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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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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 - **Survey No: 282/4A1, 282/4A2 and 282/4B in Keezhedayalam Village, Keezhedayalam Panchayat, Marakkanam Panchayat Union, Tindivanam Taluk, Villupuram District, Tamilnadu.**

Date: 26.09.2026

**P. Ashokkumar,** (Name of the Promoter)

Flat No. 1801, E Wings, Prince Court Yard, 100-102 PH Road, Egmore- 600007 (Address of the Promoter)

Subject. Certificate for **"No Project Name"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. K PACHAIMUTHU D.C.E,** (name of the Architect/ Licensed Surveyor) having License No. **RE/18/2024(Gr-III)** assessment and verification development work done at **"No Project Name"** (name of the project) situated on the Plot no./ bearing **Survey No: 282/4A1, 282/4A2 and 282/4B** demarcated by its boundaries (latitude and longitude of the end points) 12.1511 to the North 12.1511 to the South 79.6113 to the East 79.6113 to the West of Keezhedayalam Village, Keezhedayalam Panchayat, Marakannam Panchayat Union, Tindivanam Taluk, Villupuram District, Tamilnadu., measuring **2.08 Acre (8400.00 Sq.mts).** Being Developed by **P. Ashokkumar,** (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, Villupuram** (Name of the sanctioned authority) vide **Planning Permission No. SWP/DTCP/ Villupuram /Layout No. 233/2026 dated 02.09.2026** and **Local body No. 233/2026/TCP dated 11.09.2026.** 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.

| S.No. | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1. | Road | Yes |
| 2. | Street light | Yes |
| 3. | Storm water drains | Yes |
| 4. | Water Pipes fixing | Yes |
| 5. | Panchayat NOC for Water supply facilities | Yes |

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.K.PACHAIMUTHU D.C.E.,
KPM CONSULTANTS
Registered Engineer Dindigul
Registration No.RE/18/2024(Gr-III)
186, Palayam, Adivaram
PALANI - 624 601
Cell: 994041299,8248192907

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 **K.PACHAIMUTHU** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority (**DLPA**) who has the qualification of DIPLOMA IN *CIVIL* and experience in the relevant field for ***25*** years.

He has been given the Registration No: ***RE 18/2024 (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 up to ***26.06.2029.***



MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL

உ

ஸ்ரீ பாதாள இருச்சார் அம்மன் துணை

ஸ்ரீ சர்மா துணை


# பா.மனோகரன்,B.A.,

ஊராட்சி மன்ற தலைவர்

கீழ்எடையாளம்.

கீழ் எடையாளம் கிராமம் (&) அஞ்சல்

திண்டிவனம் வட்டம்

விழுப்புரம் மாவட்டம் - 604 302

கைபேசி: 95662 11782


தேதி: 21/09/2026

பெறுநர்:

மாண்புமிகு தலைவர் அவர்கள்,

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம் (TNRERA),

சென்னை-600 006.

ஐயா,

விழுப்புரம் மாவட்டம், திண்டிவனம் வட்டம், மரக்காணம் ஊராட்சி ஒன்றியம், கீழ்எடையாளம் ஊராட்சி, கீழ்எடையாளம் கிராமம், சர்வே எண்.282/4A1, 282/4A2, 282/4B - ஏக்.2.08 செண்டு 8400 சதுரமீட்டர் இடம் உள்ளது. அவற்றில் மனை இடங்களாக பிரித்து உள்ளூர் திட்டக்குழுமம் மற்றும் ஊராட்சியால் அனுமதி வழங்கப்பட்டு விட்டது . இதனையடுத்து மனுதாரர் அவர்கள் தங்கள் சொந்த செலவில் மனைப்பிரிவு சாலைகள், தெருவிளக்குகள், மழைநீர் வடிகால் மற்றும் குடிநீர்குழாய் பதித்தல் ஆகியவற்றை அமைத்து விட்டார்கள். மேலும் மனைப்பிரிவிற்கு நிரந்தர குடிநீர் இணைப்பு மற்றும் தேவையான OHT தொடர்பான நீர்வழங்கல் வசதிகளை, நடைமுறையில் உள்ள அரசு விதிமுறைகள் வழிகாட்டுதல்கள் மற்றும் தொழில்நுட்ப நிபந்தனைகளுக்கு உட்பட்டு வழங்க கீழ்எடையாளம் கிராம ஊராட்சி தயாராக உள்ளது, எனவே மேற்கண்ட மனைப்பிரிவிற்கு தற்போது உள்ள ஊராட்சி நீர்த்தேக்க தொட்டியின் மூலம் OHT வசதி ஏற்படுத்துவதற்கான அடிப்படை வசதி உள்ளது. என்பதையும் நடைமுறையில் உள்ள அரசு விதிமுறைகளின்படி நிரந்தர குடிநீர் இணைப்பு வழங்க கீழ்எடையாளம் கிராம ஊராட்சி தயாராக உள்ளது என்பதையும் உறுதிபடுத்துகிறோம்.

