Verified RealEstate™

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: S.F.No: 107/2A1B, Pothanur Village and Town Panchayat, Paramathi-Velur Taluk, Namakkal District. Date: 09.01.2026

Name: **Mrs.C.Suganya S/o Mr.S.Chandrasekaran,**
D.No.47, North Street,
Thiruvalluvar Salai Velur,
Paramathi-Velur,
Namakkal District-638182.

Subject: Certificate for **Layout at S.F.No:107/2A1B.**

Ref: SWP/DTCP/NAMAKKAL/LAYOUT No.221/2025, Dated : 09.09.2025

Sir,

I, D.Saravanakumar having License No.DTCP/NAMAKKAL/RE-1/03/2024 had undertaken assignment as an ~~Architect~~/ Licensed Surveyor for the assessment and verification of development of work done at Pothanur situated on the Plot bearing Survey no./~~Plot no.~~ 107/2A1B demarcated by its boundaries (latitude and longitude of the end points) to the North S.F.No.107/2A1A to the South S.F.No:107/8 to the East 8.00m Wide Panchayat Road S.F.No: 107/2A1C, 2A2A1A to the West S.F.No:107/2A1A of Division Pothanur Village and Town Panchayat, Paramathi-Velur Taluk, Namakkal District, Extent of 0.2175 Acres Measuring 880.00 Sq.mts. Being Developed By **C.Suganya.**

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 Assisstant Director, District Town and Country Planning Office at Namakkal Vide Planning Permission No- SWP/DTCP/NAMAKKAL/LAYOUT No.221/2025 Dated 09.09.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

D.SARAVANAKUMAR

[DTCP/NAMAKKAL/RE-1/03/2024]

Er D. SARAVANAKUMAR, B E MIE FIV M Ve
Chartered Engineer/Consulting Civil Engineer/Regd.Valuer
REGISTERED ENGINEER GRADE-1
Reg No DTCP/NAMAKKAL/RE-1/03/2024 (RENEWAL
Reg.No 054/LS/2019/00012
D No 86-B/2 Bharath Complex. First Floor
Sankagiri Main Road. G G H S School (Opp)
Tiruchengode (Tk.) Namakkal (Dt.) Pin 637 211
Cell: 98429 50685

Enclosed:

Photographs of all sides of site

# DIRECTORATE OF TOWN & COUNTRY PLANNING

## OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

## NAMAKKAL DISTRICT

**Collectorate Masterplan Complex,**
**Namakkal - 637 003. Ph: 04286 - 290067**
**E-mail: dtcp.namakkal@gmail.com**



## *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that **THIRU. D. SARAVANAKUMAR** has enrolled as **REGISTERED ENGINEER GRADE - I (RE - I)** With Directorate of Town & Country Planning **(DTCP)** Who has the qualification of **BACHELOR OF ENGINEERING in CIVIL ENGINEERING)** and experience in the relevant field for TWENTY Years.

He has been given the Registration No. **DTCP / NAMAKKAL / RE1/03/2024. (RENEWAL)** 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 Municipal Administration and water Supply (Ma1) Department, Dated 04.02.2019.

This Registration is Valid up to: **05.06.2029**

Place : Namakkal -03
Date : 06.06.2024.

நகர் ஊரமைப்பு உதவி இயக்குநர் அலுவலகம் நாமக்கல் முத்திரை
6 JUN 2024
நாமக்கல்-637 001.

ASSITANT DIRECTOR
DISTRICT TOWN & COUNTRY
PLANNING OFFICE,
NAMAKKAL - 637 003.

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

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# 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.