosed:

Photographs of all sides of site.













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, Opp to Periyar Park,
Vellore 632 001
Website: WWW.tn.gov.in/dtcp
Mail ID:ddtcpvlr9@gmail.com
Phone No:0416-2225344

Roc No:893/2022/VR3 ***Dated:26.04.2022***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. A.BASKAR** has enrolled as **Registered Engineer Grade –III (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 03 years.

He has been given the Registration No. **RE/G-III/APR 2022/135** on 26.04.2022. 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 25.04.2027.

26/4/22

Joint Director, District Town and Country Planning Office,
Vellore District.



To
Thiru . A.Baskar,
Plot.No HIG-9, Municipal Housing Board,
Masapettai, Arcot- 632 503.

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.