

RE

REGULATORY RECORD

# RERA Document

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

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project : Comprised in S.No: Comprised in S.Nos.22/1 & 5/1A3 of Kolathur Village,  
Chengalpet Taluk, Chengalpet district. Kattankulathur Town Panchayat

Date: 25.3.2024

1. M/s Aalam Promoter Pvt Ltd.

No.1, Fortune Villa, Gill Nagar Extension,  
Choolaimedu, Chennai – 600 094

2. Mrs. A.J.Mumtaj Begum

4, Subbrarao Avenue,  
Nungambakkam, Chennai -6000 034.

3. Mr. . Allisha Abdul Cassali

No:71, Eldams Road, Teynampet,  
Chennai-600018

Subject: Certificate for SRINIVASA PALMS - 2

Ref: \_\_\_\_\_ (TNRERA Registration Number)

Sir,

I, Mr.R.Chandrasekaran (name of the Architect/ Licensed Surveyor) having License No. RE /GR-1/19/02/005  
had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work  
done at Srinivasa Palms – 2 , situated on the Plot bearing @ Singaperumal Koil, Chennai. Comprised in  
S.Nos.22/1 & 5/1A3 of Kolathur Village, Chengalpet Taluk, Chengalpet district. Kattankulathur Town Panchayat

demarcated by its boundaries (latitude and longitude of the end points)

| Point | Latti/Longi | GPS Coordination | Direction |
|-------|-------------|------------------|-----------|
| A     | Latitude    | 12°46'13.85"     | N         |
|       | Longitude   | 79°59'5.03"      | E         |
| B     | Latitude    | 12°46'13.33"     | N         |
|       | Longitude   | 79°59'7.79"      | E         |
| C     | Latitude    | 12°46'14.32"     | N         |
|       | Longitude   | 79°59'8.03"      | E         |
| D     | Latitude    | 12°46'14.25"     | N         |
|       | Longitude   | 79°59'8.33"      | E         |
| E     | Latitude    | 12°46'8.73"      | N         |

*R. Chandrasekaran*  
**R.CHANDRASEKARAN.** B.E.(Civil), F.I.V  
Structural Engineer, Approved Valuer No.F-24274,  
RE/GR-I /19/02/005 & SE/GR-II/19/03/019  
F1, Lotus Flats, 12, Kuppusamy Street,  
Palavanthangal, Chennai-600114.  
3344992018, Email: grcsekaran58@gmail.com

|   |           |             |   |
|---|-----------|-------------|---|
| F | Longitude | 79°59'7.17" | E |
|   | Latitude  | 12°46'9.30" | N |
|   | Longitude | 79°59'4.13" | N |

of the Kolathur Village, Chengalpet Taluk, Chengalpet district. Kattankulathur Town Panchayat measuring 13272.68 Sq.mt Being developed by M/s Aalam Promoters Pvt .Ltd.,

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Plot 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 Chengalpet Layout No : 36/2024 Dated 27/02/2024 including all amenities and facilities as committed by the promoter to the allottees

Yours Faithfully,

Stamp., Singature & Name ( Mr. R.Chandrasekaran ) of Licensed Surveyor with

Reg. License No : RE /GR-1/19/02/005

*R. Chandrasekaran*

**CHANDRASEKARAN. B.E.(CIVIL) F.I.V**  
 Structural Engineer, Approved Valuer No.F-24274,  
 IGR-I /19/02/005 & SE/GR-II/19/03/019  
 F-1, Lotus Flats, 12, Kuppasamy Street,  
 Palur, Chengalpet, Chennai-600116  
 944992018, Email: gresakaran58@gmail.com

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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