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™
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)**

Date: 21.02.2026

Address of the Project : R.S.no. 206/6, Pulavanur Village,
Pandruti Taluk, Cuddalore.

Name of the Applicant : Joseph Francois Patrick s/o Marie Jean Amalor

Address of the Promotor : Door No.20, Plot no.3, Kondareddy Street,
Reddiyarpalayam, Puducherry – 605010.

Subject: Certificate for "J.M.J NAGAR"

Ref: _____

Sir,

I, S. Vinitha having License No. RE/GR.III/VD/DTCP No: 83/2024 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "J.M.J Nagar" situated on the Plot bearing Survey nos. 206/6 Plot no.1-35 (total -35 plots) demarcated by its boundaries (latitude and longitude of the end points) Road to the North, Vacant to the South, Vacant to the East, Road to the West (11°48'53.6"N 79°33'10.8"E) of Pulavanur Village, Panruti Taluk, Cuddalore District., Measuring 7000.00 sqmts. Being developed by Joseph Francois Patrick s/o Marie Jean Amalor.,

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 Assistant Director, DTCP, Cuddalore (Name of the sanctioned authority) vide Planning Permission No. 76/2025 dated 28-05-2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

License surveyor : S. Vinitha.
(Reg. License No : RE/GR.III/VD/DTCP No: 83/2024)

Enclosed:
Photographs of all sides of site

**Er.S.VINITHA**
RE / GR.III / VD / DTCP No: 83/2024
No.393/24, East Pondy Road,
Near Municipality Hospital,
Maharajapuram, Villupuram - 605 602.
Cell: 80987 05714

# 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:1650/2024/VD2 Dated:16.10.2024

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Tmt.VINITHA 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 05 years 01 Months.

She has been given the Registration No.**RE/GR.III/VD/OCTOBER-2024/083** on **16.10.2024**. She 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 **15.10.2029.**



16.10.24.

Assistant Director
District Town and Country Planning
Villupuram District

16/10/24

16 OCT 2024

**To,**

Tmt.VINITHA S,
No.393/24, East Pondy Road,
Near Municipality Hospital,
Maharajapuram,
Villupuram- 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

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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.