

RE

REGULATORY RECORD

RERA Document

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Date: 10.03.2025

**Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)**

Address of the Project: **Survey no. 488/1A1A1A & 488/1A3B** of Sigarapalli village / panchayat , Bargur Panchayat Union , Bargur taluk Krishnagiri District.

**1 Mr. E.C.VENKATESH, S/O.CHENNAPPA NAIDU
2.Mr.K.RAVIKUMAR ,S/O (LATE) T.C.KRISHNAN
D NO.32/B , GANDHI NAGAR
EMAKKAALNATHAM VILLAGE & POST
BARGUR TALUK,KRISHNAGIRI-635104
Cell No-9444309172**

**Subject: Certificate for_1 Mr. E.C.VENKATESH, S/O.CHENNAPPA NAIDU
2.Mr.K.RAVIKUMAR ,S/O (LATE) T.C.KRISHNAN (Name of the Promoter)(Address of the Promoter) (Name of the project)**

Ref:File no-Swp/DTCP/KRISHNAGIRI online Application No-KTGC1WH0/2024 dated 18.10.2024 Layout Approval No-161/2024 (TNRERA Registration Number)

Sir,

1 Mr. E.C.VENKATESH, S/O.CHENNAPPA NAIDU 2.Mr.K.RAVIKUMAR ,S/O (LATE) T.C.KRISHNAN (name of the Architect/ Licensed Surveyor) having License No. DTCP/K.D-RE-GR-III//2024/16 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at (name of the project) situated on the Plot bearing Survey no./Plot no._demarcated by its boundaries (latitude and longitude of the end points) **12°29'32.9"N to the North 78°23'36.5"E to the South to the East to the West of Division(12.49246,78.393465) Survey No- 488/1A1A1A & 488/1A3B** Sigarapalli village / panchayat , Bargur Panchayat Union , Bargur taluk Krishnagiri District., **Measuring 9645.00 Sq.m.** Being developed by, **1.Mr.E.C.VENKATESH,2.Mr.K.RAVIKUMAR** (Name of the Promoter).Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project,we 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 (Name of the sanctioned authority) **vide Planning Permission No-161/2024 dated 30.10.2024 and local body ROC NO-1/2024 Dated-03.01.2025** including all amenities and facilities as committed by the promoter to the allottees

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No-16/2024 (C.N.VISWANATHAN).

Enclosed:

Photographs of all sides of site

Er. C.N. VISWANATHAN, D.C.E
GOVERNMENT REGISTERED ENGINEER (GR-III)

HNTDA	RE 10/19	RC 20/19	RD 05/19
Architect	Licensed	30/19	04/19

82/11, Amman Nagar, Hind Cross,
Opp. R.K Avenue & Grace Garden Church,
Denkanikotta Main Road,
Dinnur, Hosur - 635 109
Cell - 9362370395 / 9751436592
Mail - eng.viswa@gmail.com



KDTC

GOVT. OF TAMILNADU

**TOWN AND COUNTRY PLANNING DEPARTMENT
THE KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING**

39/9, First floor, Min Nagar, 2nd cross,

Near TNEB Office,

Rayakottai main Road,

Hosur-635 109.

Phone: 04344-222563

Email: krishnagiri.district2020@gmail.com

Website: WWW.tn.gov.in/tcp

**RENEWAL
PROFESSIONAL REGISTRATION CERTIFICATE**

This is to certify that Thiru.**C.N.VISWANATHAN** has enrolled as **Registered Engineer Grade-III (RE)** with Krishnagiri District Town and Country Planning (**KDTC**) who has the qualification of **D.C.E.**, and experience in the relevant field for **25** years.

He has been given the Registration No: **16/2019, RE-GR III** on **05.04.2019** which was valid till **04.04.2024**. 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) Dept., Dated:04.02.2019.

This Registration is now renewed and valid from **05.04.2024** to **04.04.2029**.



DEPUTY DIRECTOR,
KRISHNAGIRI DISTRICT TOWN
AND COUNTRY PLANNING, HOSUR

2024/2315

2315/24

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](#)



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

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

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

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



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
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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.

