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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

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: **"NL STAAR ELITE AVENUE PHASE - II", Thaiyur 'A' Village, Thaiyur panchayat, Thiruporur Panchayat Union and Taluk, Chengalpattu District. S.F.No. 156/2.**

Date: 29/06/2026.

Name of the Promoters**: Mr. GANESH, Mr. HITESH and Mr. GAUTHAM represented by their GPA M/s. FUTURA HOMES & M/s. UTHRAM HOMES**

Address of the Promoters:

Mr. Ganesh S/o Mr. Narayan LaI, No.10/15, Vigneswara Nagar 1st Street, Ullagaram, Madipakkam, Sholinganallur, Chennai -600091.
Mr. Hitesh S/o Mr. Rajendar, No. 10, Vigneswara Nagar, lst Street, Ullagaram, Puzhithivakkam, Madipakkam Chennai – 600 091
Mr. Gautham S/o Mr. Ramesh, No. 8A, Vigneswara Nagar, Puzhithivakkam, lst Street, Ullagaram, Madipakkam Chennai - 600 091.
M/s. Futura Homes, No. 45/32, A-Block, Kumaran Nagar, 6th Street, Anna Nagar, Chennai – 600102.
M/s. Uthram Homes, Flat No. F3, CCC towers, No. 12, Ramagiri Nagar, Tharamani High Road, Velacherry, Chennai – 600042.

Subject: Certificate for **(NL STAAR ELITE AVENUE PHASE - II)**

Ref: ----------, dated ---------- (TNRERA Registration Number)

Sir,

I, **S. VENKATESAN** (name of the Architect/ Licensed Surveyor) having License No. **RE/GR-III/VR/JULY-2024/081**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done situated in**: "NL STAAR ELITE AVENUE PHASE - II", Thaiyur 'A' Village, Thaiyur panchayat, Thiruporur Panchayat Union and Taluk, Chengalpattu District. S.F.No. 156/2.** Plot Nos. 1 – 13 (total plots 13) demarcated by its boundaries (latitude and longitude of the end points) to the North 12.782476 to the South 80.202309, admeasuring **2750** Sq. mts, being developed by **Mr. GANESH, Mr. HITESH and Mr. GAUTHAM represented by their GPA M/s. FUTURA HOMES & M/s. UTHRAM HOMES**

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 **Town and Country Planning Department, (Planning Permission), Chengalpattu, vide ROC No. UNMSIVG7/2025/2025/TCP**, **Approved Layout No SWP/DTCP/Chengalpattu District - L.P/MLPA(CD) No.347/2025 Dated 30/12/2025, Thaiyur Village Panchayat President Vide Letter ROC No UNMSIVG7/2025/2025/TCP, Dated: 06.01.2026** including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

S. Venkatesan

S.VENKATESAN, DCE.,
Registered Engineer
RE / GR-III / VR / JULY-2024/08
4th Dimension Cadd Services
14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No)

License Surveyor: S. VENKATESAN, Registered No: RE/GR-III/VR/JULY-2024/081

TOWN AND COUNTRY PLANNING DEPARTMENT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

Roc.No:1591/2024/VD2 Dated:05.07.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. 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) Dept. Dated : 04.02.2019.**

The Registration is valid upto **04.07.2029.**



05 JUL 2024

Assistant Director (FAC)
District Town and Country Planning
Villupuram District

To,

Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.

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.