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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+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 the Project: **"SRI ABHIRAMI GARDENS"** S.F.No. 32/2 in Nazhikalpatti Village and Panchayat, Panamarathupatti Panchayat Union, Salem Taluk, Salem District, Tamilnadu.

Date: **19.09.2026**

Mr.R.Madhesh (Name of the Promoter)

Door No.3/736, Arasamarathu Karattur, Nattamangalam, Amani Kondalampatti, Salem – 636 010 (Address of the Promoter)

Subject: Certificate for **"SRI ABHIRAMI GARDENS"** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, **A.P.CHIDAMBARASAN** (name of the Architect/Licensed Surveyor) having License No. **10/2022-2023, RE-GR-II** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"SRI ABHIRAMI GARDENS"** (name of the project) situated on the Plot bearing Survey No. **S.F.No. 32/2** demarcated by its boundaries (latitude and longitude of the end points) **11.604319, 78.133687** to the North **11.603993, 78.133667** to the South **11.604065, 78.134058** to the East **11.604225, 78.133188** to the West of Division **Nazhikalpatti** Panchayat/Village, **Panamarathupatti** Panchayat Union, **Salem** Taluk, **Salem** District measuring **4450.00** sq.mts being developed by **Mr.R.Madhesh** (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 **Assisstant Director, District Town and Country Planning, Salem** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/SALEM/LAYOUT NO:166/2024** and **PLANNING PERMISSION:62/2024** dated **30.07.2024.** Panchayat final layout approval letter No. **Roc No.1/2024** dated **25.10.2024.** 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 WORK	Yes
2.	DRAINAGE	Yes
3.	WATER PIPELINE	Yes
4.	LT LINE TO BE SHIFTED	Yes
5.	OTHERS	-

Yours Faithfully,

Er.A.P.CHIDAMBARASAN,B.E.,PGDOSV.,
Registered Engineer Grade-II
Reg. No: 10/2022-2023/RE-GR-II
No:7/135, Housing Board,
Thalavaipatty, SALEM-636 302.

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No.10/2022-2023, RE-GR-II)

Enclosed: Photographs of all sides of site

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 Thiru.***A.P.CHIDAMBARASAN*** has enrolled as **Registered Engineer *Grade-II* (RE)** with Salem District Town and Country Planning who has the qualification of ***B.E.CIVIL ENGG,*** and experience in the relevant field for ***06*** years.

He has been given the Registration No ***10/2022-2023, RE-GR-II*** on ***27.03.2023***. 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 upto ***26.03.2028.***



27.3.23

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

27.3.23.

SALEM DTCP

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : R.MADHES

மின். இ. எண்: 200044020826810 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCCAN898087152 நாள் : 09/09/2026 15:22:45

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	13530.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	1217.70
4	46942-SGST @9%	1217.70
5	62948-Rounding Off	-0.40
	மொத்தம்	15965.00

தொகை (எழுத்தால்) ரூ. Fifteen thousand Nine hundred Sixty Five only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :
24 7 மின்னகம்
94987 94987











