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 Project)

Address of the Project : Sf.No. 339/3A2AA1B, 368/6C1, 368/7A1A at Sembedu Village, Arakkonam Panchayat Union, Arakkonam Taluk, Ranipet Distirct, TamilNadu.

Date : 10-Sep-2026

Name of the Promoter : **M.KIRANKUMAR**

Address of the Promoter : No.256, Pillaiyar Kovil Street,

Perumalrajapet, Arakkonam,

Ranipet - 631101.

Subject : Certificate for **M.KIRANKUMAR**

Ref : ..... (TNRERA Registration Number)

Sir,

I, A.Arumugam, D.C.E., having License No. RE/Gr-III/May-2024/020 on 17.05.2024 had undertaken assignment as an Registered Engineer for the assessment and verification of development of work done at Layout Forming situated on the Plot bearing Survey No. 339/3A2AA1B, 368/6C1, 368/7A1A demarcated by its Boundaries (Latitude-13.104514° and Longitude – 79.57347° of the end points) Play Ground & Residential to the North, Residential & MDR 792 Road to the East, Vacant Land & Residential to the West, Vacant Land & Residential to the South in Sembedu Village, Arakkonam Panchayat Union,Arakkonam Taluk, Ranipet District. Measuring 8394.00 Sq.m. being developed by **M.KIRANKUMAR.**

Based on site inspection carried out by me with respect to each of the plot(s) of the afore said Layout, 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 The Assistant Director, District Town & Country Planning Office, Ranipet District (Name of the sanctioned authority) vide Planning Permission No. 50/2026 dated 21.05.2026. Local Body No.50/2026/2026/TCP dated 10.07.2026. The following development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Street Light	Yes
2.	Overhead Tank	Yes
3.	Drainage	Yes
4.	Trees	Yes
5.	Drinking Water Pipeline Connection	Yes

Yours Faithfully,

Er.A.ARUMUGAM

Of Registered Engineer with

(Reg. License No.RE/Gr-III/May-2024/020)

Er. A. ARUMUGAM, D.C.E.,(Civil)
Registered Engineer (DTCP)
Reg. No. RE/Gr-III/May-2024/020
ASIAN BUILDERS
No. 38, Vasanthapuram Road,
(Opp. to Nethaji Stadium),
Vellore - 632 001.
Ph No.: 97865 09319

Enclosed: Photographs of all sides of site

GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT

Joint Director, District town and Country Planning Office, Vellore District
IInd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opposite to Periyar Park,
Vellore - 632 001 Phone No: 0416-2225344
Website: www.tn.gov.in/dtcp
Mail ID: ddtcpvlr9@gmail.com

Roc No: 944/2024/VR3 ***Dated: 17.05.2024***

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that, **Thiru. A.ARUMUGAN** has enrolled as **Registered Engineer Grade – *III* (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 20 years.

He has been given the Registration No. **RE/Gr-III/May-2024/020** on **17.05.2024**. 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) Department, Dated: 04.02.2019.

This Registration is valid upto **16.05.2029**

17/5/24

Assistant Director/Joint Director(FAC),
District Town and Country Planning office,
Vellore District.

17.05.2024

17/05/24



17 MAY

To

Thiru. A.Arumugam,
No,116/48A, Ponniyamman Kovil Street,
Tirupathur – 635 601.

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.