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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Registered Engineer

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project: Comprised in **the Land bearing S.F.Nos.** 108/1C, 108/2B; 109/1A & 109/2 of Nenmeli Village and Panchayat, Thirukalukundram Taluk and Panchayat Union, Chengalpattu District.

Date: 21-10-2026

Thiru. Niraj D Gaudana & Tmt.Niketa J Shah
Plot No.702, D-Block,
No.702, 7th Floor, B – Block,
KLP Abinandan Apartments,
Perambur Barracks Road,
Chennai - 600012. (Address of the Promoter)

Subject: Certificate for **LAKSHMI NAGAR** (Name of the project)

Ref: **NIL**

Sir,

I, **K.Udhayakumar** (name of the Registered Engineer) having License No. **CGLDIST/RE/ Gr-II/2023/05/004** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **LAKSHMI NAGAR** (name of the project) situated on the Plot bearing **the Land bearing S.F.Nos.** 108/1C, 108/2B; 109/1A & 109/2 of Nenmeli Village and Panchayat, Thirukalukundram Taluk and Panchayat Union, Chengalpattu District at Plot No.1 to 24 demarcated by its boundaries (latitude and longitude of the end points) **12.661761N**, **80.015930E** to the North **12.660911N**, **80.015846E** to the South **12.661520N**, **80.016136E** to the East **12.661229N**, **80.015481E** to the West of Division **S.F.Nos.** 108/1C, 108/2B; 109/1A & 109/2 of Nenmeli Village and Panchayat, Thirukalukundram Taluk and Panchayat Union, Chengalpattu District measuring **3488.00** 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 **Thiru. Niraj D Gaudana & Tmt.Niketa J Shah** (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 The Deputy Director, Chengalpattu District (Name of the sanctioned authority) *vide* Planning Permission No. **Roc No.DWKA6BDQ/2026/TCP** dated **04.08.2026;** Village Panchayat / Municipality No. **Roc No:008/2026-2027/P** dated **24.09.2026.**

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.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Roads	Yes
2.	Storm Water Drains	Yes
3.	Street Lights	Yes
4.	OHT	No
5.	Tree Plantation	Yes
Others		

K. UDHAYAKUMAR, B.E., CIVIL
DTCP Registered Engineer Grade - II (RE)
Regn. No. RE/GR-II/2023/05/004
No.31C/69, Dr.Ambedkar Nagar, 1st Street,
Kolathur, Chennai - 600099.
Email Id : cmdaudhaya2023@gmail.com
Mob No. 7305547603

Yours Faithfully,
Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Registered Engineer
with (Reg. License No.RE/GR-II/2023/05/004)

Enclosed: Photographs of all sides of site

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K.UDHAYA KUMAR** has enrolled as **Registered Engineer Grade-II (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for **07 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-II/2023/05/004** on **31.05.2023**. 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 **30.05.2028**.

31/5/23

Assistant Director,
Chengalpattu District



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.