

RE

REGULATORY RECORD

RERA Document

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

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: SURVEY NO: 68/10, 68/11 & 72/1B of Nemilicheri village, Avadi Taluk, Poonamallee Panchayat Union, Thiruvallur District.

(Name of the Promoter)

Thiru. SIVASUBAMANIAM

Date: 15.09.2026

(Address of the Promoter)

NO. 26R/1 Tamil nagar LAKKAMPATTI (TP) Erode Tamil Nadu - 638452

Subject: Certificate for

“MAHADEVAN NAGAR ANNEX-1”

Ref: ____ (TNRERA Registration Number)

Sir,

I, R. VENKADESH (name of the Architect/Licensed Surveyor) having License No. RE-111/KKDTCP/001/2022 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at (name of the project) situated on the Plot bearing Survey No./ Plot No. demarcated by its boundaries (latitude and longitude of the end points) to the North 13°11'78.15"N to the East 80°04'65.09"E of SURVEY NO: 68/10, 68/11 & 72/1B of Nemilicheri village, Avadi Taluk, Poonamallee Panchayat Union, Thiruvallur District. measuring 2080.00 Sq.m. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **Thiru. SIVASUBAMANIAM.** 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 CMDA (Name of the sanctioned authority) vide Planning Permission No. OL-03141 dated 26/05/2026. Local Body / Town Panchayat / Municipality No. 01/2026 dated 23.07.2026 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.	Road	Yes
2.	Street Light	Yes
3.	Over Head Tank	No
4.	Storm Water Drainage System	Yes
5.	Others	No

Yours Faithfully,


R. VENKADESH, B.E.,
 Registered Engineer Gr. III
 RE-III/KKDTCP/001/2022
S.B. CONSTRUCTION
 M.M. Plaza, Beach Road Jn., Ngi-2
 Cell : 9444535448

Enclosed: Photographs of all sides of site

KANNIYAKUMARI DISTRICT TOWN & COUNTRY PLANNING OFFICE

Collector Office Campus,
Nagercoil, Kanniyakumari District
Phone - 04652 -229315
e-mail: dtcpkddistrict@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

(Registration No. RE-III/KKDTCP/001/2022)

This is to certify that the **THIRU. R. Venkatesh** has enrolled as Registered Engineer Grade - III in the Kanniyakumari District Town & Country Planning office has the qualification of DIPLOMA (CIVIL ENGINEERING) and experience in the relevant field for 5 Years.

He shall be required to comply with the duties and responsibilities prescribed in the Tamil Nadu Combined Development and Building Rules-2019 (Part V, "Registration of Professionals") vide G.O.(MS)No.18, Municipal Administration and Water Supply (MA1) Department, Dated 04.02.2019 and with the amendment for time to time.

This Registration is valid upto 31.03.2027



Assistant Director
District Town & Country Planning Office
Kanniyakumari District

31/05/22

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](#)



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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

