

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Form-5

**Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)**

Date: 20/01/2026

Address of the Project: **Sai Square Phase - 11, Survey. No.133/1, 2, 3A, 3B, 134/1, 2 & 137/3B of Pottapalayam Village/Panchayat, Thiruppuvanam Taluk, Sivagangai District.**

Promoter Details: 1.S.Prakash Chand Jain 2.P.Hithesh Kumar Jain and 3.H.Thrishala Jain, No.10 C, Gopala Kothan Street Madurai -625001.

Subject: **Certificate for: Sai Square Phase - 11** (Name of the project).

Ref: - NA - (TNRERA Registration Number)

Sir,

I, **Gopinath** (name of the Architect/ Licensed Surveyor) having License No. **RE 77/2025 Gr I** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at: **Sai Square Phase - 11** (name of the project) situated on the Plot bearing Survey no./Plot no, Survey No **Survey. No.133/1, 2, 3A, 3B, 134/1, 2 & 137/3B of Pottapalayam Village/Panchayat, Thiruppuvanam Taluk, Sivagangai District.** Latitude is **9.839929** and Longitude is **78.167073**, demarcated by its boundaries (latitude and longitude of the end points) **9.839929** to the North **9.839929** to the South **78.167073** to the East **78.167073** to the West of Division **Sivagangai**, Taluk **Thiruppuvanam**, District **Sivagangai** measuring **25373** sq. mts. Being developed by : **1.S.Prakash Chand Jain 2.P.Hithesh Kumar Jain and 3.H.Thrishala Jain** (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 partially in all respects as per the Plotting layout plan sanctioned by **DTCP/LPA, Madurai** (Name of the sanctioned authority) vide Planning Permission letter No. **ROC.No. 4US00OB4/2025/TCP** dated **04/08/2025** and the approval Number is **LP/MLPA No.200/2025**, and Planning Permission **No.219/2025**, including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


Er. M.GOBINATH, B.E.,
Registered Engineer & Surveyor
Madurai DTCP RE-GR-I/77/2025
48/1, R.S.Naidu Street, Sellur,
Madurai-625 002. Mob: 8012041771

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RE 77/2025 Gr I**)



**Directorate of Town and Country Planning Department
(Government of Tamil Nadu)**

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE
MADURAI**

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.

Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.M.GOBINATH** has enrolled as REGISTERED ENGINEER GRADE-I with this office, who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **10 Years**.

He has been given the **Registration No.RE-GR-I/77/2025/DTCP/MADURAI/DECEMBER/2025** On **18.12.2025**.

He shall be required to comply with the duties and responsibilities prescribed by 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) Department, Dated: 04.02.2019** and Amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/ invalid if documents are found incorrect/ forged.



This Registration is valid upto 17.12.2030.

[Signature]
Assistant Director / Member Secretary (i/c),
District Town And Country Planning Office,
Madurai District.

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](#)



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

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

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

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



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
3/350/2 Mettukuppam,
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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.