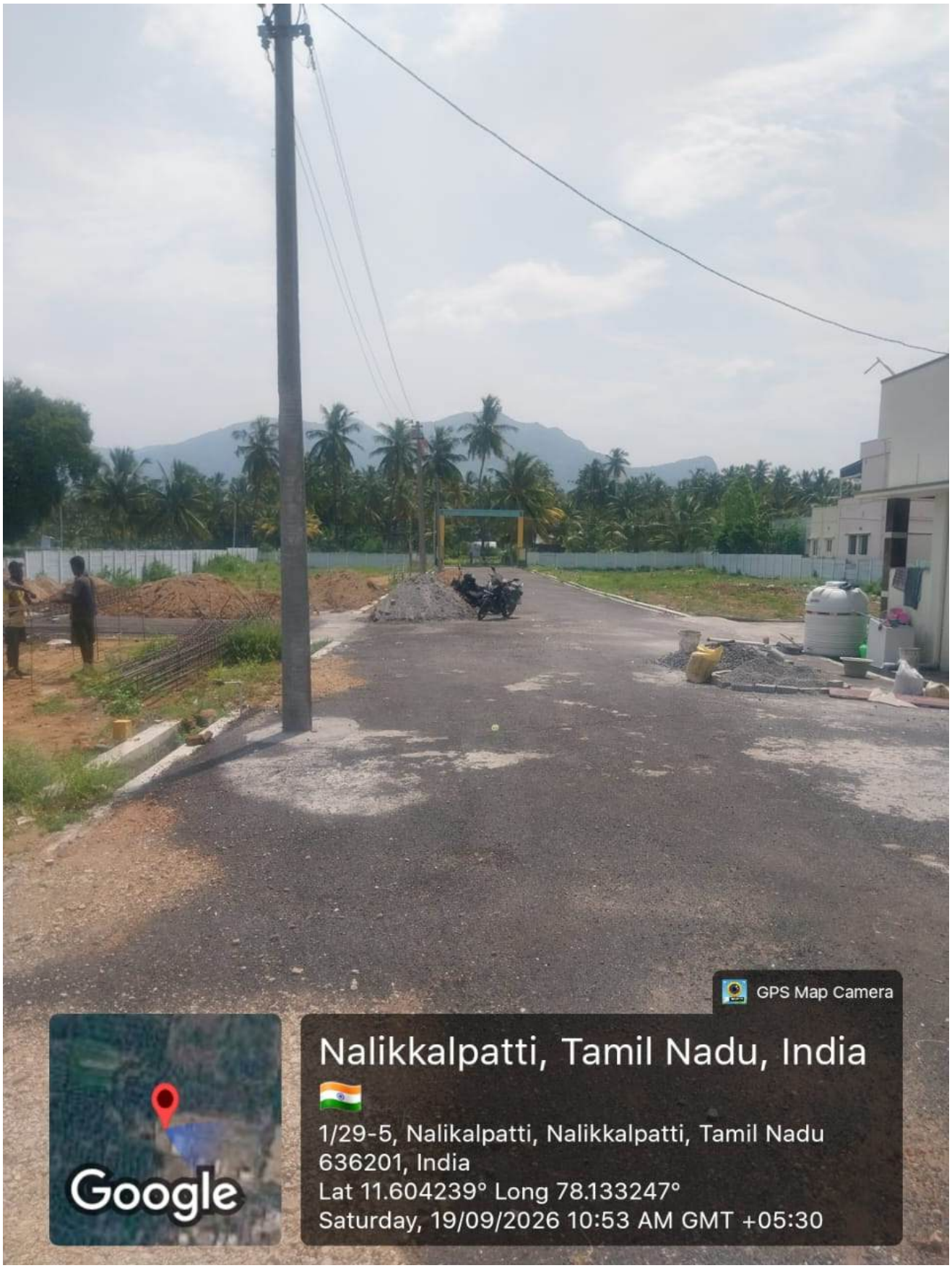


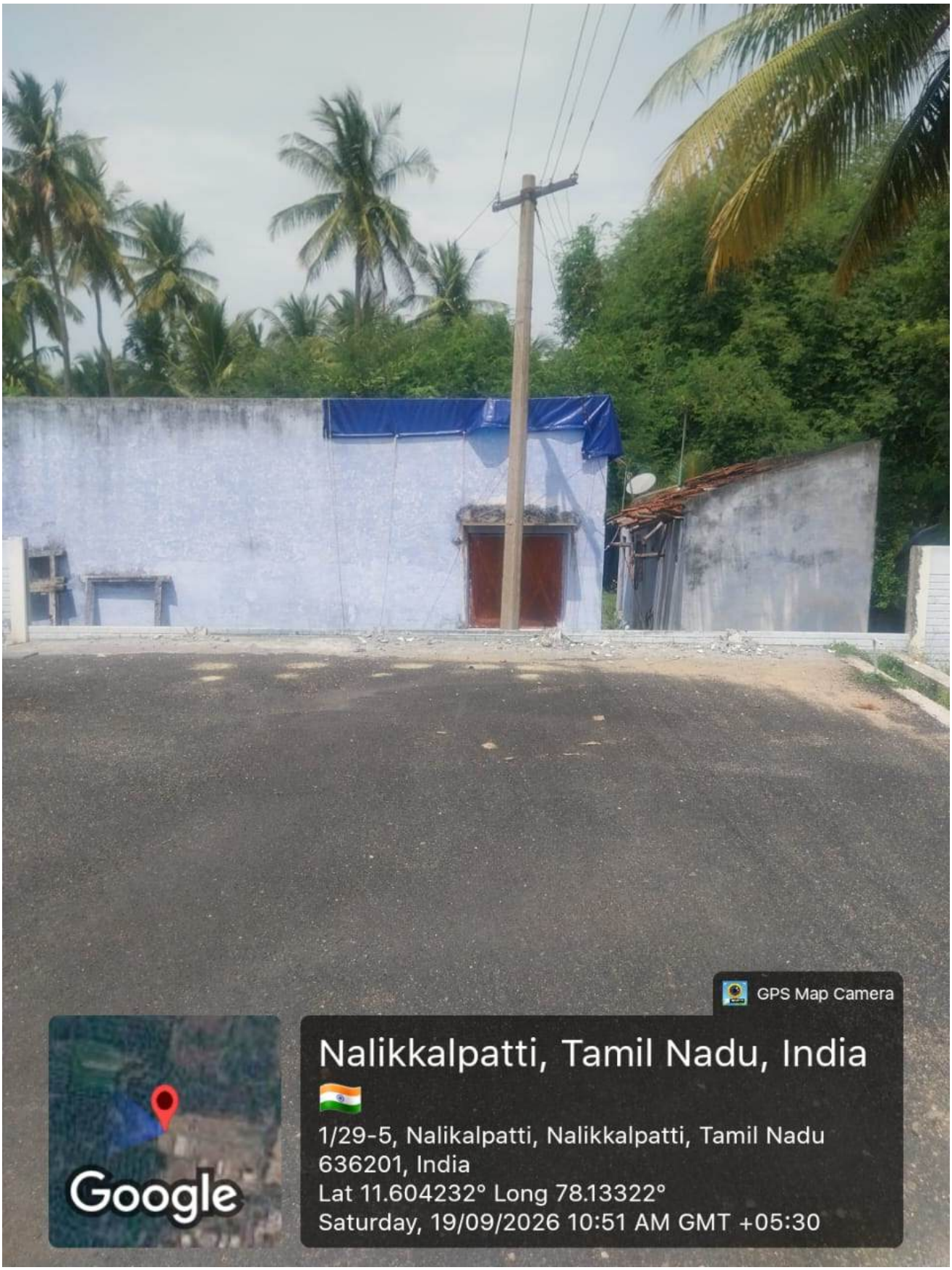


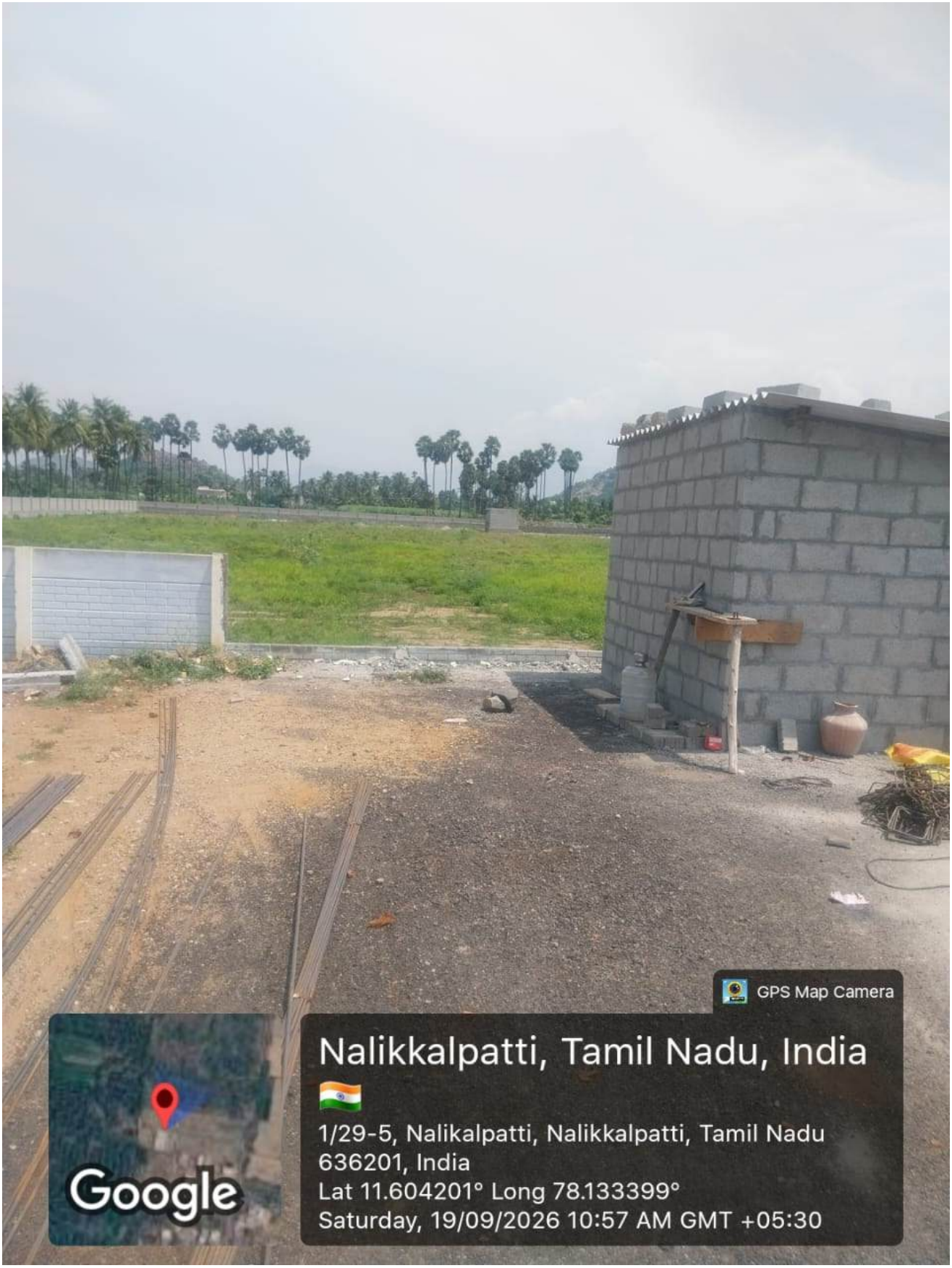




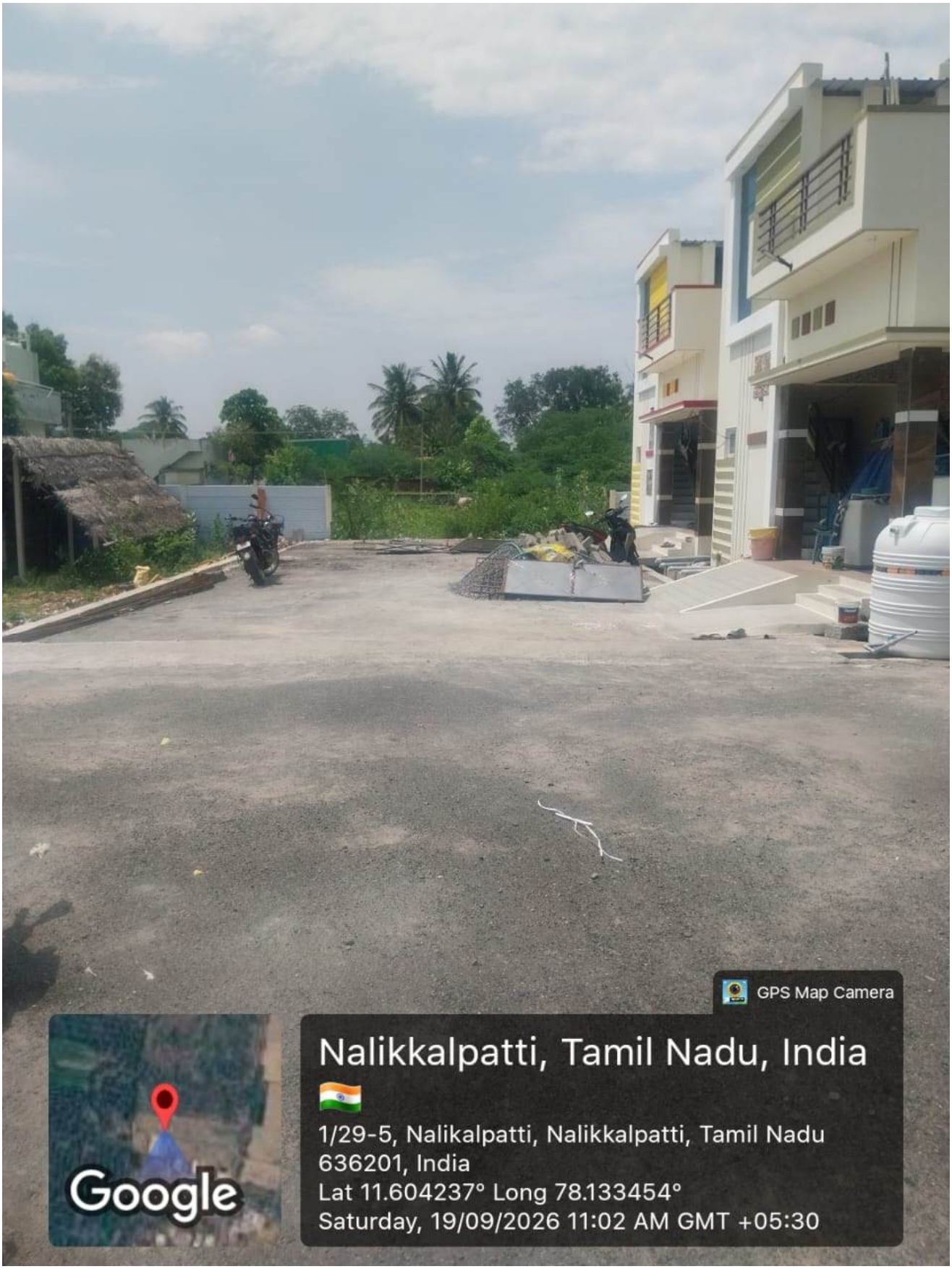

GPS Map Camera
Nalikkalpatti, Tamil Nadu, India 🇮🇳
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604054° Long 78.13338°
Saturday, 19/09/2026 10:49 AM GMT +05:30
Google


GPS Map Camera
Google
Nalikkalpatti, Tamil Nadu, India
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604239° Long 78.133247°
Saturday, 19/09/2026 10:53 AM GMT +05:30


GPS Map Camera
Nalikkalpatti, Tamil Nadu, India
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604232° Long 78.13322°
Saturday, 19/09/2026 10:51 AM GMT +05:30
Google


GPS Map Camera
Nalikkalpatti, Tamil Nadu, India
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604201° Long 78.133399°
Saturday, 19/09/2026 10:57 AM GMT +05:30
Google


GPS Map Camera
Nalikkalpatti, Tamil Nadu, India
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604184° Long 78.133419°
Saturday, 19/09/2026 10:56 AM GMT +05:30
Google


GPS Map Camera
Nalikkalpatti, Tamil Nadu, India
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604237° Long 78.133454°
Saturday, 19/09/2026 11:02 AM GMT +05:30
Google


GPS Map Camera
Google
Nalikkalpatti, Tamil Nadu, India
1/29-5, Nalikalpatti, Nalikkalpatti, Tamil Nadu 636201, India
Lat 11.604181° Long 78.133458°
Saturday, 19/09/2026 11:00 AM GMT +05:30

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.