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RE REGULATORY RECORD

RERA Document

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

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Chennai 600 097, India

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Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: **"S K GANAPATHI NAGAR" (Old S.F.No.362) T.S.No.15/6, 15/7, Block - 03, Ward-A, in Avaniperur (West) Village, Edappady Municipality, Edappady Taluk, Salem District, Tamilnadu.**

Date: **28.08.2026**

Mr.U.Gurunathasamy and Mr.P.Vishnu Varthan(Name of the Promoter)

Door No.5/5-27B.1A, St.Charles School Opposite, MGR Colony Road, Tharamangalam, Salem – 636502 (Address of the Promoter)

Subject: Certificate for **S K GANAPATHI NAGAR** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, **M.MANIKANDAN** (name of the Architect/Licensed Surveyor) having License No. **26/2024, RE-GR-II** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **S K GANAPATHI NAGAR** (name of the project) situated on the Plot bearing Survey No. **(Old S.F.No. 362) T.S.No.15/6, 15/7, Block-03, Ward-A,** demarcated by its boundaries (latitude and longitude of the end points) **11.609073, 77.814963** to the North **11.608043, 77.814486** to the South **11.608485, 77.815263** to the East **11.608816, 77.814207** to the West of Division **Avaniperur (West)** Village, **Edappady** Municipality, **Edappady** Taluk, **Salem** District measuring **19440.00** sq.mts being developed by **Mr.U.Gurunathasamy and Mr.P.Vishnu Varthan** (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 **Assisstant Director, District Town and Country Planning, Salem**(Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/SALEM/LAYOUT NO.418/2025** dated **09.12.2025.** Municipality final layout approval letter No.**1212/2025/F1** dated **01.04.2026.** 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.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	ROAD WORK	Yes
2.	DRAINAGE	Yes
3.	OVERHEAD TANK	Yes
4.	STREET LIGHT	Yes
5.	WATER PIPELINE	Yes

Yours Faithfully,

Er. M.MANIKANDAN, B.E.,
Registered Engineer Grade-II
Reg. No: 26/2024/RE-GR-II
No: 7/135, Housing Board,
Thalavaipatty, SALEM-636 302.

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No.**26/2024, RE-GR-II**)

Enclosed: Photographs of all sides of site

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

Phone: 0427-2448625

Email: ddslmregion@gmail.com

Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **THIRU. M. MANIKANDAN** has enrolled as **Registered Engineer Grade-II (RE-II)** with Salem District Town and Country Planning who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for 6 Years.

He has been given the **Registration No:26/2024 (RE-II)** on 26.11.2024. 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, Municipal Administration and Water Supply (MA1) Department, Dated 04.02.2019.

This Registration is valid upto **25.11.2029.**



25/11/24

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING,
SALEM DISTRICT.

அனுப்புநர்:

திரு.U.குருநாதசாமி மற்றும் P.விஷ்ணுவர்தன்,
கதவு எண்.5/5-27B.1A,
St.சார்லஸ் பள்ளி எதிரில்,
MGR காலனி ரோடு,
தாரமங்கலம் கிராமம்,
ஓமலூர் வட்டம்,
சேலம் - 636 502.

பெறுநர்:

கூடுதல் இயக்குநர்,
தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்,
சென்னை.

மதிப்பிற்குரிய ஐயா,

வணக்கம். மேற்கண்ட முகவரியில் வசிக்கும் எங்களுக்கு சேலம் மாவட்டம், எடப்பாடி வட்டம்/நகராட்சி, ஆவணிபேரூர் மேல்முகம் கிராமம், வார்டு-A, பிளாக்-3, ந.அ.எண்கள்:15/6, 15/7 (பழைய ச.எண்.362)-ல் 4.80 ஏக்கர் இடத்தில் அமைக்கப்பட்ட மனைப்பிரிவுக்கு மாவட்ட நகர் ஊரமைப்பு அலுவலகம் மற்றும் எடப்பாடி நகராட்சியில் அனுமதி பெறப்பட்டுள்ளது. மேற்படி மனைப்பிரிவில் சமர்ப்பித்துள்ள புகைப்படங்கள் இரண்டு அல்லது மூன்று **GPS** செயலி மூலம் எந்த திசையில் இருந்து புகைப்படம் எடுத்தாலும் **எடப்பாடி கிராமம்** என்று மட்டுமே வருகிறது. ஆவணிப்பேரூர் மேல்முகம் கிராமம் என்று எந்த ஒரு இடத்திலும் வரவில்லை. அதனால் **Google Earth** செயலி மூலம் **GPS Coordinates** சமர்ப்பித்துள்ள புகைப்படங்களை ஆய்வுசெய்து எங்களது மனைப்பிரிவு அந்த இடத்தில் தான் அமைகிறது என்று தெளிவுபடுத்தி **RERA** அனுமதி வழங்குமாறு மிகத் தாழ்மையுடன் கேட்டுக்கொள்கிறோம்.

