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RE REGULATORY RECORD

RERA Document

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.

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

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

Address of the Project : Denkanikottai Village S.F.No:216/1B2 in Denkanikottai Town Panchayat, Denkanikottai Taluk and Krishnagiri District, Tamilnadu.

Promotor Details : **Mr.D.TipuNazeer Ahmed** **Date : 08.07.2025**

S/o.Dhakshinamurthi,

Door No. 28,

Asath Street,

Denkanikottai,

Krishnagiri - 635107.

98414 00268.

Subject : Certificate for Layout Complection

Ref : TN RERA No.

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 Denkanikottai Village S.F.No:216/1B2 in Denkanikottai Town Panchayat, Denkanikottai Taluk and Krishnagiri District, Tamilnadu. Demarcated by its boundaries Latitude : 12.535332, Longitude : 77.791677, to the North Panchayat Tar road, to the South Vacant Land to the East Vacant Land, to the West Vacant Land Denkanikottai Town Panchayat, Denkanikottai Taluk and Krishnagiri District, Tamilnadu. measuring 1953.00 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 subdivision Layout Project, I certify that as on date of this certificate, the project has been completed in all respects as per the Plotting subdivision layout plan sanctioned by DTCP, Krishnagiri vide Planning Permission subdivision layout No.

83/2025 in Lr R.C.No.SIUBTGG7/2025/TCP, dt.15.05.2025 & Town Panchayat Approved layout Lr R.C.No. 185/2025/A3 dt. 17.06.2025 (Copy Enclosed).

The dtcp subdivision layout approved site, so there is no develop on this site.

Thanking you.,

Yours Faithfully,

08/07/2025

Er. M.Vadivel, ME(Struct),.AMIE.,C.Eng(I),.MISTE.,AIV.,MICI.,MISSE.,MCA.
Consulting Civil Engineer, Chartered Engineer,
TN. Govt. Registered Professional of DTCP,
R.E-II-01/2023, 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

3/2/2023

Assistant Director
District Town and Country Planning,
Dharmapuri District.

3/2/23

3 FEB 2023

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

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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

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The LandLens suite
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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.