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RE REGULATORY RECORD

RERA Document

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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: Kothaimangalam Village / Panchayath, Palani Taluk, Dindigul District.
(S.F.Nos:432/1B1, 432/1A1 and 433/8A)

Date:13/10/2026

(Name of the Promoters) **1) Mr.K.Kalimuthu, 2) Mr.S.Karupasamy, 3) Mr.S.Mahendran, 4) Mr.V.Senthil Kumar and 5) Mr.S.Rajkumar.**

(Address of the Promoter) **4/25, Kilakutheru, Melkaraipatti, Palani Taluk, Palani – 624617.**

Subject: Certificate for **Saravana Nagar** (Name of the Project)

Reference No: TNPLI42062026 Dated:15/07/2026 (TNRERARegistration Number)

Sir,

I, **A.Syed Abuthahir** (Name of the Architect / Licensed Surveyor) having License **No.15/2024 RE(Gr-III)** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **Saravana Nagar** (Name of the Project) situated on the Plot bearing **Survey Nos:432/1B1, 432/1A1 and 433/8A** demarcated by its boundaries (latitude and longitude of the end points) **10.469825,77.515123** to the North **10.469654,77.515104** to the South **10.469730,77.515254** to the East **10.469775,77.514989** to the West of Division **Kothaimangalam Village / Panchayat**, **Palani Taluk, Dindigul District** measuring **1654.00 Sq.mts (0.41 Acre).** The Measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **1) Mr.K.Kalimuthu, 2) Mr.S.Karupasamy, 3) Mr.S.Mahendran, 4) Mr.V.Senthil Kumar and 5) Mr.S.Rajkumar.** (Name of the Promoters)

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 **DTCP Dindigul District** (Name of the sanctioned authority) *vide* **SWP/DTCP/DINDIGUL/LAYOUT NO:72/2026** Dated:**24/06/2026** and Local Body / Town Panchayat / Municipality No:**30/2026-2027-VP** Dated:**07/07/2026**. 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.

A. Syed Abuthahir,
Er. A.SYED ABUTHAHIR, B.E.,
DTCP - Reg. No : RE-15/2024(GR-III)
Wave Associates
Nagal Nagar, Dindigul - 624 003.
Cell - 95439 54184.

S.No	Infrastructural / Development Works as Approved By the CMDA / DTCP & LOCAL BODY	Complied Yes / No
1	Road Work	YES – Cement Road
2	Street Light	YES
3	Storm Water Drain	YES
4	Water supply OHT	As on Approval Site Extent - 1654.00Sq.m. (Total Area Below - 3000.00 Sq.m.)
5	Others	Nil

Yours Faithfully

(a) Enclosed: Photographs of all sides of site.

A. Syed Abuthahir,

Er. A.SYED ABUTHAHIR, B.E.,
DTCP - Reg. No : RE-15/2024(GR-III)
Wave Associates
Nagal Nagar, Dindigul - 624 003.
Cell - 95439 54184.

DLPA

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

DINDIGUL LOCAL PLANNING AUTHORITY

No.14, Vivekananda Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **A.SYED ABUTHAHIR** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority (**DLPA**) who has the qualification of ***B.E(CIVIL)*** and experience in the relevant field for ***03*** years.

He has been given the Registration No: ***RE 15/2024 (GR-III)*** on ***27.06.2024***. 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 ***26.06.2029.***



27/6/24

MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL

27.6.24


Street Light
Street Light

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.