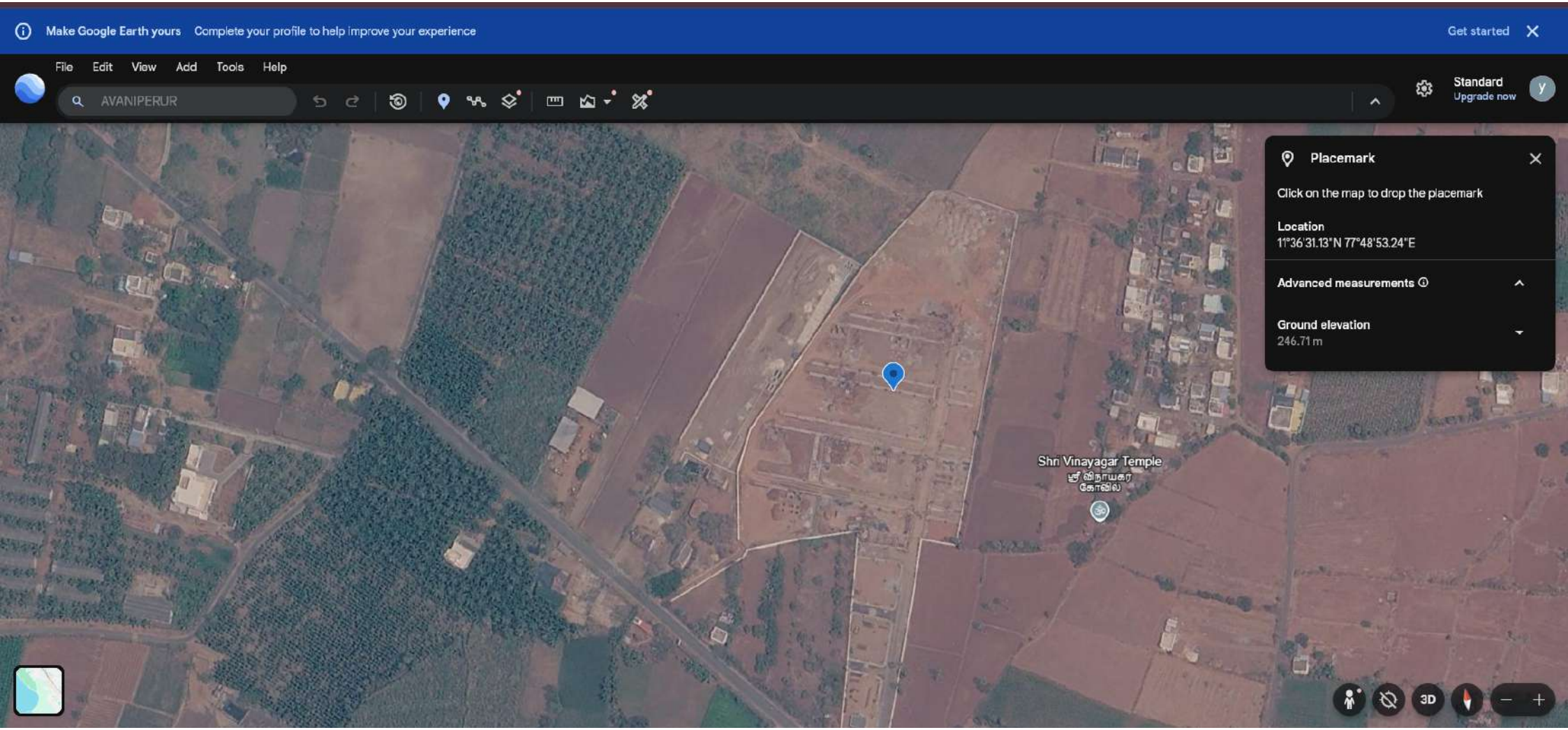
நன்றி

