

RE

REGULATORY RECORD

RERA Document

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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project: Survey No: 199/1A, 199/2A, 199/2B, 199/1B1, 199/1C, 198/2, 203/1A, 203/1B, 205/1, 205/2, (**AARNA PROPERTIES PHASE-II**) Kalukondapalli Village & Panchayat, Thally Panchayat union, Denkanikottai Taluk, Krishnagiri District, Tamilnadu.

Name of the applicants : 1) Mr.D.R. SRINIVASAN , 2) K.RAMAMURTHY,
3) Mr. ABHISHEK BAFNA, 4) V. SRINIVASAREDDY
5) R. SHARATH, 6) V.T. RAJU
7) GYANCHAND BAFNA 8) D.SARASWATHI

Date: 17.09.2025

Address of the applicants : No:88 KAJEE SAHEB STREET

Denkanikottai Taluk, Krishnagiri District. PIN-635107

Subject: certificate for completion of layout work, Survey No: 199/1A, 199/2A, 199/2B, 199/1B1, 199/1C, 198/2, 203/1A, 203/1B, 205/1, 205/2, Kalukondapalli Village & Panchayat, Denkanikottai Taluk, Krishnagiri District

Ref : _____ (TNRERA Registration Number)

Sir I, **Er.V.VINOTHKUMAR** having **License No. 36/2024 (GR -II)** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of (**AARNA PROPERTIES PHASE-II**) work done at situated on the Plot bearing Survey No: 199/1A, 199/2A, 199/2B, 199/1B1, 199/1C, 198/2, 203/1A, 203/1B, 205/1, 205/2, Kalukondapalli Village & Panchayat, Denkanikottai Taluk, Krishnagiri District, demarcated by its boundaries (latitude 12°39'27.3"N and longitude 77°45'00.6"E of the end points) 10.M Approval layout Road, North, Existing layout , South Vacant Lands, East, Vacant land, West Vacant Lands, Kalukondapalli Village, AND Panchayat, Denkanikottai Taluk, Krishnagiri District. Measuring 32100.00 Sq. mts. Being developed by) 1) Mr.D.R. SRINIVASAN , 2) K.RAMAMURTHY, 3) Mr. ABHISHEK BAFNA, 4) V. SRINIVASAREDDY 5) R. SHARATH, 6) V.T. RAJU 7) GYANCHAND BAFNA 8) D.SARASWATHI.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid 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 DEPUTY DIRECTOR TOWN AND COUNTRY PLANING, Krishnagiri District officer, Hosur vide Layout is assigned as **L.P/P.P/ H.N.T.D.A.(K.D) (SWP) NO: 31/2025 AND L.P/H.N.D.T.A (SWP) No: 80/2025)** dated 14.05.2025 including all amenities and facilities as committed by the promoter to the allottees. Stamp,
Signature & Name of Architect/ Licensed Surveyor with (**Reg. License NO: 36/2024 GR-II**)

Enclosed: Photographs of all Sides of Site. Yours Faithfully.

Y. Vinoth Kumar
Er. V. VINOTHKUMAR M.E (Structural),
Chartered Engineer & Regd. Professional Engineer,
HCMC Govt. Regd. Engineer Reg. No : 01/2022 (RE-GR-III),
DTCP Govt. Regd. Engineer Reg. No : 36/2024 (RE-GR-II),
36/2024 (CE), 26/2022 (RSE-GR-II), 14/2022 (RD),
Yuktha Construction, Shanthi Nagar East,
2nd Cross, HOSUR-635109. Ph. No : 9750381769



GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT



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. **V.VINOTHKUMAR** has enrolled as **Registered Engineer Grade-II (RE)** with Krishnagiri District Town and Country Planning (KDTCP) who has the qualification of **B.E.Civil Engg.**, and experience in the relevant field for **05** years.

He has been given the Registration No:36/2024, **RE-GR-II** on **05.07.2024**. 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 valid upto **04.07.2029**.



[Handwritten signature]

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

[Handwritten signature]

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,
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Chennai 600 097, India
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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.

