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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

FORM -5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Salem Dist, Valapady Taluk,Karipatti Village, **S.No:-** 108/1C,108/3A, 108/9B1 **Total Extent: 9153.0 Sqm, Pincode-636106** State **Tamilnadu.**

M.Sivakumar s/o Manickam
113/A, Narayana Pillai Street,
Peramanur
Salem- 636007.
S.Gunachelvi w/o Sivakumar
113/A, Narayana Pillai Street,
Peramanur
Salem- 636007.

Date: **28-10-2026**

Subject: Certificate for **"NISHA GRAND CITY PHASE - 3"**

Ref: **TNPLI57262026** (TNRERA Reference Number)

Sir,

I M.S.VETRIVEL having License LBS No.**DTCP/15/2023-2024/RE-III,** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"NISHA GRAND CITY PHASE -3 "** situated on the Plot bearing Salem Dist, Valapady Taluk, Karipatti Village **S.No:-108/1C,108/3A,108/9B1 Total Extent: 9153.0 Sqm, Pincode-636106** State **Tamilnadu** demarcated by its boundaries (Latitude and Longitude of the end points) **11°39'28.2"N 78°16'43.4"E** To the North **11°39'26.7"N 78°16'40.4"E** To the South **11°39'26.7"N 78°16'45.6"E** To the East **11°39'28.1"N 78°16'38.9"E** To the West of Division **Ayothiapattinam** Village **Karipatti** Taluk **Valapady**, District **Salem** measuring **9153.0** Sqm. The Measurement of the roads are as per the length and width of the approved layout by the planning authority being developing by being developed by M.Siyakumar and S.Gunachelvi

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 respect as per the Plotting layout plan sanctioned by **Assistance Director** Town and Country Planning Department, Salem vide **Planning Permission No**:**145/2025** and **Approval No:(SWP/DTCP/SALEM LAYOUT NO: 387/2025)** dated **15-11-2025** Local body/ Town Panchayat /Municipality No. **2853/2026** dated **02-10-2026.** The folowing infrastrucature /development works in the projects are in all respects duly complying amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Roads and road formation	Yes
2.	Storm water drains	Yes
3.	Water supply arrangements	Yes
4.	Streetlights	Yes
5.	Sewerage or drainage arrangements	Yes
6.	Planting of Trees	Yes
7.	OHT (not applicable)	NO

Yours Faithfully

Er. **M.S. VETRIVEL**, B.E.,
REGISTERED ENGINEER
Reg. No : DTCP/15/2023-2024/RE-III
VETRI CONSTRUCTION
68/1, Nisha Tower, Near Gandhi Road Bus Stop,
Hasthampatty, Salem - 636007.

Enclosed: 1. Photographs of all sides of site.

GPS Map Camera

Karipatti, Tamil Nadu, India 🇮🇳

M75h+86p, Karipatti, Tamil Nadu 636106, India

Lat 11.657774° Long 78.277565°

Tuesday, 27/10/2026 05:12 PM GMT +05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Karipatti, Tamil Nadu, India 🇮🇳

M75h+88g, Karipatti, Tamil Nadu 636106, India

Lat 11.657711° Long 78.278463°

Tuesday, 27/10/2026 05:10 PM GMT +05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Karipatti, Tamil Nadu, India 🇮🇳

M75h+88g, Karipatti, Tamil Nadu 636106, India

Lat 11.65762° Long 78.278296°

Tuesday, 27/10/2026 05:42 PM GMT +05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Karipatti, Tamil Nadu, India 🇮🇳

M75h+88g, Karipatti, Tamil Nadu 636106, India

Lat 11.657474° Long 78.279233°

Tuesday, 27/10/2026 05:22 PM GMT +05:30

Note : Captured by GPS Map Camera

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : M SIVAKUMAR

மின். இ. எண்: 200044360326183 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCINB873707128 நாள் : 16/06/2026 15:30:55

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	268170.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	24135.30
4	46942-SGST @9%	24135.30
5	62948-Rounding Off	0.40
	மொத்தம்	316441.00

தொகை (எழுத்தால்) ரூ. Three lakhs Sixteen thousand Four hundred Forty One only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :
24 7 மின்னகம்
94987 94987

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

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.