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RE REGULATORY RECORD

# RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

**Form - 5**

**Certificate by Architect / Licensed Surveyor**

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

**Address of the Project :** **Date : 09.03.2026**

Layout project set up at **S.F.No – 23/5 - Extent of 2.46 Acres (or) 9960.00 Sq.Meter - at SundakkampalayamVillage & Sundakkampalayam Village Panchayat, Uthukkuli Taluk, Tiruppur District . " SIVARAM AVENUE – C "**

**Name of the Promoter** : **Mr.T.S.Sivakumar**

**Address of the Promoter** : **Door No. 5/152 - Thottiyai Palayam,**
**Sokkanur , Tirupur Taluk,**
**Tiruppur District – 638103.**
**Contact No – 98430 33375**
**Mail ID – vijayvishal2011@gmail.com**

**Subject :** **Certificate for Layout project set up at " SIVARAM AVENUE – C " S.F.No – 23/5 - Extent of 2.46 Acres (or) 9960.00 Sq.Meter - at SundakkampalayamVillage & Sundakkampalayam Village Panchayat, Uthukkuli Taluk, Tiruppur District .**

**Sir,**

I, **D.Prakash Pandian - Registered Engineer Grade - I (DTCP Registration No – 13/2025/RE-Gr.I / EDTCP(Renewal) On 13.10.2025 ) Valid Upto 12.10.2030** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work situated on the bearing **Survey No 23/5 -** Demarcated by its boundaries ( **Latitude - 11.24385° and Longitude - 77.404705 °** ) the **North – S.F.No – 20 – 10.80 Meter Panjayat Road , South – 20 - 10.80 Meter Panjayat Road , East – S.F.No – 23/3 & 4 - Vacant Land, West – S.F.No 23/3 & 4 - Vacant Land - Sundakkampalayam Village , and Sundakkampalayam Village Panchayat , Uthukkuli Taluk, Tiruppur District Measuring 9960.00 Sq.Meter** Being Developed by **Mr. Mr.T.S.Sivakumar -** Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaidLayout Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as perthe Plotting layout plan sanctioned by District Town and Country Planning, **Tiruppur District vide Planning Permission No 49/2025, Dated : 26.03.2025 & Logal Body Planning Permission No 02/2025 – 2026 ( Loyout) , Dated : 06.03.2026** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

D. Ru PC.

Er. D. PRAKASH PANDIAN , DCE,B.E.,
RAJALAKSHMI CONSTRUCTIONS
D.No: 329/5, NPP Plaza, Erode Road, Perundural.
Registered Engineer 06 / 2020 / RE-Gr.I / EDTCP
Registered Construction Engineer 03/2020/RCE/EDTCP
Cell: 97517 25654

# DISTRICT TOWN AND COUNTRY PLANNING
# ERODE DISTRICT

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

## PROFESSIONAL REGISTRATION CERTIFICATE
**Renewed from 13.10.2025 to 12.10.2030**

This is to certify that Thiru **Prakash Pandian D.** has enrolled as **Registered Engineer Grade I (Old Registration No. 06/2020/RE Gr-1/EDTCP)** with **Erode District Town and Country Planning Office** who has the qualification of **B.E. (Civil)**

He has been given the Registration No: **13/2025/ RE GR-I/EDTCP(Renewal)**. 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 **12.10.2030**



13/10/25

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

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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# 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.