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™
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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/ Sub-Division Project)**

Address of the Project: Kalasthipuram Village , Chennasandhiram Panchayat , Hosur Union & Taluk , Krishnagiri District

Date: 17.09.2026

(Name of the Promoter): Mr.T.V.SANTHOSH KUMAR, S/o.Late.T.V.KUMARAN

(Address of the Promoter): No:5081 , 5Th Tower , 8th Floor , Shoba Silcon Oasis, Doddanagamangala Road, Beratena Agrahara, Karnataka.

Subject: Certificate for Layout Development (VASTHUSALA)

Ref: -NIL- Registration Number)

Sir,

I, **Er.G.NANDAKUMAR .,** (name of the Architect/ Licensed Surveyor) having License No. 40/2026 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Kalasthipuram Village, (VASTHUSALA) , S.No: 6/8B , 7/1B situated on the Plot bearing Survey no./ Plot no. 1 To 52 demarcated by its boundaries (latitude and longitude of the end points) to the North 12.786350,77.862939 to the South 12.785622,77.864233 to the East 12.786143,77.864322 to the West of Division 12.785872,77.862814 . Village: KALASTHIPURAM, Taluk: HOSUR, District: KRISHNAGIRI. Measuring 9638.00 sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Mr.T.V.SANTHOSH KUMAR, S/o.Late.T.V.KUMARAN . (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, 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 HNTDA OFFICE, HOSUR (Name of the sanctioned authority) *vide* Planning Permission No. 01/2025 D ated- 09.01.2025 , (Local Body) Chennasandiram Village Panchayat No : 04/2025 , Dated : 15.03.2025. The following infrastructure/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. | Road | Yes |
| 2. | Storm Water Drains | Yes |
| 3. | Electricity Supply Facilities | Yes |
| 4. | Water Supply Facilities | Yes |
| | | |

*Yours Faithfully,*

Stamp, Signature & Name
**(Er.G.NANDAKUMAR)**
of Architect/ Licensed Surveyor with (Reg. License No. 40/2026, RE GRADE -I )

Enclosed:

Photographs of all sides of site

Er. G. NANDA KUMAR, M.E,M.Sc.Rev.,
Govt. HCMC Registered Engineer Grade-III
Registration No:153/LS/2020/00009

| Name of Profession | R.E | R.SE | R.CE | R.QA | R.D |
|---|---|---|---|---|---|
| Grade&DTCP Regd No | I-40/26 | II-23/21 | 29/21 | 06/21 | 30/26 |

# 64, Kalyan's Complex, Above Bigboss & Kumar Medicals Taluk Office Road,HOSUR-635 109.
Mail : globalinfra614@gmail.com

KDTCP

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

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.*NANDA KUMAR.G* has enrolled as Registered Engineer Grade-I (RE) with Krishnagiri District Town and Country Planning who has the qualification of B.*E.Civil Engineering* and experience in the relevant field for 10 years.

He has been given the Registration No: 40*/2026, RE-GR-I* on 26*.05.2026.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 valid till 25*.05.2031.*



26 MAY 2026

26/5/26.

DEPUTY DIRECTOR,
KRISHNAGIRI DISTRICT TOWN
AND COUNTRY PLANNING, HOSUR.

26/5/26

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.