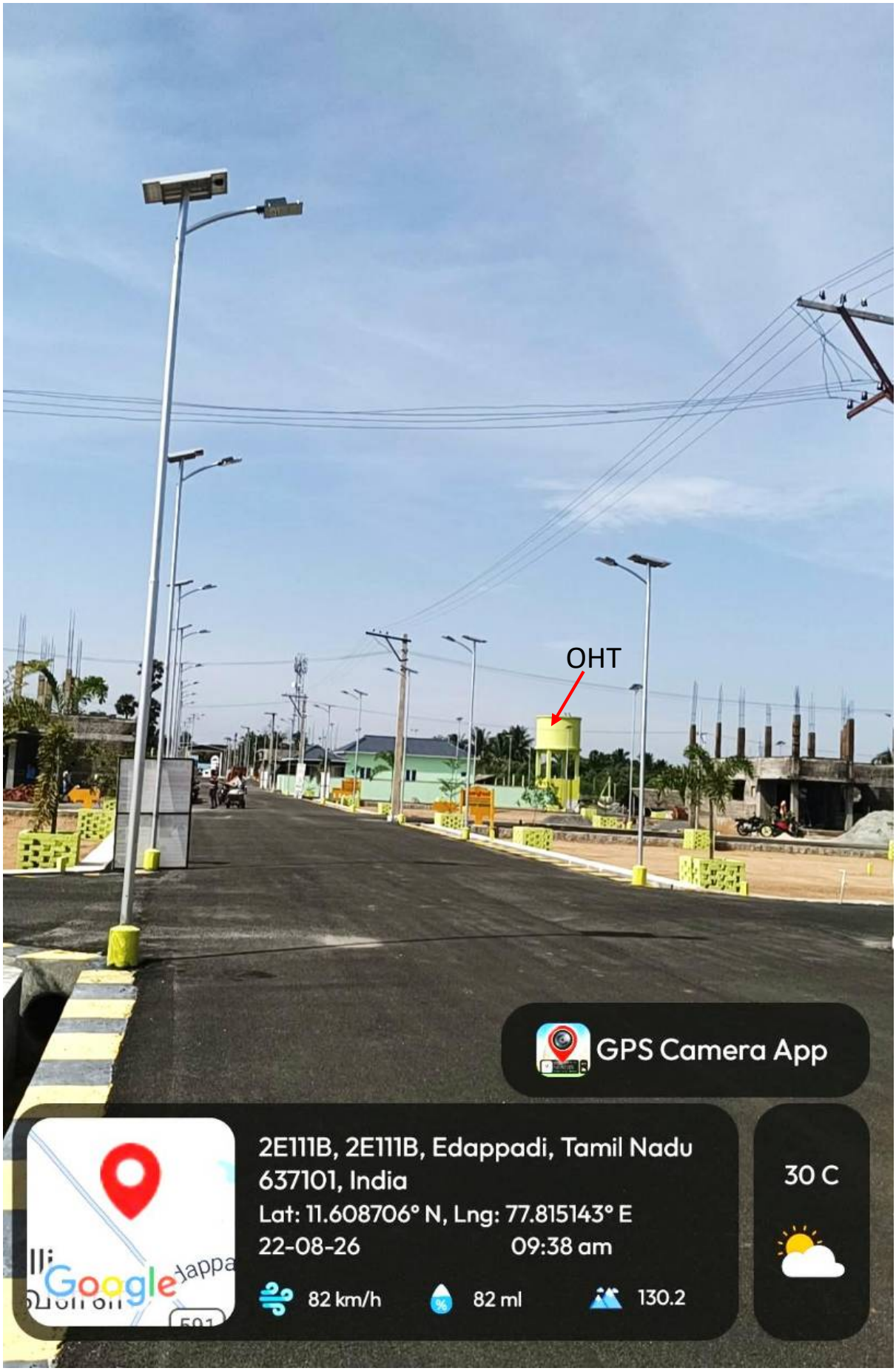
இடம்: சேலம்
தேதி: 28.08.2026

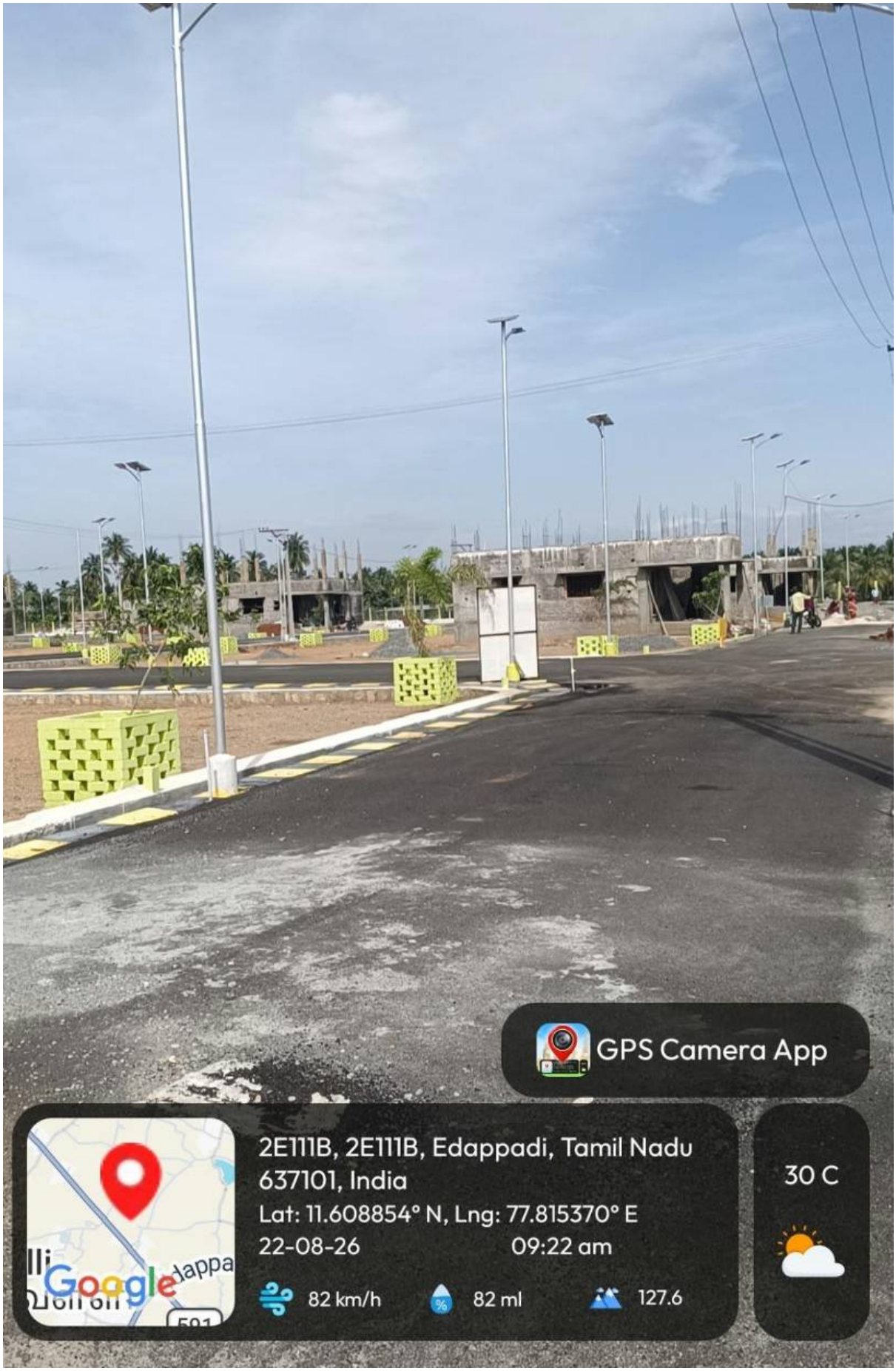
இப்படிக்கு

