Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

Form -5

[Certificate by Architect / Licensed Surveyor]

[Certificate for the purpose of completion of Layout//Sub- Division project]

Date: **09 /01/ 2025**

Address of Project: **S.F.No. 220/ 4, & Extend Of (0.39 ½ Acres), Vengalathur Village Vembakkam Taluk, Tiruvannamalai District, Tamil Nadu - 604410**

(Name of the Promoter): **Mr. G. RAMESH S/O GOVINDARAJ**

Address of the promoter : **NO. 89, Ambedkar Street, Devar Nagar, Padi, Tiruvallur TamilNadu - 600050**

Subject: Certificate for [Name of the Project]: **(AGR AVENUE)**

Ref: (TNRERA Registration Number) :

Sir, **I, S. Dhanesh .** [Name of the Architect/Licensed Surveyour] having Licence No. **TVM/RE GR-III-01/2020** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at [Name of the project] **'' AGR AVENUE ''** Situated on the plot bearing **Survey NO, 220/ 4 , Plot No. 13** denarcated by its boundaries [latitude and longitude] of the end points] to the North: North **12.822419** to the South **12.822388** to the East **79.583787** to the West of Division **79.583673 Vengalathur Village, Vembakkam Taluk Tiruvannamalai District** Measuring: **17222 Sq. Feet** Being developed by, **[Name of the promoter] : Mr. G. RAMESH** 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: **DTCP Tiruvannamalai**

[Name of the sanctioned authority] Vide **Planning Permission No.331 /2024 Dated: 05 /09/ 2024** Including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature And Name [IN BLOCK LETTERS] of Architect/Licensed surveyor with

[Reg. License No] **(S. Dhanesh TVM/RE GR-III-01/2020)**

Enclosed:)

Photographs of all sides of site

Er. S. DHANESH, D.C.D.C.E.,
Registered Engineer-Grade-III,
Reg. No. RE/Gr-III/01/2020
Deputy Director Town and Country Planning
(D.T.C.P.), Vellore - 632 001.

PROFESSIONAL REGISTRATION CERTIFICATE

TVM/RE Grade-III-01/2020

This is to certify that **Thiru. DHANESH.S**, having the qualification of National Council For Vocational Training in the Trade of **Draughtsman Civil** and experience in the relevant field for 9 Years, has been enrolled as Registered **R.E Grade III** of the Town and Country Planning Department.

He shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the TamilNadu Combined Development and Building Rules-2019, vide **G.O.(Ms) No.18** Municipal Administration water supply (MAI) Department, Dated:**04.02.2019**

This Registration is valid upto 25.08.2025



26 AUG 2020

24/8/20

Assistant Director,

Deputy Director of Town and Country Planning Office

Tiruvannamalai.

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate