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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

ஊராட்சி ஒன்றியம்
பெத்தநாயக்கன்பாளையம்

சான்று

ந.க.எண்.1/2026-2027 நாள்.28.07.2026.

சேலம் மாவட்டம் பெத்தநாயக்கன்பாளையம் ஊராட்சி ஒன்றியத்திற்குப்ப தென்னம்பிள்ளையூர் கிராமம் சர்வே எண் 64/2A, 64/2B, 64/3C, 64/4C பரப்பளவு: 2.40 Acre /9728.00 Sq.m மனைப்பிரிவில் அமையும் உள்ளூர் இட்டக் குழமம் அவர்களின் செயல்முறை ஆணை எண்.SWP/DTCP/SALEM/LAYOUT No.369/2025 Dt.31.10.2025-ன்படி திட்ட அனுமதி வழங்கப்பட்டதை தொடர்ந்து மனுதாரரால் மழைநீர் வடிகால் தார்சாலை மற்றும் தெருவிளக்குகள் அமைக்கப்பட்டுள்ளது. மேலும் அனைத்து மனைகளுக்கும் குடிநீர்க் குழாய்கள் அமைக்கப்பட்டு ஊராட்சியின் மெயின்குழாயில் இணைக்கப்பட்டுள்ளது. எனவே மனைப்பிரிவிற்கும் மேல்நிலை நீர்த்தேக்கத் தொட்டி கட்ட வேண்டியதில்லை என இதன்மூலம் சான்றளிக்கப்படுகிறது.

28/7/26.

வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)
பெத்தநாயக்கன்பாளையம்

பெறுநர்
திரு.மதியழகன் / அர்த்தநாரி,
கதவு .எண்.340/80,
கேபிஆர் காம்ப்ளக்ஸ்,
செரி ரோடு,
அஸ்தம்பட்டி,
சேலம்-636007.

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project Survey Numbers: S.No – 64/3C, 64/4C, 64/2A & 64/2B of Thennampillaiyur Village/Panchayat, Pethanaickenpalayam Panchayat union/Taluk, Salem District.

Date:07.09.2026

R.Mathiyalagan and S.Arthanari
Door No. 340/80, KPR Complex,
Cherry Road, Hasthampatty
Salem- 636007 (Address of the Promoter)

Subject: Certificate for "**SIGARAM CITY**"

Sir,

I, Er.M.Jegadeesan B.E.,(civil) (name of the Architect/Licensed Surveyor) having Registration No. 01/2022, RE-GR-I had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "**SIGARAM CITY**" situated on the Plot bearing S.No – 64/3C, 64/4C, 64/2A & 64/2B demarcated by its boundaries (latitude and longitude of the end points) 11.37062° and 78.293331° of Thennampillaiyur Village/Panchayat, Pethanaickenpalayam Panchayat union/Taluk, Salem District measuring 9729.00 sq.m The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by R.Mathiyalagan and S.Arthanari (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 (Name of the sanctioned authority) vide Planning Permission No.369/2025 dated 31/10/2025. Local Body / Town Panchayat / Municipality No. Roc No. 1, Resolution No. 1 - 2026/ 2027,Dt.28/07/2026 dated 30.07.2026. 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.	Over Head Tank	Received letter from local body
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

Yours Faithfully,

Er. M. JEGADEESAN, B.E.,(Civil).,M.I.S.T.E.,
Registered Engineer Grade-I (RE)
Registration No:01/2022, RE-GR-I. 20.12.2022
42/15E, Balaji Avenue, Pichards Road,
Hasthampatty, Salem-636 007. Cell:94435 14218
E-Mail: jagassociates13@gmail.com

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.***M.JEGADEESAN*** has enrolled as **Registered Engineer Grade-I (RE)** with Salem District Town and Country Planning who has the qualification of ***B.E.CIVIL ENGG.,*** and experience in the relevant field for ***13*** years.

He has been given the Registration No: ***01/2022, RE-GR-I*** on ***20.12.2022***. 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 ***19.12.2027.***



10 JAN 2023
சேலம்-636 005.
சேலம் மாவட்டம்.

10.1.23

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

10/01/2023

10/1/23

SALEM DTCP

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.