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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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Form-5

Certificate by Registered Engineer

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

Address of the Project: S.No.95/2A2, 4A2, Reddipatti Village, Namakkal Corporation, Sendamangalam Taluk, Namakkal District-637002 measuring 0.57Acres or 2307.00Sq.Mts (12Nos of Residential Plots).

Date: 12.09.2026

Name of the Promoter: **Mrs.K.Geetha, W/o Thangaraju,**

Address of the Promoter: **D.No.2/169, Main Road,**
Reddipatti Village,
Sendamangalam Taluk,
Namakkal District-637409.
Contact: 9080649799, Mail: jayamani041997@gmail.com.

Subject : Certificate for **"SRI KHANDAGIRI NAGAR"**,

Reference : TNRERA Registration Number.

Madam/Sir,

I, **Er.R.JayaManikandan(B.E)., having License No. 02/2026/RE-Gr.II/EDTCP** had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work done at **"SRI KHANDAGIRI NAGAR"** situated on the Plot bearing **Survey No.95/2A2, 4A2** demarcated by its boundaries (latitude and longitude of the end points) **11.205750, 78.196972** to the **North, 11.205500, 78.196803** to the **South, 11.205553, 78.197213** to the **East, 11.205734, 78.196551** to the **West** of **Reddipatti Village, Namakkal Corporation, Sendamangalam Taluk, Namakkal District-637002 measuring 0.57Acres or 2307.00Sq.Mts (12Nos of Residential Plots).** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **Mrs.K.Geetha.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/Sub-Divion 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 **Assistant Director, Directorate of Town and Country Planning, Namakkal District** vide Planning Permission No. **SWP/DTCP/NAMAKKAL/LAYOUT No.33/2026, Dated: 19.02.2026 and Commissioner, Namakkal Corporation Approval No. 1375/2026/F1, Dated: 05.08.2026.** 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.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1	9.0m wide tar road	Yes
2	Rain water / Storm water Drains	Yes
3	Solar Panel Street Lights	Yes
4	Water supply facilities (Individual pipe connection and taps)	Yes
5	Others (Plot boundary / site boundary stones)	Yes

Yours Faithfully,

12/9/26

Er.R.JAYAMANIKANDAN, B.E.,
Registered Engineer & Consulting Civil Engineer
DTCP Reg.No:02/2026/RE -Gr.II/EDTCP
J-SQUARE BUILDERS
1st Floor, PKV Complex,
Opp.TNSTC Depot, Paramathi Road,
Namakkal (Tk & Dt) - 637001.
Mobile : 90806 49799, 99945 16123.

Enclosed: Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT

Uzhavarsandai Backgate, Sampath Nagar, Erode.
Email: ddtcperode@gmail.com Ph. 0424-2258297

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru **Jayamanikandan R.** has enrolled as **Registered Engineer Grade II (RE-Gr.II)** with **Erode District Town and Country Planning Office** who has the qualification of B.E. (Civil) and experience in the relevant field for more than 05 years.

He has been given the Registration No: **02/2026/ RE-Gr.II/EDTCP** on **28.01.2026**. 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 **27.01.2031**



28/01/26

Deputy Director (I/c),
District Town and Country Planning,
Erode District.

அனுப்புநர்

திருமதி.K.கீதா,
க/பெ தங்கராஜீ,
க.எண்.2/169, மெயின் ரோடு,
ரெட்டிப்பட்டி கிராமம்,
சேந்தமங்கலம் வட்டம்,
நாமக்கல் மாவட்டம்-637002.
கைபேசி:- **9080649799**

பெறுநர்

The Director,
Tamil Nadu Real Estate Regulatory Authority(TNRERA),
No.133, G-Block,
1st Avenue, Anna Nagar(East),
Chennai-600102.

பொருள்: LT-Line-ஐ மாற்றியமைத்தல் மற்றும் DCW-தொகைக்கான மின்கட்டண ரசீது விபரம் தொடர்பாக,

