Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

Verified RealEstate™
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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: Survey No:** 201/1A, 201/1B, 202/1A, 202/1B, 202/2A1, 202/2B1, 202/5A, 204/1A, 205/2, 206/1A, 206/2A, and 207/2 of, Serappanachery Village, Kundrathur Taluk, Kancheepuram District.

**Date: 15.10.2026**

From

**Urbando Developers LLP GPA HAPPY HOME**
No; 45, T-1 3rd Floor,
Chona center, College Road,
Nungambakkam, Chennai – 600 006.

Sub: Completed the Layout Project – "URBANDO CANVAS PHASE -2"
Ref: TNPLF56172026 – TNRERA Registration Number

Sir,

I, **K SRIDHAR** having **DTCP Registration No. CGLDIST/RE/Gr-III/2022/10/018** and **Greater Chennai Corporation Registration No. RE300382019** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **"URBANDO CANVAS PHASE - 2"** situated on the plot bearing No's: 1 to 64, Survey No's: 201/1A, 201/1B, 202/1A, 202/1B, 202/2A1, 202/2B1, 202/5A, 204/1A, 205/2, 206/1A, 206/2A, and 207/2 demarcated by its boundaries (latitude and longitude of the end points) 12.862552, 79.981538 to the North 12.862199, 79.981552 to the South 12.862106, 79.983379 to the East 12.862454, 79.981520 to the West of, Serappanachery Village, Kundrathur Taluk, Kancheepuram Dist., measuring 8835 sq.mts. Being developed by **URBANDO DEVELOPERS LLP.**

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 develop and completed in all respects as per the Plotting layout plan sanctioned by "**THE DEPUTY DIRECTOR – DTCP KANCHIPURAM**" *vide* Planning Permission No. **SWP/DTCP/KANCHIPURAM DISTRICT/LAYOUT NO:190/2026 Dated; 30-07-2026**.and Finial Approval issued by **"THE PRESIDENT SERAPPANACHERY VILLAGE PANCHAYAT" vide Approval No: ROC: 2026-2027/08/06 Dated: 12-08-2026**, including all amenities and facilities as committed by the promoter to the allottees.

| S No | Infrastructural / Development Work as Approved by the CMDA / DTCP & Local Body | Complied Yes/No |
|---|---|---|
| **1** | Blacktop Road | **Yes** |
| **2** | Street Lights | **Yes** |
| **3** | Stom Water Line | **Yes** |
| **4** | Pathways | **Yes** |
| **5** | OSR | **NA** |
| **6** | Others – Each Plot Water Pipe Line Connection Provided | **Yes** |

*Yours Faithfully,*



ER. SRIDHAR .K
DTCP : Reg. No. CGLDIST/RE/GR-III/2022/10/018
CMDA: Reg. No. RE/GR-III/19/04/066
No. 63/B, Katta Bomman Street,
Tharamani, Chennai - 600 113.
Mob : 94456 57022 / 86672 97137

**K SRIDHAR**

Stamp, Signature & Name of Architect/ Licensed Surveyor with Reg. License No.

**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.SRIDHAR** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **D.C.E.,(Civil Engineering)** and experience in the relevant field for **05 years.**

He has been given the Registration No. **CGLDIST/RE/Gr-III/2022/10/018** on **13.10.2022**. 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 **12.10.2027**.

13/10/22

Joint Director/Deputy Director (I/c),
Chengalpattu District



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
13 OCT 2022
செங்கல்பட்டு மாவட்டம்

ER. SRIDHAR.K
DTCP: REG.NO.CGLDIST/RE/GR-III/2022/10/018
CMDA: Reg. No.RE/GR-III/2019/04/066
No.63/B, Katta Bomman Street,
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Mob: 94456 57022 / 86672 97137

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

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# 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.