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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Certificate by Registered Engineer

(Certificate for the purpose of completion of Layout Project)

Address of the Project: SF.NO: 90/3 Pakkam Village, SF.NO: 67/1 Mukkundram Village, Gudiyattam Taluk, Vellore District.

Date:15.09.2026

Mr.V.N. Karthikeyan-1, Mr.N. Boganathan-2, Mr. Vignesh, -3, Mr.T.B. Vasudevan-4, Door No.4, Amarappa Street, Bodipet, Gudiyattam Taluk, Vellore District – 632602.,

Subject: Certificate for **"Jai Murugan Nagar"**

Sir,

I, **Vignesh R** having License No. **RE/G-II/DEC 2021/131** had undertaken assignment as a **Registered Engineer** for the assessment and verification of development of work done at **"Jai Murugan Nagar"** situated on the Site bearing Survey No's. **SF.NO: 90/3 Pakkam Village , SF.NO: 67/1, Mukkundram Village ,** demarcated by its boundaries (latitude and longitude of the end points) to the North **Latitude 12.945177, Longitude 78.83844,** to the South **12.976143 Longitude 78.86098** to the East **12.983415 Longitude 78.86215** to the West **12.8548 Longitude 78.7083** of Division Village **Pakkam, Mukkundram,** Taluk **Gudiyattam,** District **Vellore,** measuring **6135** 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 **Mr.V.N. Karthikeyan-1, Mr.N. Boganathan-2, Mr. Vignesh, -3, Mr.T.B. Vasudevan-4,**

Based on site inspection carried out by me with respect to each of the Plot(s) of the aforesaid Layout 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 (Directorate of Country Planning Department) vide Planning Permission No. **02/2026** dated **09/02/2026, Pakkam Village** Local Body No. **25/2026** dated **22/05/2026, Mukkundram Village** Local Body No.**30/2026** dated **23/062026**. 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.	Development Works as approved by the DTCP & Local Body	Complied Yes / No
1.	Road Formation	Yes
2.	Strom Water Arrangements	Yes
3.	EB Street Line Provision	Yes
4.	Water Supply Arrangements for Every Plots and Connected to Local Body Water Supply Connections	Yes

Yours Faithfully,

Er. R. VIGNESH, B.E.,
Engineers & Architect, Builders, Valuers
Registered Engineer Grade-II (RE)
DTCP - Register No: RE/G-II/DEC 2021/131
ACHIEVE BUILDERS & CONSTRUCTIONS
No: 25/85, Rasi Arunachalam Street,
Gopalapuram, Gudiyatham - 632 602.
E-mail : achievebuildersandconstruction@gmail.com
Cell: 9677466818.

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:846/2019/VR2 ***Dated:21.12.2021***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. R.VIGNESH** 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 05 years.

He has been given the Registration No. **RE/G-II/DEC 2021/131** on 21.12.2021. 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 20.12.2026.



21 DEC 2021

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

To
Thiru. R.Vignesh,
No.4 Amarappa Street,
Bodipet,
Gudiyatham,
Vellore-632 602


15/09/2026 04:55 pm GMT+5
SH 127, Mukkundram, Tamil Nadu 632601
Lat: 12.983415 Long: 78.86215


15/09/2026 04:58 pm GMT+5
SH 127, Tamil Nadu 632601
Lat: 12.976143 Long: 78.86098


15/09/2026 04:57 pm GMT+5
SH 127, Tamil Nadu 632601
Lat: 12.976143 Long: 78.86098


15/09/2026 04:56 pm GMT+5
WRWQ+27G, Nellorepettai, Tamil Nadu 632604
Lat: 12.945177 Long: 78.83844

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.