மேற்கண்ட விவரங்களின் அடிப்படையில் TNRERA சென்னை அலுவலகத்தில் நடைபெற்று வரும் சம்மந்தப்பட்ட (TNRERA/APPL/PLI/6359/2026) விண்ணப்பத்தின் அடுத்தகட்ட நடவடிக்கைகளுக்காக இச்சான்றிதழ் வழங்கப்படுகிறது.

21/9/26

தலைவர்

கீழ் எடையாளம் ஊராட்சி

கிழ்எடையாளம் ஊராட்சி

GPS MAP CAMERA

Kiledayalam, India

5J37+C6V, Kiledayalam

12.1532°N, 79.6126°E. 04:04 PM

15 September, 2026

GPS MAP CAMERA

Kiledayalam, India

5J26+7F7, Kiledayalam

12.1511°N, 79.6113°... 04:09 PM

Tue 15 September, 2026

GPS MAP CAMERA

Kiledayalam, India

5J37+C6V, Kiledayalam

12.1532°N, 79.6126°E 04:05 PM

Tue 15 September, 2026

GPS MAP CAMERA

Kiledayalam, India

5J37+C6V, Kiledayalam

12.1532°N, 79.6126°E 04:06 PM

Tue 15 September, 2026

GPS MAP CAMERA

Google

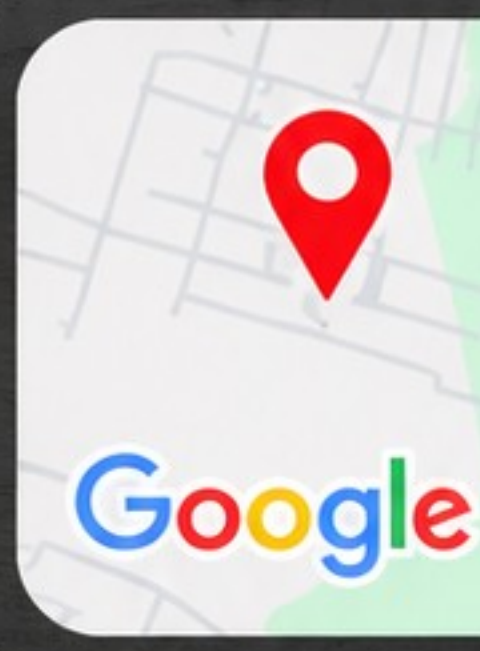
Kiledayalam, India

5J37+C6V, Kiledayalam

12.1532°N, 79.6126°... 04:12 PM

15 September, 2026

GPS MAP CAMERA




Kiledayalam, India

5J37+C6V, Kiledayalam

12.1532°N, 79.6126°E 04:04 PM

Tue 15 September, 2026

GPS MAP CAMERA

Kiledayalam, India

5J37+C6V, Kiledayalam

12.1532°N, 79.6126°... 04:05 PM

Tue 15 September, 2026


GPS MAP CAMERA
Kiledayalam, India
5J26+7F7, Kiledayalam,
12.1511°N, 79.611°E, 04:08 PM
15 September, 2026
Google

GPS MAP CAMERA




Kiledayalam, India

5J26+7F7, Kiledayalam

12.1511°N, 79.6113°... 04:10 PM

Tue 15 September, 2026









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.