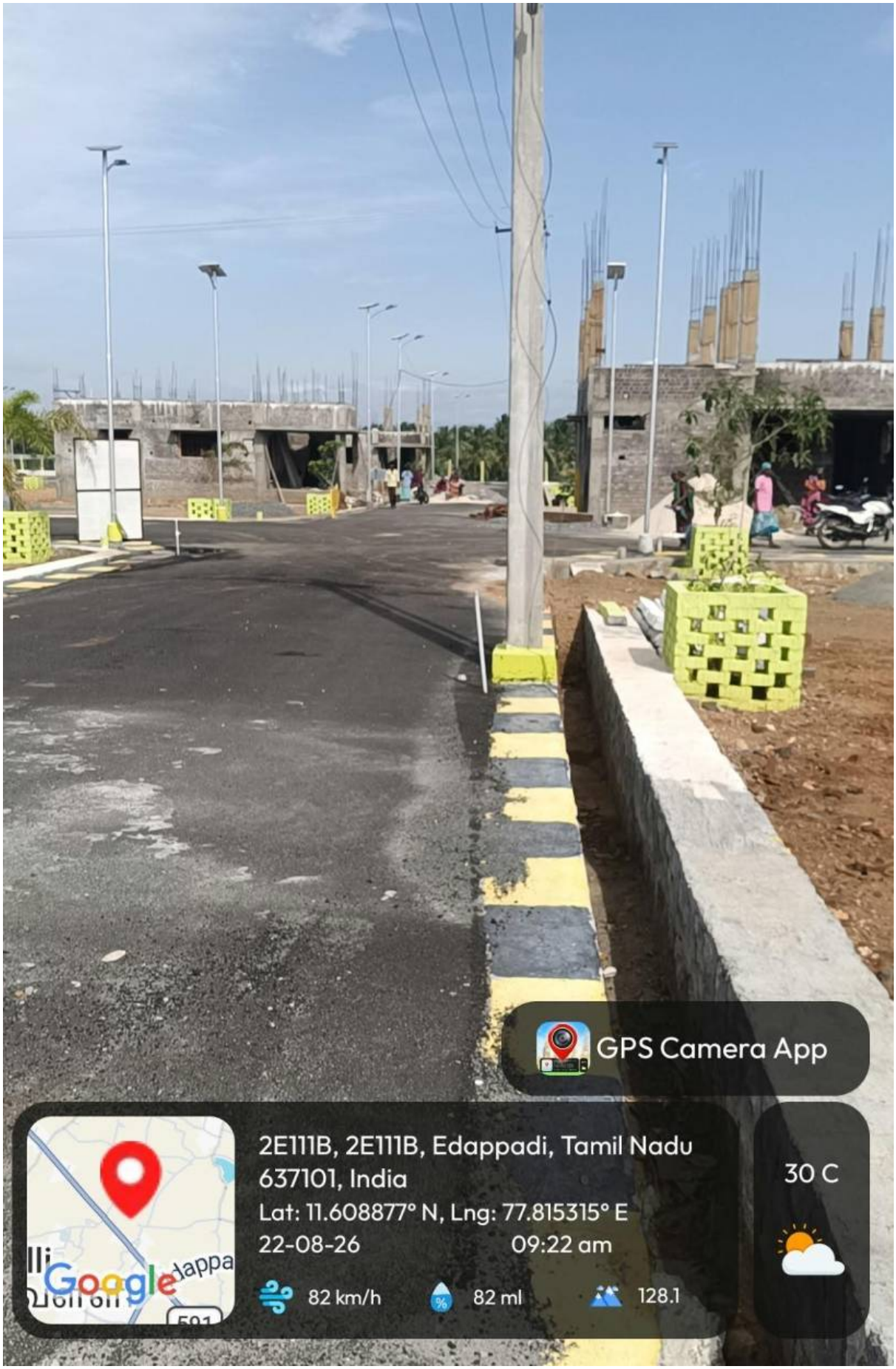
இணைப்பு:

