

RE

REGULATORY RECORD

# RERA Document

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The document as the regulator published it, reproduced in full behind this page.

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

Form-5

Certificate By Architect / Licensed Surveyor  
(Certificate For The Purpose Of Completion Of Layout/ Sub-Division Project)

Address Of The Project : S.No 586/3B2, 586/3C1 In Bodinayakanur Village,  
Anaikaraipatti Panchayat, Bodinayakanur Taluk, Theni District.

Date: 29.08.2024

Name Of The Promoter : P.Janani  
Address Of The Promoter : Door No. 29, Alagu Santhu, Bodinayakanur Municipality,  
Bodinayakanur Taluk, Theni District-625 513.

Subject:

Certificate For : Vetrivel nagar-1

Ref: \_\_\_\_\_ (TNRERA Registration Number)

Sir, I, P.Sasikumar Having License No. RE.GR.III 2023/01/001 Had Undertaken Assignment As An Licensed Surveyor For The Assessment And Verification Of Development Of Work Done At Vetrivel nagar-1 Situated On The Plot Bearing S.No 586/3B2, 586/3C1 In Bodinayakanur Village, Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) 10.012426,77.335440 To The North 10.012390,77.335671 To The South 10.011825,77.335524 To The East 10.011831,77.335170 To The West Of Division S.No 586/3B2, 586/3C1 In Bodinayakanur Village, Anaikaraipatti Panchayat, Bodinayakanur Taluk, Theni District, Tamilnadu, Measuring 1527.0 Sq.Mts. Being Developed By P.Janani,

Based On Site Inspection Carried Out By Me With Respect To Each Of The Plot(S) Of The Aforesaid Layout, I Certify That As On Date Of This Certificate, The Project Has Been Developed And Completed In All Respects As Per Layout Plan Sanctioned By Directorate of Town and Country Planning, Theni Vide Planning Permission No. L.P/AD DTCP(TD) NO: SWP/125/2024 Dated 21.08.2024 Including All Amenities And Facilities As Committed By The Promoter To The Allottes.

Yours Faithfully,

  
**P.SASIKUMAR** Draught's Man  
DTCP Register Engineer  
RE.GR-III 2023/01/001  
THENI BEST CADD & PLOTTING  
90929 58141, 88389 72671



**DTCP**

**THENI**

**GOVERNMENT OF TAMILNADU  
TOWN AND COUNTRY PLANNING DEPARTMENT  
DISTRICT TOWN AND COUNTRY PLANNING, THENI**

Door No.446/A 17 Ward, Nehruji Street, Allinagaram, Theni -625 531.

Phone: 04546 252022, E.mail –ID [thenidtcp@gmail.com](mailto:thenidtcp@gmail.com)

Roc.No.50/2023/TD1

Dated : 31.01.2023

**PROFESSIONAL REGISTRATION CERTIFICATE**

This is to certify that **Thiru. P.SASIKUMAR** has enrolled as **REGISTERED ENGINEERS GRADE III - (RE)** with District Town And Country Planning, Theni (DTCP), who has the qualification of **Industrial Training Institute (ITI) in Draughtsman (Civil)** and experience in the relevant field for **11 years**.

He has been given the **Registration No.RE.GR-III 2023/01/001 on 31.01.2023**. 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) Department, Dated: 04.02.2019 & G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**.

This Registration is valid up to **30.01.2028**.



**To**

Thiru P.Sasikumar,  
536, North Street,  
G.Kalluppatti, Genguvar Patti(Po)  
Theni District – 625 203.  
Mobile No. 8838972671

**ASSISTANT DIRECTOR,  
DISTRICT TOWN AND COUNTRY PLANNING,  
THENI DISTRICT**

*898*  
*31/1/2023*

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

