Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

**Form-5**

**Certificate by Architect / Licensed Surveyor**
**(Certificate for the purpose of completion of Layout/ Sub-Division Project)**

Date: 26-09-2026

Address of the Project: **All that piece and parcel of Vacant Site** in Approved layout **1) Mr. S. Arumugam (Owner), 2) Mr. Abdul Khaleel (Owner), 3) Mr. M. Ramesh (Owner), "KAVANUR MEGA CITY" Approval No: L.P./D.T.C.P.(RPT) No. 43/2026, Ranipet District – Arcot Taluk – Thimiri Panchayat Union – Kavanoor Panchayat / Village, Survey No. 390/2, 390/3, 390/4, 390/9, 391, 392, 393/1 and 394/1, Extent of – 9900. 00 Sq.m (or) 2.44Acre, "KAVANUR MEGA CITY", [Total Plot No: 62 (1-62), We are 1) Mr. S. Arumugam (Owner), 2) Mr. Abdul Khaleel (Owner), 3) Mr. M. Ramesh (Owner),** NO: **142D/16A,** M.F.Road, Navalpur, Walajah Taluk, Ranipet District – 632 401. Ph No: 94432 63955 G**-mail:** umeshraj1497@gmail.com.Address of the Promoter)

Subject: Certificate for **"_____",** (Name of the project)

Ref:_____(TNRERA Registration Number) Sir,

I**, M. UMESH RAJ** (name of the Architect/ Licensed Surveyor) having License No: **RE/Gr-II/Aug-2024/031** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at layout **1) Mr. S. Arumugam (Owner), 2) Mr. Abdul Khaleel (Owner), 3) Mr. M. Ramesh (Owner), "KAVANUR MEGA CITY" Approval No: L.P./D.T.C.P.(RPT) No. 43/2026, Ranipet District – Arcot Taluk – Thimiri Panchayat Union – Kavanoor Panchayat / Village, Survey No. 390/2, 390/3, 390/4, 390/9, 391, 392, 393/1 and 394/1, Extent of – 9900. 00 Sq.m (or) 2.44Acre, "KAVANUR MEGA CITY", [Total Plot No: 62 (1-62),** demarcated by its boundaries (latitude and longitude of the end points ***LAT: -****12.840765* ***LOG: -*** *79.249981* the **North Vacant Land** to the **South Existing7.60m Road** to the **East Vacant Land** to the **West of Division Vacant Land.**

Village – **Kavanoor,**
*Taluk* - **Arcot,** measuring: **9900.00**
District – **Ranipet.** **sq.mts** .

Developed by **1) Mr. S. Arumugam (Owner), 2) Mr. Abdul Khaleel (Owner), 3) Mr. M. Ramesh (Owner),** (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 **DTCP (**Name of the sanctioned authority) *vide* Planning Permission No**-" Approval No: L.P./D.T.C.P.(RPT) No. 43/2026", Dated 06-05-2026** including all amenities and facilities as committed by the promoter to the allottee's.

| S.No. | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1. | CEMENT RAOD | **YES** |
| 2. | STORM WATER DRAIN | **YES** |
| 3. | STREET LIGHT | **YES** |
| 4. | WATER PIPE LINE | **YES** |
| 5. | OVER HEAD TANK | **NO** |

*Yours Faithfully,*
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with **(Reg. License No RE/Gr-II/Aug-2024/031)**
Enclosed: Photographs of all sides of site

Er. M. UMESHRAJ, BE.,
Mobile : 99440 74734
Registered Engineer Grade-II (RE)
RE/Gr-II/Aug-2024/031
No. 32, Paari 1st Cross Street,
Ezhil Nagar, Palavansathu,
Thorapadi Post, Vellore - 632 002.
E-mail: umeshraj1497@gmail.com

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, Opposite to Periyar Park,*
*Vellore - 632 001 Phone No: 0416-2225344*
Website: www.tn.gov.in/dtcp
Mail ID: dtcpvlr9@gmail.com

***Roc No: 2024050PROF-00013630/VD-3*** ***Dated: 14.08.2024***

## *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that, **Thiru. M.UMESHRAJ** has enrolled as **Registered Engineer Grade – II (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 5 years & 9 months.