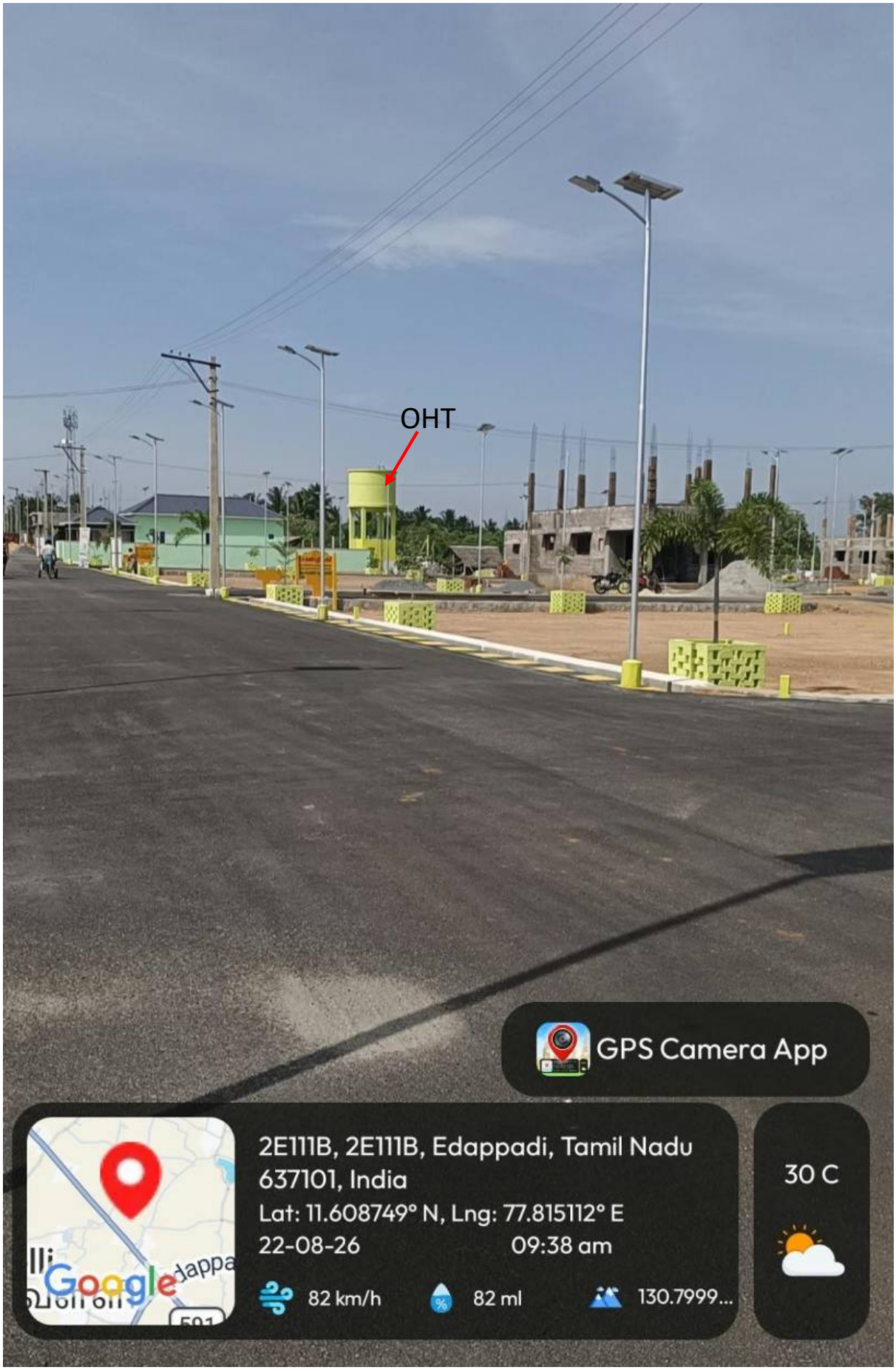
1. Google Earth போட்டோ
2. GPS மற்றும் ட்ரோன் புகைப்படம்

