

RE

REGULATORY RECORD

RERA Document

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

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project: **"MANICKAM NAGAR PHASE-II", Survey Number – 374/1A, 374/1B, 374/2A1, 374/2A2 At Odugathur Town Panchayat/ Village, Anaicut Taluk, Vellore District And Tamilnadu.**

Date: 21-09-2026

**V.MADHAVAN,
NO. 149, BRAHMINAR STREET,
MUNJURPATTU VILLAGE, VELLORE DISTRICT – 632 057.**

Subject: Certificate for **"POTHIGAI NAGAR"**

Ref: TNRERA/APPL/PLI/5708/2026 Dated: 13-08-2026 (TNRERA Registration Number)

Sir,

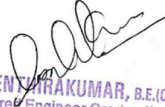
I **Er.K YOKENTHIRAKUMAR B.E** (name of the Architect/Licensed Surveyor) having License No. **RE/Gr-II/RD/AUG2024/11** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"MANICKAM NAGAR PHASE-II", Survey Number – 374/1A, 374/1B, 374/2A1, 374/2A2 At Odugathur Town Panchayat/ Village, Anaicut Taluk, Vellore District And Tamilnadu** demarcated by its boundaries **12°76'18.93"N Latitude and 78°87'74.25"E Longitude** VACANT LAND to the North VACANT LAND to the South VACANT LAND to the East DTCP APPROVED LAYOUT ROAD AND PLOTS to the West **Odugathur Town Panchayat/ Village, Anaicut Taluk, Vellore District And Tamilnadu** measuring **2350.00 Sq.mt.** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed **V.MADHAVAN.**

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** vide Planning Permission No. **04/2026, Dated. 20.01.2026, Local Body ODUGATHUR TOWN PANCHAYAT ROC NO. 165/2026, Dated. 03.08.2026** 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.


Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
Registered Engineer Grade - II,
DTCP Reg. No. RE/Gr-II/RD/Aug 2024/11
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 89864
E-mail: yokenthirakumar1@gmail.com

S.No.	Infrastructural / Development Works as approved by the DTCP & Local Body	Complied Yes / No
1.	ROAD	YES
2.	STORM WATER DRAINAGE	YES
3.	STREET LIGHT	YES
4.	WATER PIPELINE CONNECTION	YES
5.	OHT	PAY Rs - 396000.0/- FEES IN LOCAL BODY DEMAND
6.	Others Charges	PAY Rs - 144025.0/- FEES IN LOCAL BODY DEMAND

Yours Faithfully,


Er. K. YOKENTHIRAKUMAR, B.E.(Civil),
 Registered Engineer Grade - II,
 DTCP Reg. No. RE/Gr-II/RD/Aug 2024/11
 No. 249/A6, 2nd Floor, 11th St., Phase-II,
 Sathuvachari, Vellore - 632 009.
 Mobile : 78457 89864
 E-mail: yokenthirakumar1@gmail.com

Enclosed: Photographs of all sides of site



GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
RANIPET DISTRICT

(F-Block, 4th Floor, Collectorate Campus, Ranipet - 632 402)
Website: WWW.tn.gov.in/dtcp
Mail ID: dtcp.ranipettai@gmail.com

Roc No:1189/2021/RD

Date: 09.08.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is Certify that **Thiru.K.YOKENTHIRAKUMAR** has enrolled as Registered Engineer Grade - II with Assistant Director, District Town And Country Planning Office, Ranipet who has the qualification of **DEGREE OF BACHELOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field for **06** years.

He has been given the Registration No.**RE/Gr-II/RD/AUG2024/11** on **09.08.2024**. He Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamilnadu in Part V, "Registration of Professionals", TamilNadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No.18, MAWS(MA1) Department, Dated:04.02.2019.

The Registration is Valid up to **08.08.2029**.



Assistant Director,
District Town and Country Planning Office,
Ranipet District.

To:

Thiru.K.Yokenthirakumar,
No.2/282, Mariyamman Kovil 2nd street,
Gandhi Nagar, Periyar Kuppam Village,
Ambur Taluk, Tirupathur - 635 814.

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

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



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
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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.

