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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Registered Engineer

(Cerificate for the Purpose of completion of Layout/ Sub Division Project)

Address of the Project : **S.F.No.33/1A2,33/1B2B,33/2A2,34/1,35/1B2,35/2B1,35/3B,35/4B,36/2B, SENRAYAMPALAYAM VILLAGE AND KATTUVEPPILAIPATTI PANCHAYAT , VALAPADY PANCHAYAT UNION , VALAPADY TALUK , SALEM DISTRICT.**

Date: **13-08-2025**

1. Mr.N.Kuppusamy S/o Mr Nachimuthu Gounder,
D No.168/1,KAS Nagar,
Alagapuram Pudur,
Salem Taluk,
Salem –636 004.

Subject : Certificate for **REGULAR LAYOUT**

(SWP/DTCP/SALEM/LAYOUT NO: 257/2024, Dated – 19.10.2024)

LOCAL BODY SANCTIONED No.Roc No.2/2024,Resolution No.114(5) , Dated – 12.12.2024

Ref : _____ **(** TNRERA Registration Number)

Sir,

I Er.J.MEENA (Name of the Architect/ **Registered Engineer)** having License No.**DTCP/SALEM/RSE-II/002/2022** had undertaken assignment as an Architect/ **Registered Engineer** for the assessment and verification of development of work done at **S.F.No.33/1A2,33/1B2B,33/2A2,34/1,35/1B2,35/2B1,35/3B,35/4B,36/2B, SENRAYAMPALAYAM VILLAGE AND KATTUVEPPILAIPATTI PANCHAYAT , VALAPADY PANCHAYAT UNION , VALAPADY TALUK , SALEM DISTRICT .(REGULAR LAYOUT) [SWP/DTCP/SALEM/LAYOUT NO: 257/2024]** situated on the plot bearing **Survey No**./ Plot No **S.F.No.33/1A2,33/1B2B, 33/2A2,34/1,35/1B2,35/2B1,35/3B,35/4B,36/2B,** demarcated by its boundaries (latitude and longitude of the end points) **11°38'31.6"N 78°21'04.0"E** to the North **S.No.35/2A,35/1B1,35/3A,35/4A,36/2A,36/3B** to the South **S.No.33/1B2A,33/2B,43** to the East **S.No.34/2A,36/3B** to the West **S.No.33/1B1,33/1A1,** of division **SENRAYAMPALAYAM VILLAGE AND KATTUVEPPILAIPATTI PANCHAYAT , VALAPADY PANCHAYAT UNION , VALAPADY TALUK , SALEM DISTRICT** measuring As per Document **37048.97 Sq.mts..** As per Patta **37215.00 Sq.mts.** Being developed **1. Mr.N.Kuppusamy S/o Mr Nachimuthu Gounder, (**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 **ASSISTANT DIRECTOR** (Name of the sanctioned authority) vide **[SWP/DTCP/SALEM/LAYOUT NO: 257/2024]** dated **19.10.2024** , **LOCAL BODY SANCTIONED No. Roc No.2/2024,Resolution No.114(5) , Dated – 12.12.2024**..including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Registered Engineer with Reg.Licensed No

Enclosed: Photographs of all sides of site

Er.J.MEENA, M.E., (Struct)
SE-GR II / Reg. No. : 02/2022
AM Designscape
Building Planner & Designer,
D.No.719/5, Gandhi Nagar 1st Street,
Alikuttai (Po.), Vaikaipattarai,
Salem - 636 017. Cell : 6383790158

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

6,Sannathi St,Subramanya Nagar,Suramangalam,
Salem-636 005.
Phone: 0427-2448625.
Email: ddslmregion@gmail.com
Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Tmt.*J.MEENA* has enrolled as Structural Engineer Grade-II (SE) with Salem District Town and Country Planning **(SDTCP).who has the qualification of *M.E.STRUCTURAL ENGINEERING.*, and experience in the relevant field for more than *03* years.**

She has been given the Registration No: *02/2022, SE- GR II* on *29-11-2022*. She 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 upto *28-11-2027.*



30.11.22

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

30/11/2022

30/11/22

SALEM DTCP

TOTAL PROJECT COST

Land Value:

Land	-	Rs.84,62,000 /-
Total	**-**	**Rs.84,62,000/-**

Fee:

DTCP	-	Rs.2,73,705 /-
Local Body	-	Rs.3,40,000/-
Total	**-**	**Rs.6,13,705 /-**

Development:

Road	-	Rs.60,00,000 /-
Other	-	Rs.10,00,000 /-
Total	**-**	**Rs.70,00,000 /-**

Total Project Cost = Rs.1,60,75,705 /-

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.