Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor
(Certificatefor the purpose of completion of Layout Project)

Date-30.09.2024

Name of the firm ***"M/s.AVS PROPERTY DEVELOPERS" (FR/Ranipet/110/2023***) Located at No:99/2B1B,1st floor Vellore main Road, Arcot town, Arcot taluk, Ranipet district,632503.*Name of the firm First partner* **A.V.Sarathy S/o Varadhan** resding at No:34,R-1,Vellore main Road, Arcot town, Arcot taluk, Ranipet district,632503(1). *Name of the firm Second partner* **S.Epron S/o Sundar singh** resding at No:27 Azath street, Arcot town, Arcot taluk, Ranipet district,632503 (2). Layout name **"AVS GARDENS"** Layout dtcp No:**60/2024** Approved by DTCP Ranipet district. **T.S.NO 42/3, Ward- A, Block-31**, extant – 4496.00 Sq.mtr. Located at **Arcot Municipality, Arcot Taluk, Ranipet District**,Tamilnadu State.

(Address of the Promoter)

A.V.Sarathy S/o Varadhan resding at No:34,R-1,Vellore main Road, Arcot town, Arcot taluk, Ranipet district,632503(1).

S.Epron S/o Sundar singh resding at No:27 Azath street, Arcot town, Arcot taluk, Ranipet district,632503 (2).

G-MAIL: bb27101968@gmail.com

Subject: *Certificate for for – Name of the Project* – **"AVS GARDENS"**

Ref (TNRERA Registration Number)

Sir.

*I P.S.RAHUL (Name of the Architect /Licensed Surveyor) having License No: RE/GrII/RD/SEP/2023/003 L.B.S Ranipet LPA and DTCP had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "*AVS GARDENS" *(name of the Project) situated on the Plot bearing* T.S.NO 42/3, Ward -A, Block-31,, *Extant* – 4496.00 Sq.mtr.*Located at at* Arcot Municipality, Arcot Taluk, Ranipet District,Tamilnadu State.

Latittude *- 12°54'34.6"N,* ***Longitude*** *-* 79°19'13.3"E

North *- Exsisting Road, to the* ***South*** *– Master plan status Road (Now drinege), to the* ***East*** *– House bulidings, to the* ***West*** *- House bulidings and plots, Located at* T.S.NO 42/3, Ward-A, Block -31**,** Arcot Municipality, Arcot Taluk, Ranipet District**,Tamilnadu State**.

Located at	***: Arcot Municipality, T.S.NO 42/3, Ward-A, Block -31,***
Taluk	***: Arcot***
District	***: Ranipet***
Measuring	***: 4496.00 Sq.mts or 1.11 acre***

Devoloped by "M/s.AVS PROPERTY DEVELOPERS" (FR/Ranipet/110/2023) "AVS GARDENS"

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 02.09.2024 of this certificate, the project has been developed and completed in all respects as per the layout plan sanctioned by ***Asst director,DTCP, Ranipettai District*** *vide Planning Permission No.* ***SWP/ DTCP/ RANIPET/ LAYOUT NO: 60/2024*** *the allotters. Dated* ***11.06.2024****, including all amenities and facilities as committed by the promoter to the allotters.*

P.S.R.

Stamp, Signature & Name (IN BLOCK LETTERS)
of Architect/ Licensed Surveyor with
Reg License No - Gr RE/GrII/RD/SEP/2023/003
L.B.S Ranipet LPA and DTCP,

Er. P.S. RAHUL, B.E., (Civil)
DTCP Registered Engineer-Grade-II,
Reg. No. RE/Gr-II/RD/Sep.2023/003
No.5A/13, Tippu Ali Dharga Street,
Kalavai Road, Arcot-632 503, Rpt. Dt.
Mobile : 63833 54803.

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

RANIPET DISTRICT

(F-Block, 4th Floor, Collectorate Campus, Ranipet – 632 402)
Website:WWW.tn.gov.in/dtcp
Mail ID: dtcp.ranipettai@gmail.com

Roc No:1189/2021/RD **Date:27.09.2023**

PROFESSIONAL REGISTRATION CERTIFICATE

This is Certify that **Thiru.P.S.RAHUL** has enrolled as Registered Engineer Grade – II with Assistant Director, District Town And Country Planning Office, Ranipet who has the qualification of **DEGREE OF BACHELOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field for **5 years.**

He has been given the Registration No.**RE/Gr-II/RD/SEPTEMBER 2023/003 on 27.09.2023.** He Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamilnadu in Part V, "Registration of Professionals", TamilNadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No.18, MAWS(MA1) Department, Dated:04.02.2019.

The Registration is Valid up to **26.09.2028.**



27 SEP 2023

27/9/23

Assistant Director,
District Town and Country Planning Office,
Ranipet District.

To
Mr.P.S.Rahul,
No.29/2, Nabisha Nagar,
Vellore Main Road,
Arcot – 632 503.

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

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.