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RE REGULATORY RECORD

# RERA Document

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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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+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 theProject:
NADUVALUR VILLAGE,
GANGAVALLI TALUK,
SALEM DISTRICT.

Date: 01. 08.2025

S. VENGADESAN-1, M. RAJKUMAR-2, R.RAJENDHIRAN-3
**NO-1/93 ARUNTHATHIYAR STREET**
**V.ALAMBALAM VILLAGE,**
**CHINNASALEM TALUK.**
**KALLAKURICHI – 606301**.

Subject:Certificatefor**"A P CHINNAIYA NAGAR"**

Ref:(TNRERA RegistrationNumber)

Sir,

I,S.PRABAKARAN**(Licensed Surveyor) having License No.**RE/GR-III/VD/AUGUST-2022-060 **had** undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at" A P CHINNAIYA NAGAR" situated on the Plot bearing Surveyno.330/2C2 in NADUVALUR PANCHAYAT & VILLAGE GANGAVALLI PANCHAYATH UNION, GANGAVALLI TALUK, SALEM DISTRICT demarcated by its boundaries (latitudeand longitude of the endpoints) **11°30'54.5"N 78°39'12.9"E** to the North **11°30'51.7"N 78°39'12.7"E** to the South **11°30'53.0"N 78°39'13.8"E** to the East **11°30'52.8"N 78°39'12.1"E** to the West measuring 4532.479Sq.m being developed by S. VENGADESAN-1, M. RAJKUMAR-2, R.RAJENDHIRAN-3. 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 a son date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by DIRECTORATE OF TOWN AND COUNTRY PLANNING,SALEM *vide* Planning Permission No.0162/2025 dated20/05/2025 including all amenities and facilities as committed by the promoter to the allottes.

*YoursFaithfully,*

S.PRABAKARAN

Enclosed:

Photographsofallsidesofsite

Er.**S.PRABAKARN,** B.E.,
Registered Engineer Grade - III (RE)
Reg.No. RE/GR.III/VD/AUGUST- 2022/066
JJ CADD
Kamalam Store, 2nd Floor, Near AKTSchool
Kallakurichi-606202
Cell:6379740229, 8056793153

**District Town and Country Planning Office,**
**Villupuram District**

No.56A TAHDCO Building,
Government Hospital Road,
Villupuram-605602
Phone : 04146-220045
E-mail : addtcprovpm@gmail.com

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.S.PRABAKARAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for 4 years 3 month.

He has been given the Registration No.**RE/GR.III/VD/AUGUST-2022/060** on **01.08.2022**. He shall 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.**

The Registration is Valid upto 31.07.2027



1 AUG 2022

Assistant Director,
District Town and Country Planning
Villupuram District

S. Prabakaran

Er.**S.PRABAKARN**, B.E.,
Registered Engineer Grade - III (RE)
Reg.No. RE/GR.III/VD/AUGUST- 2022/060
JJ CADD
Kamalam Store, 2nd Floor, Near AKTSchool
Kallakurichi-606202
Cell:6379740229, 8056793153

# தமிழ்நாடு மின் பகிர்மானகழகம்

அனுப்புதல்

உதவி பொறியாளர்
இயக்கமும்&பராமரிப்பும்
தா.நா,மிம.ப.கழகம்
கெங்கவல்லி

பெறுதல்

திரு.ச.வெங்கடேசன்,
த/பெ சடையன்.
330/2C2,புத்துமாரியம்மன் கோவில்,
நடுவலூர்.

க.எண்:உ/பொ/இ&ப/கெங்க/கோப்பு: DCW. /எண்: 050 /25-2025,நாள்: 31 .07.2025.

அய்யா,

பொருள்:மின்சாரம்-சேமிபவ- கெங்கவல்லி கோட்டம்- கெங்கவல்லி கெங்கவல்லி பிரிவு-நடுவலூர் பகிர்மானம்-DCW பணி முடிப்பு Completion-தகவல் தெரிவித்தல்- சம்மந்தமாக:-

பார்வை:1. திரு.ச.வெங்கடேசன் கடிதநாள்:31.07.2025. (5650325132/21.03.2025)

பார்வையில் கண்ட கடிதத்தில் தெரிவித்துள்ளவாறு மின் உற்பத்தி மற்றும் பகிர்மான கழக கெங்கவல்லி /இப/ பிரிவிற்குட்பட்ட நடுவலூர் பகிர்மானம் விண்ணப்ப எண்:5650325132/21.03.2025. படி மதிப்பீட்டு கட்டணம் செலுத்தியதன் அடிப்படையில் தங்களின் கம்பம் மாற்றும் பணிகள் முழுவதும் முடிக்கப்பட்டது என்று தங்களுக்கு அன்புடன் தெரிவித்துக்கொள்ளப்படுகிறது.

31.07.25

உதவி பொறியாளர்,
இயக்கமும்&பராமரிப்பும்
தா.நா,மி.ப.கழகம்,
கெங்கவல்லி .

PDF Scanner ACE Scanner


GPS Map Camera
Salem, Tamil Nadu, India
Gm83+38g, Tamil Nadu 636105, India, Salem, Tamil Nadu 636105, India
Lat 11.515123° Long 78.65368°
30/07/2025 02:57 PM GMT +05:30
Google


GPS Map Camera
Salem, Tamil Nadu, India
Gm83+38g, Tamil Nadu 636105, India, Salem, Tamil Nadu 636105, India
Lat 11.515138° Long 78.653663°
30/07/2025 02:57 PM GMT +05:30
Google


GPS Map Camera
Salem, Tamil Nadu, India
Gm83+38g, Tamil Nadu 636105, India, Salem, Tamil Nadu 636105, India
Lat 11.515267° Long 78.653725°
30/07/2025 03:02 PM GMT +05:30
Google


GPS Map Camera
Salem, Tamil Nadu, India
Gm83+38g, Tamil Nadu 636105, India, Salem, Tamil Nadu 636105, India
Lat 11.515184° Long 78.653702°
30/07/2025 03:02 PM GMT +05:30
Google

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**
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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.