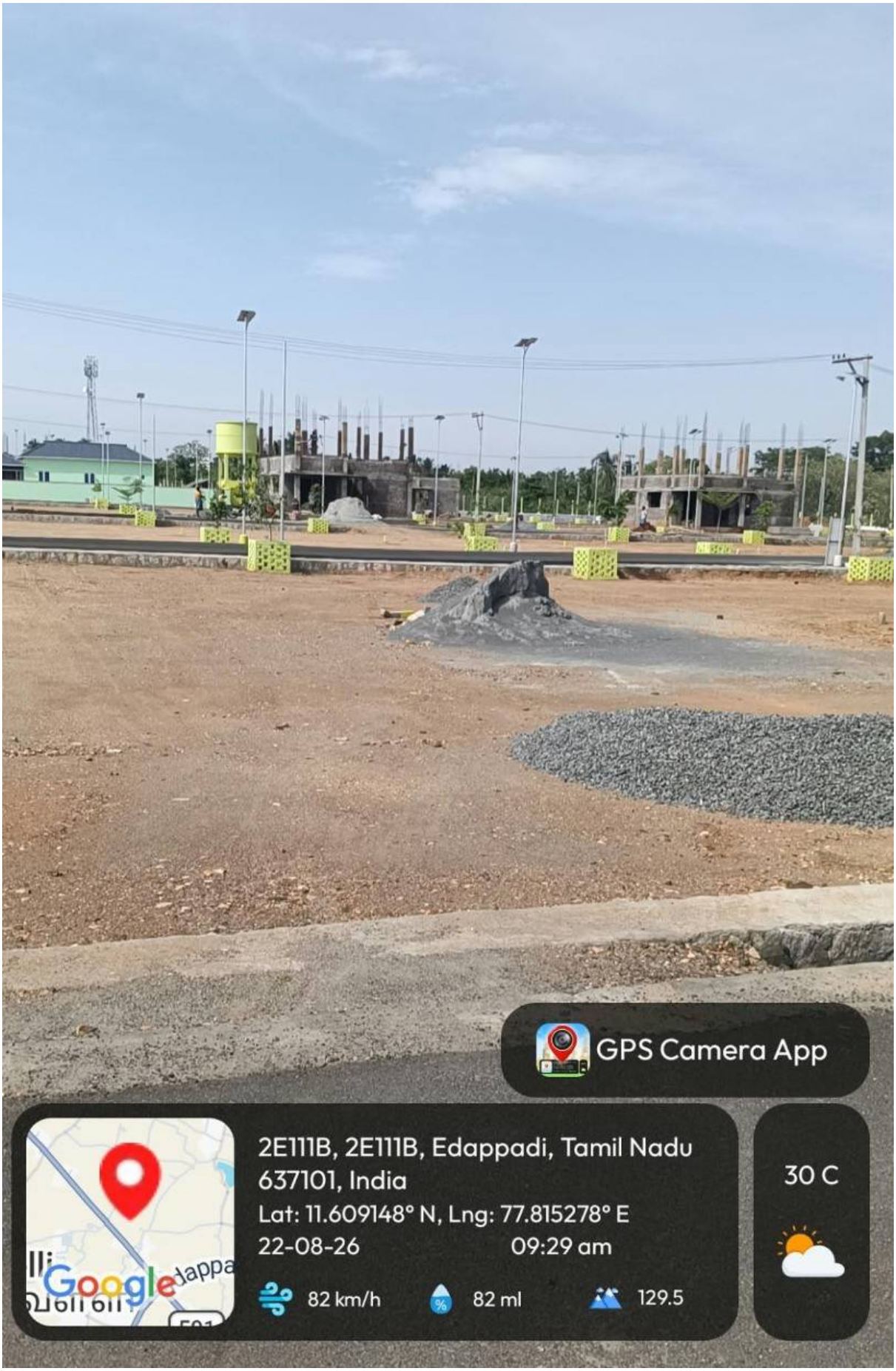

Make Google Earth yours
Complete your profile to help improve your experience
Get started
File
Edit
View
Add
Tools
Help
AVANIPERUR
Standard
Upgrade now
Placemark
Click on the map to drop the placemark
Location
11°36'31.13"N 77°48'53.24"E
Advanced measurements
Ground elevation
246.71 m
Shri Vinayagar Temple
ஸ்ரீ விநாயகர்
கோவில்
3D


OHT
GPS Camera App
2E111B, 2E111B, Edappadi, Tamil Nadu
637101, India
Lat: 11.608706° N, Lng: 77.815143° E
22-08-26
09:38 am
82 km/h
82 ml
130.2
30 C


GPS Camera App
2E111B, 2E111B, Edappadi, Tamil Nadu 637101, India
Lat: 11.608854° N, Lng: 77.815370° E
22-08-26 09:22 am
82 km/h
82 ml
127.6
30 C


GPS Camera App
2E111B, 2E111B, Edappadi, Tamil Nadu 637101, India
Lat: 11.608877° N, Lng: 77.815315° E
22-08-26 09:22 am
82 km/h
82 ml
128.1
30 C

