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

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project S Nos. 484/1,485/1A1, 485/3A1, Kanthadu East Village, Markkanam Taluk, Vilupuram District.

Date: 06.09.2024

1.M/s. GT Bharathi Urban Developers Pvt.Ltd.,
No, 81 & 83, Dr.Alagappa Road,
Purasaiwakkam
Chennai-600 084

2. M/s. Kriticons .Limited.,
No 3, 4th Floor Ceebros Centre,
No 45, Monetieth Road
Egmore
Chennai-600 008

Subject: Certificate for **CENTRAL PARK PHASE 1**

Ref: New Residential Layout

Sir,

I, Nithya having License No. **CA/2018/91485** Valid up to 31/12/2029 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **CENTRAL PARK PHASE 1** situated on the Plot Survey nos.484/1,485/1A1, 485/3A1,Plot no.168 & 2 Shop Plots demarcated by its boundaries Latitude12.205826 Longitude 79.929589 to the North Latitude 12.207097 Longitude 79.925741 to the South Latitude 12.206235 Longitude 79.934211 to the East Latitude 12.206962 Longitude 79.932944 to the West of Division Kanthadu Village. Marakkanam Taluk Vilupuram District measuring 32,717sq. mts. Being developed by **.M/s. GT Bharathi Urban Developers Pvt.Ltd.,**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Residential 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 Vilupuram vide **Planning Permission No. 137/2024** dated **05.07.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Nithya T, B.Arch.,
Registered Architect
Council of Architecture
CA / 2018 / 91485 Valid Till : 31 / 12 / 2029
G-3, Block - 3, Shivani Apartments, 40, East Coast Road,
Thiruvanmiyur, Chennai - 600 041. Tamilnadu.
Phone : 98849 14921
E-mail : nithyat.leo@gmail.com

Council of Architecture

Certificate of Registration

This is to certify that the name of

Ms. Nithya T

Renewals

has been entered in the register and her Registration No. is

Valid Upto

Signature of Registrar

CA/2018/91485

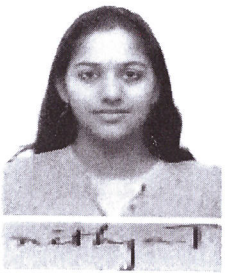
This certificate is valid from the **sixth**

day of **March 2018** to the **thirty-first**

day of **December 2019** inclusive.

List of Additional Qualifications:

Given under the common Seal of the Council of Architecture,



nithya T

Nithya T, B.Arch.,
Registered Architect
Council of Architecture
CA / 2018 / 91485 Valid Till : 31 / 12 / 2029
G-3, Block - 3, Shivani Apartments, 40, East Coast Road,
Thiruvanmiyur, Chennai - 600 041. Tamilnadu.
Phone : 98849 14921
E-mail : nithyat.leo@gmail.com

this **sixth** day of **March 2018**

Secretary

President

This Certificate of Registration is issued under sub section (7) of Section 24 and sub section(4) of Section 26 of the Architects Act 1972, enacted by the Parliament of India

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.