He has been given the Registration No. **RE/Gr-II/Aug-2024/031** on **14.08.2024**. 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) Department, Dated: 04.02.2019.

This Registration is valid upto **13.08.2029**

Assistant Director/Joint Director(FAC),
District Town and Country Planning office,
Vellore District.



14 AUG 2024

To,
Thiru. M.Umeshraj,
No.32, Paari 1st Cross street,
Ezhil Nagar, Palavansathu,
Thorapadi post,
Vellore - 2

**Er. M.UMESHRAJ, BE.,**
Mobile : 99440 74734
**Registered Engineer Grade-II (RE)**
**RE/Gr-II/Aug-2024/031**
**No. 32, Paari 1sf Cross Street,**
**Ezhil Nagar, Palavansathu,**
**Thorapadi Post, Vellore - 632 002.**
**E-mail: umeshraj1497@gmail.com**

# Tamil Nadu Power Distribution Corporation Limited

**(Online Electricity Bill Payment)**

## E-Receipt

| | | | |
|---|---|---|---|
| **Name :** | ARUMUGAM | | |
| **S.C.Number:** | 200082550626162 | **Payment Mode:** | BHARAT BILL PAYMENT SYSTEM |
| **Receipt No :** | PGIBP1885750592 | **Date :** | 28/07/2026 14:25:44 |

| S.NO | Bill Details | Amount (Rs.) |
|---|---|---|
| 1 | 47621-Deposits Collected for DCW nature (GST Appl** | 152618.00 |
| 2 | 55110-Deposits Collected for DCW nature (GST Appl** | 0.00 |
| 3 | 46941-CGST @9% | 13735.62 |
| 4 | 46942-SGST @9% | 13735.62 |
| 5 | 62948-Rounding Off | -0.24 |
| | **Total** | 180089.00 |

**Amount (In words) :** One lakhs Eighty thousand Eighty Nine only

Scan To Validate

** Support services are taxable under GST

**Other Details :**

**1.TANGEDCO CIN No. : U40109TN2009SGC073746**

**2.TANGEDCO GST No. : 33AADCT4784E1ZC**

**3.HSN CODE : 27160000**

**4.SAC CODE : 996912**

**5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST**

.It is a computer generated document

Acknowledgement not required.

.Subject to Reconciliation




GPS Map Camera
Kavanur, Tamil Nadu, India
R7r2+77c, Kavanur, Tamil Nadu 632507, India
Lat 12.840578° Long 79.250265°
Saturday, 03/10/2026 02:17 PM GMT +05:30
Google


GPS Map Camera
Kavanur, Tamil Nadu, India
R7r2+77c, Kavanur, Tamil Nadu 632507, India
Lat 12.840181° Long 79.249887°
Saturday, 03/10/2026 02:19 PM GMT +05:30
Google


GPS Map Camera
Kavanur, Tamil Nadu, India
R7r2+77c, Kavanur, Tamil Nadu 632507, India
Lat 12.840464° Long 79.250026°
Saturday, 03/10/2026 02:16 PM GMT +05:30
Google


GPS Map Camera
Kavanur, Tamil Nadu, India
R6qx+wg, Kavanur, Tamil Nadu 632507, India
Lat 12.839798° Long 79.249855°
Saturday, 03/10/2026 02:20 PM GMT +05:30
Google


GPS Map Camera
Kavanur, Tamil Nadu, India
R7r2+77c, Kavanur, Tamil Nadu 632507, India
Lat 12.840443° Long 79.24997°
Saturday, 03/10/2026 02:19 PM GMT +05:30
Google


GPS Map Camera
Kavanur, Tamil Nadu, India
R7r2+77c, Kavanur, Tamil Nadu 632507, India
Lat 12.840703° Long 79.250013°
Saturday, 03/10/2026 02:17 PM GMT +05:30
Google


GPS Map Camera
Google
Kavanur, Tamil Nadu, India
R7r2+77c, Kavanur, Tamil Nadu 632507, India
Lat 12.840443° Long 79.24997°
Saturday, 03/10/2026 02:19 PM GMT +05:30























































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

**Verified RealEstate**
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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.