

RE

REGULATORY RECORD

RERA Document

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

Certificate by Architect/Registered Engineer

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

Address of the Project : S.F.No.88/2D,89/2A1B2 & 89/2A1C1B, THATHANOUR VILLAGE AND POOVANUR PANCHAYAT ,
AYOTHIYAPPATINAM PANCHAYAT UNION, SALEM TALUK, SALEM DISTRICT.

Date: 28-05-2025

1. Mr. L. Maheskumar Porwal S/o Mr.Laxmi Chand Porwal,

2. Mr.R.Naveen Prasanth S/o Mr.Rajendran ..

D No.19/1,Natesan Colony,

Hasthampatti,

Salem Taluk,

Salem -636008.

Subject : Certificate for **REGULAR LAYOUT**

(SWP/DTCP/SALEM/LAYOUT NO: 335/2024, Dated - 23.12.2024)

LOCAL BODY SANCTIONED No. Roc.No.1/2024 , Dated - 28.12.2024

Ref : _____ (TNRERA Registration Number)

Sir,

I **Er.J.MEENA** (Name of the Architect/ Registered Engineer), having License No.DTCP/SALEM/RSE-II/002/2022 had undertaken an assignment as an Architect/ Registered Engineer for the assessment and verification of the development of work done at S.F.No.88/2D,89/2A1B2 & 89/2A1C1B, THATHANOUR VILLAGE AND POOVANUR PANCHAYAT, AYOTHIYAPPATINAM PANCHAYAT UNION, SALEM TALUK, SALEM DISTRICT. (REGULAR LAYOUT) [SWP/DTCP/SALEM/LAYOUT NO: 335/2024] situated on the plot bearing Survey No./ Plot No. S.F.No.244/2A1B1,244/2A2 & 244/2B demarcated by its boundaries (latitude and longitude of the end points) 11°43'59.7"N 78°16'13.8"E to the North S.No.88/2E,89/2A1B1,89/2A1C1A to the South S.No.88/3A1,89/2B to the East S.No.90,98 to the West S.No.88/2A,88/2C of division THATHANOUR VILLAGE AND POOVANUR PANCHAYAT, AYOTHIYAPPATINAM PANCHAYAT UNION, SALEM TALUK, SALEM DISTRICT.measuring As per Document **9914.80 Sq.mts...** As per Patta **9921.00 Sq.mts.** Being developed 1. Mr.L.Maheskumar Porwal S/o Mr.Laxmi Chand Porwal 2.Mr.R.Naveen Prasanth S/o Mr.Rajendran (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 ASSISTANT DIRECTOR (Name of the sanctioned authority) vide [SWP/DTCP/SALEM/LAYOUT NO: 335/2024] dated **23.12.2024** , LOCAL BODY SANCTIONED No. Roc.No.1/2024 , Dated - 28.12.2024...including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Registered Engineer with Reg.Licensed No

Enclosed: Photographs of all sides of the site


Er.J.MEENA, M.E., (Struct)
SE-GR II / Reg. No.: 02/2022
AM Designscape
Building Planner & Designer,
D.No.719/5, Gandhi Nagar 1st Street,
Alikuttai (Po.), Vaikampatturai,
Salem - 636 017. Cell : 9363790188



GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

6, Sannathi St, Subramanya Nagar, Suramangalam,

Salem-636 005.

Phone: 0427-2448625.

Email: ddslmregion@gmail.com

Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Tmt.J.MEENA** has enrolled as **Structural Engineer Grade-II (SE)** with Salem District Town and Country Planning (SDTCP). who has the qualification of **M.E.STRUCTURAL ENGINEERING.**, and experience in the relevant field for more than **03** years.

She has been given the Registration No: **02/2022, SE- GR II** on **29-11-2022**. She 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 **28-11-2027**.



Handwritten signature and date: 30.11.22

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

Handwritten signature and date: 20/11/2022

Handwritten signature and date: 20/11/22



TOTAL PROJECT COST

Land Value :

Land - Rs.45,00,000 /-

Total - Rs.45,00,000/-

Fee :

DTCP - Rs.7,18,134 /-

Local Body - Rs.2,09,920 /-

Total - Rs.9,28,054 /-

Development :

Road - Rs. 30,00,000 /-

Other - Rs. 10,00,000 /-

Total - Rs. 40,00,000 /-

Total Project Cost = Rs. 94,28,054/-

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
hello@verified.realestate
+91 9996 12 9996

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.

