Verified RealEstate™

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™
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Chennai 600 097, India

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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 :S.No 597/1B,597/2B,597/3A2,5978,597/9,597/10A In Aundipatti Bit-i Village, Pitchampatti PANCHAYAT, Aundipatti Taluk, Theni District.**

**Date: 28.12.2025**

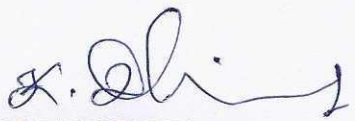
**Name Of The Promoter : S.DEIVENDRAN,D.ARUNKUMAR,K.MANOHARAN,R.KARTHIKA**
**Address Of The Promoter : Pitchampatti Main Road Ram Nagar Pitchampatti. Aundipatti Taluk, Theni District , 625531**

**Subject:**
**Certificate For : IYARKAI NAGAR PHASE -II**
**Ref:(TNRERA Registration Number)**

**Sir, I, K.DHINESH Having License No. RE.GR.III 2025/07/004 Had Undertaken Assignment As An Licensed Surveyor For The Assessment And Verification Of Development Of Work Done At IYARKAI Nagar Phase- II Situated On The Plot Bearing S.No 597/1B, 597/2B, 597/3A2, 597/8, 597/9, 597/10 In Aundipatti Bit 1 Village, Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) 09.980626,77.61378To The North 09.98073, 77.613569 To The South 09.839167,77.308104To The East 09.981473,77.614287To The West Of Division S.No 600/7B,598/3D1,598/3D2 In Aundipatti blt-1 Village, Pitchampatti Panchayat, Aundipatti Taluk, Theni District, Tamilnadu, Measuring 6843.00Sq.Mts. Being Developed By S.DEIVENDRAN, D. ARUNKUMAR, K.MANOHARAN, R. KARTHIKA.**

**Based On Site Inspection Carried Out By Me With Respect To Each Of The Plot(S) Of The Aforesaid Layout, I Certify That As On Date Of This Certificate, The Project Has Been Developed And Completed In All Respects As Per Layout Plan Sanctioned By Assistant Director of Town and Country Planning Theni-ROC.NO: THENI/JPC7TGYF/2025/2025/TCP dt: 22.09.2025, SWP L.P/DTCP NO: 132/2025. Including All Amenities And Facilities As Committed By The Promoter To The Allotte.**

**Yours Faithfully,**



**K.DHINESH,DCE**
**REGISTERED ENGINEERS GRADE-III-(RE)**
**Registration No:RE.GR-III 2025/07/004**
**SRI KRISHNA PLANNERS**
**No.60, First Floor,**
**Old Post Office Odai Street,**
**Theni-625531**
**Mob:7871421067,9344113593**

# DTCP THENI

**GOVERNMENT OF TAMILNADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**
**DISTRICT TOWN AND COUNTRY PLANNING,THENI**

Door No.446A/A 17 Ward, Nehruji Street, Allinagaram, Theni -625 531.
Phone: 04546 252022, E.mail –ID thenidtcp@gmail.com

Roc.No.602/2025/TD1 Dated : 04.07.2025

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K. DHINESH** has enrolled as **REGISTERED ENGINEERS GRADE III - (RE)** with **District Town And Country Planning, Theni (DTCP)**, who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **05 years.**

He has been given the **Registration No.RE.GR-III 2025/07/004 on 04.07.2025.** 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) Department, Dated: 04.02.2019.**

This Registration is valid up to **03.07.2030**



04 JUL 202

04/07/25

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

4.7.2025

To
Thiru K.DHINESH,
60, First Floor, Manimekalai Department Store,
Old Post Office Odai Street,
Theni Allinagaram Municipality,
Theni District – 625 531.
Mob.no: 78714 21067.

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.