

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.

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: S.F. NO: 13/5, KANAKKAMPATTI VILLAGE,
PALANI TALUK, DINDIGUL DISTRICT.

Date: 12.12.2025

S. MEKALA (Name of the Promoter)
241, PALANI ANDAYAR NAGAR,
SVAGIRIPATTI, PALANI, DINDIGUL - 624601
(Address of the Promoter)

Subject: Certificate for SANTHI NAGAR (Name of the project)
TNRERA/PLI/6148/2025
Ref: _____ (TNRERA Registration Number)

Sir,

2025/06/003

I, M. MANO (name of the Architect/ Licensed Surveyor) having License No. R.E. GR-III
had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of
development of work done at SANTHI NAGAR (name of the project) situated on the Plot bearing Survey no./
Plot no. 13/5 demarcated by its boundaries (latitude and longitude of the end points) ROAD to the
North VACANT to the South VACANT to the East VACANT to the West of Division KANAKKAMPATTI
Village PALANI Taluk DINDIGUL District _____ measuring 5694.00 sq. mts. Being
developed by S. MEKALA (Name of the Promoter).

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 P.D. DTCA DINDIGUL (Name of the sanctioned authority) vide Planning Permission
No. 205/2024 dated 25.10.2024 including all amenities and facilities as committed by the promoter to
the allottees.

Yours Faithfully,

Stamp Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License
No. M. MANO)

M. MANO
Registered Engineer-GR-III
R.E.G.R.III 2025/06/003
MSA CONSTRUCTION
Periyakulam, Theni-625601
Cell: 9698128211

Enclosed:

Photographs of all sides of site



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.202/2025/TD1

Dated : 16.06.2025

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. M. MANO** has enrolled as **REGISTERED ENGINEERS GRADE III - (RE)** with District Town And Country Planning, Theni (DTCP), who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **03 years**.

He has been given the **Registration No.RE.GR-III 2025/06/003 on 16.06.2025**. 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 **15.06.2030**



[Handwritten signature]

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

[Handwritten date: 16.6.2025]

To
Thiru M. MANO,
27/B, South Street,
Kovilpuram, Gullapuram(P.O),
Theni Taluk, Theni - 625 562.
Mob.no: 96981 28211.

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](#)



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

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

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

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



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.

