Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: SENTHAMIZH NAGAR S.No 366/1A; DTCP LAYOUT NO**: 443/2025**

Date: 10/02/2026

M/S. ARS SATHIYABAMA PROMOTERS LLP (Name of the Promoters)

740, Vandavasi Road, Chetpet (Address of the Promoter)

Sub: Certificate for **SENTHAMIZH NAGAR S.No 366/1A4, 2,000** Sq.mtr (Name of the project)

Ref: (TNRERA Registration Number)

Sir

I, **Er R YOGEESWARAN** (name of the Architect/Licensed Surveyor) having License No.**038/LS/2019/00001** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SENTHAMIZH NAGAR** s.no.366/1A4,DTCP LAYOUT NO**: 443/2025** (name of the project) situated on the Plot bearing Survey no. / Plot no**. Lat 12.552418, Long.79.335253** demarcated by its boundaries (latitude and longitude of the end points) **S.No.367** to the North **S.No.372 & 378** to the South **S.No.366/2**to the East, **S.No.366/1A3,** to the West of Division **Kolappalur** Village, **Chetpet** Taluk, **Tiruvannamalai** Dt. **0.49.50**Acres Measuring, **2,000** Sq.mt. being developed by **M/s ARS SATHIYABAMA PROMOTERS LLP** (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 the date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **ASSISTANT DIRECTOR, DTCP TIRUVANNAMALAI** (Name of the sanctioned authority) *vide* Planning Permission No. **VA3LFDIQ/2025/TVM/2025/TCP,** dated **19/12/2025** including all amenities and facilities as committed by the promoter to the allotters

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Licensed Surveyor with (Reg. License No)

Enclosed:

Er. R. YOGEESWARAN, DCE.,
Register No : 038/LS/2019/00001
YOGI PLANNERS & BUILDERS
Near Suryakulam, Karthikeyan Road,
ARNI - 632 301. Cell : 9842343187

Arani Municipality

Professional Registration Certificate

Roc. No. 038/CP/19-20/0000039 **Dated:24-May-2019**

This is to certify that the **Mr. R YOGEESWARAN** has enrolled as **Engineers - Grade III - RE** with Executive Authority/Commissioner, Municipality / Corporation who has the council of Architect Register No **038/LS/2019/00001** Which is valid till **31/Mar/2024**

He/She has been given the Registration No **038/LS/2019/00001** on **R YOGEESWARAN** He/She 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.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019

This Registration is Valid up to **31/Mar/2024**

24/5/19

Commissioner

Arani Municipality

24/5/19



ARANI MUNICIPALITY / ஆரணி நகராட்சி **SERVICE REQUEST RECEIPT**

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 038/CP/24-25/0000129	**Receipt Date / பற்றுச்சீட்டு நாள்**	: 29-Apr-2024 10:25:17 AM
Service Name / சேவையின் பெயர்	: Renewal Registration of Professionals/Developers	**Property Tax Assessment No /**	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: R YOGEESWARAN	**SI Ward / Ward / பிரிவு / வார்டு**	: N/AN/A
Address / முகவரி	: 1,SURIYAKULAM NORTH STREET, KARTHIKEYAN ROAD,SAIDAPET, PIN Code -632301	**Mobile No / அலைபேசி எண்**	: 9842343187
	Registered of Professional No 038/LS/2019/00001		Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Registration Fee	5000.00
Remarks:N/A	**Total / மொத்தம்**	**5000.00**

Payment Details : 5000.00/- Online 29-Apr-2024
Amount In Words : [Five Thousand Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !! "மழைநீரை சேகரிப்போம்"

Print

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.