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RE REGULATORY RECORD

# RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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: **"SENTHAMIZH NAGAR"**, Survey Number – 25/5I, 25/8C1, 25/8D1A AND 25/9A At Azhinjalpattu Village/ Panchayat, Vembakkam Taluk / Panchayat Union, Tiruvannamalai District And Tamilnadu.

**Date: 21.12.2024.**

**K.K.NAZAR AND S.MEERASA,**
**NO.126, ROAD STREET, KOOZHAMANDAL VILLAGE, UKKAL POST,**
**CHEYYAR TALUK, TIRUVANNAMALAI – 631 701.**

Subject: Certificate for **"SENTHAMIZH NAGAR"**

Ref: _____ (TNRERA Registration Number)

Sir,

I **ER.K YOKENTHIRAKUMAR** (Licensed Surveyor) having License Number - **TVM/RE Gr.III-03/2020** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"SENTHAMIZH NAGAR", Survey Number – 25/5I, 25/8C1, 25/8D1A AND 25/9A At Azhinjalpattu Village/ Panchayat, Vembakkam Taluk / Panchayat Union, Tiruvannamalai District And Tamilnadu** demarcated by its boundaries **12°73'32.7"N Latitude and 79°65'89.3"E Longitude** of the end points, **Azhinjalpattu Village/ Panchayat, Vembakkam Taluk / Panchayat Union, Tiruvannamalai District And Tamilnadu**, measuring **6900.00 Sq.mt,** being developed by **K.K.NAZAR AND S.MEERASA**. 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 **DTCP** vide Planning Permission No. **397/2024, Dated.08.10.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
Signature of Licensed Surveyor.

Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
Registered Engineer Grade - III,
DTCP Reg. No. RE/Gr.III - 03 / 2020
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 89864
E-mail: yokenthirakumark1@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

**TVM/RE Gr.III- 03/2020**

This is to certify that **Thiru.YOKENTHIRAKUMAR.K** , having the qualification of **B.E., (CIVIL ENGINEERING)** and experience in the relevant field for **03** Years, has been enrolled as Registered **R.E Grade III** of the Town and Country Planning Department.

He shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the TamilNadu Combined Development and Building Rules-2019, vide **G.O.(Ms) No.18** Municipal Administration water supply (MAI) Department, Dated:**04.02.2019**

This Registration is valid upto **18.12.2025**



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
19 DEC 2020
திருவண்ணாமலை

19/12/'20

**Assistant Director,**
**Town and Country Planning Office,**
**Tiruvannamalai.**

19/12/2020





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.