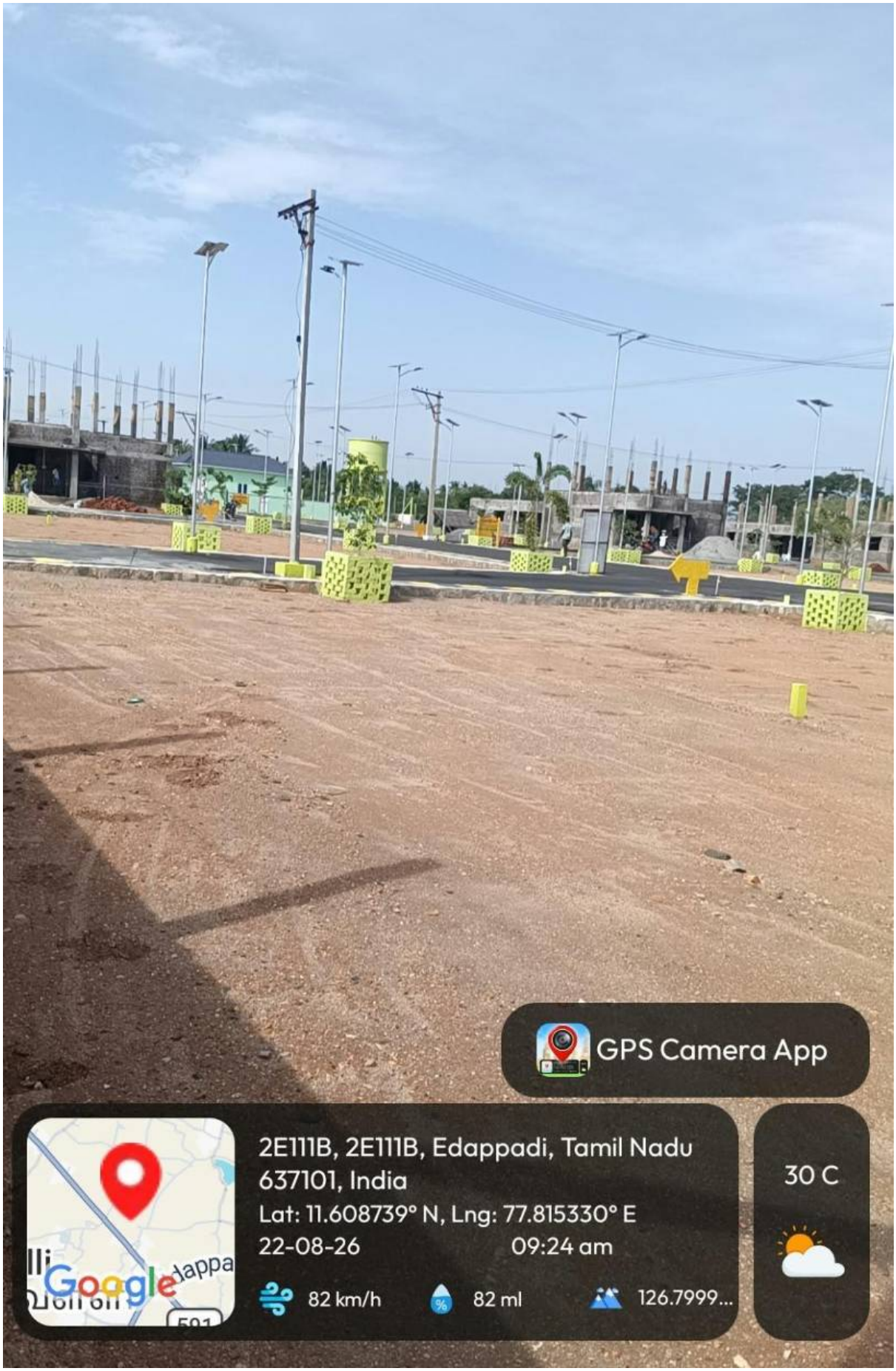

OHT
GPS Camera App
2E111B, 2E111B, Edappadi, Tamil Nadu 637101, India
Lat: 11.608749° N, Lng: 77.815112° E
22-08-26 09:38 am
82 km/h
82 ml
130.7999...
30 C
Google


GPS Camera App
Google
2E111B, 2E111B, Edappadi, Tamil Nadu
637101, India
Lat: 11.609148° N, Lng: 77.815278° E
22-08-26 09:29 am
82 km/h
82 ml
129.5
30 C


OHT
GPS MAP CAMERA
Edappadi, India
2E111B, Edappadi
11.6089°N, 77.8152°W
09:15 AM
Sat 22 August, 2026
Google


GPS MAP CAMERA
Edappadi, India
2E111B, Edappadi
11.6089°N, 77.8152°W
09:15 AM
Sat 22 August, 2026
Google


GPS MAP CAMERA
Edappadi, India
2E111B, Edappadi
11.6089°N, 77.8152°W
09:15 AM
Sat 22 August, 2026
Google


GPS Camera App
2E111B, 2E111B, Edappadi, Tamil Nadu 637101, India
Lat: 11.608739° N, Lng: 77.815330° E
22-08-26 09:24 am
82 km/h
82 ml
126.7999...
30 C

















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

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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.