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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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Form-5

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

Address of the Project : S.F.No: 58/21B, 59/2, Singipuram Village, And Panchayat, Valapady Panchayat Union, Valapady Taluk, Salem District, Tamilnadu.

Promotor Details : **Mr.K.Sivakumar,**
S/o. Late. Kuppusamy,
D.No. 326, Nadaar Street,
Singipuram Village,
Valapady Taluk,
Salem District.
Mobile -9443708994

Date : 26.08.2026

Subject : Certificate for **AMBAL NAGAR** Residential Layout sites Complection

Ref : Dtcp Office Approved ROC.No.SLM/ 7RC3E3ZP/56233/2025/TCP/2025/TCP dt. 01.12.2025.

Panchayat Office Approved ROC.No.Roc No.1,Resolution Date:No.166(5) /2026-2027 dt.18.08.2026.

Sir,

I, **Er. M. Vadivel** having **License No.01/2023, dt. 03.02.2023. This Registration is Valid Upto 02.02.2028,** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at S.F.Nos: 58/21B, 59/2, Singipuram Village And Panchayat, Valapady Panchayat Union, Valapady Taluk and Salem District, Tamilnadu. Demarcated by its boundaries Latitude : 11.626323 N, Longitude : 77.396593 E, to the North - Vacant Land to the South - Vacant Land, to the East - Vacant Land, to the West - Tar Road And Vacant land in Singipuram Village, Singipuram Panchayat, Valapady Panchayat Union, Valapady Taluk and Salem District, Tamilnad. measuring 9773.15 sq.mts. Being developed by Promotors.

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 DTCP, Salem vide Planning Permission layout No. 404/2025 in Lr R.C.No.SLM/ 7RC3E3ZP/56233/2025/TCP/2025/TCP dt. 01.12.2026 & Panchayat Approved layout Lr R.C.No. 1,Resolution Date:No.166(5) /2026-2027 dt.18.08.2026.

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.

DMV CONSTRUCTION
Er. Vadivel
8122 101 282
9443 101 282
DHARMAPURI

S.No	Infrastructural / Development Works as approved by the CMDA/DTCP & Local Body	Complied Yes / No
1	Street Light	YES
2	Road	Yes
3	Water Pipe Line	YES
4	Over Head Tank	No
5	Drainage	Yes
6	Others	

Thanking you.,

Yours Faithfully,

Er. M.Vadivel, ME(Struct), AMIE, C Eng(I), MISTE, APV, MICI, MISSE, MICA
Consulting Civil Engineer. Chartered Engineer.
TN. Govt. Registered Professional of DTCP.
R.E-II-81/2023, R.S.E.-II-21/2020, R.C.E-27/2020, R.D 06/2020
R.E.(G-3), DMC No. 037/LS/2019/00004, CCMC No 004/2021
DMV CONSTRUCTION,
19/17, Annamalai Street, Near Municipality Office
Dharmapuri-636701, Cell: 8122 101 282, 9443 101 282
E.Mail: dmvconstruction.dp@gmail.com

DTCP

DPI

District Town and Country Planning,
Appavu Nagar, 83 Pidamaneri Road, Dharmapuri.
Phone: 04342 260 399, Email: dpirdd@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to Certify that Thiru.M.Vadivel has enrolled as Registered Engineers -(RE)/Grade-II with District Town and Country Planning, Dharmapuri **(DTCP)**who has the qualification of B.E.,Civil and experience in the relevant field for 05 years

He has been given the Registration No: **01/2023 Registered Engineers-(RE)/ Grade-II / *Dharmapuri*** on 03.02.2023. 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) Dept, Dated: 04.02.2019.

This Registration is valid upto 02.02.2028



3 FEB 2023

3/2/2023

Assistant Director
District Town and Country Planning,
Dharmapuri District.

3/2/23

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

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.