அம்மையீர்/ஐயா,

நாமக்கல் மாவட்டம்-**637002**, சேந்தமங்கலம் வட்டம், நாமக்கல் மாநகராட்சி, ரெட்டிப்பட்டி கிராமம், ச.எண்.**95/2A2, 4A2**-களில் உள்ள **0.57**ஏக்கர் அல்லது **2307.00**ச.மீ இடத்தை மனைப்பிரிவுகளாக பிரித்து DTCP அனுமதி பெற்று, **TNRERA Online Registration Projects**-க்கான **Normal Layout(Individual)** இணையதளத்தில் மேற்கண்ட மனைப்பிரிவிற்கான அனைத்து கோப்புகளையும் பதிவேற்றம் செய்துள்ளேன். பின்கண்ட மனைப்பிரிவில் இருந்த **LT-Line**-ஐ மாற்றியமைக்க தேவையான **DCW**-தொகையை செலுத்தி மற்றும் நேரடியாக **Transformer**-ல் **LT-Line** ஆனது இணைக்கப்பட்டுள்ளது என தெரிவித்துக்கொள்கிறேன். மேலும் முந்தைய உரிமையாளரான திரு.S.சதீஸ்குமார் அவர்களின் பெயரில் மின்கம்பம் இருந்ததின் காரணமாக **DCW**-தொகைக்கான மின்கட்டண ரசீதானது நிலத்தின் முந்தைய உரிமையாளரான திரு.S.சதீஸ்குமார் பெயரில் செலுத்தப்பட்டுள்ளது.

எனவே மேற்கண்ட மனைப்பிரிவுக்கு **TNRERA - Normal Layout (Individual) - Form-C** மற்றும் அனுமதி வழங்க ஆவண செய்யுமாறு பணிவுடன் கேட்டுக்கொள்கிறேன்.

நன்றி

நாள்: 15.09.2026
இடம்: நாமக்கல்.

இப்படிக்கு,

R. Chandra

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : S. SATHISHKUMAR

மின். இ. எண்: 200042041025627 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCCAN869379901 நாள் : 04/06/2026 13:10:24

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	41017.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	3691.53
4	46942-SGST @9%	3691.53
5	62948-Rounding Off	-0.06
	மொத்தம்	48400.00

தொகை (எழுத்தால்) ரூ. Forty Eight thousand Four hundred only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :

24 மின்னகம்

94987 94987

GPS Map Camera

Reddipatti, Tamil Nadu, India 🇮🇳

, Reddipatti, Tamil Nadu 637002, India, Reddipatti, Tamil Nadu 637002, India

Lat 11.205463° Long 78.196371°

Tuesday, 15/09/2026 07:05 AM GMT +05:30

GPS Map Camera

Reddipatti, Tamil Nadu, India 🇮🇳

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Lat 11.205662° Long 78.196571°

Tuesday, 15/09/2026 06:59 AM GMT +05:30

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Lat 11.205747° Long 78.19655°

Tuesday, 15/09/2026 07:21 AM GMT +05:30

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Lat 11.205548° Long 78.196504°

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Lat 11.205536° Long 78.19628°

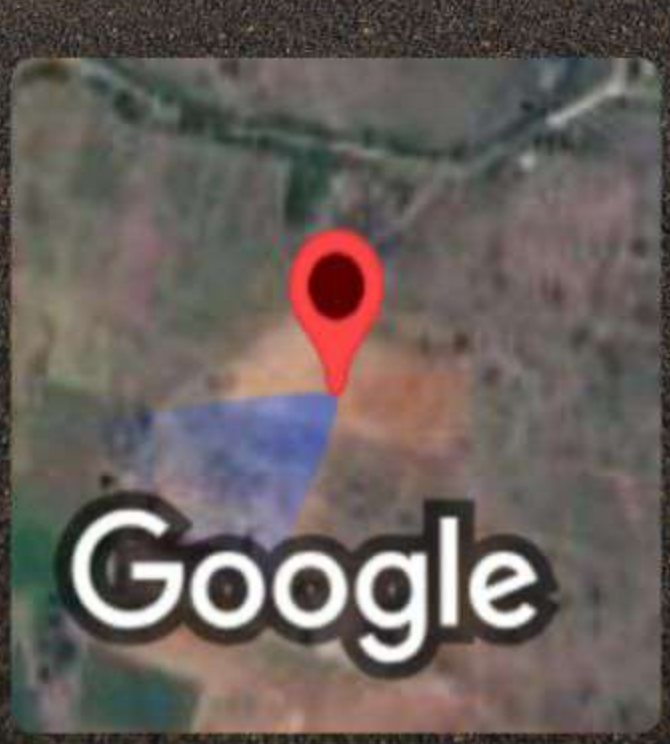
Tuesday, 15/09/2026 07:07 AM GMT +05:30


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Reddipatti, Tamil Nadu 637002, India
Lat 11.205614° Long 78.1968°
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Reddipatti, Tamil Nadu 637002, India
Lat 11.205502° Long 78.197169°
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Lat 11.205598° Long 78.196818°
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Lat 11.205684° Long 78.196734°

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Lat 11.205634° Long 78.196892°

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Lat 11.205452° Long 78.197158°

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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.

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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

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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.