

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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)

Address of the Project: Namakkal District, Singalanthapuram Panchayat & Village,
Rasipuram TK, S.F.No. 412/4B2, 5B1B, 6B.

Date: 26/11/2024

B RAGAVAN
S/o. K V P BALASUBARAMANI
4/95A, EAST STREET
VTC, SINGALANTHAPURAN PO,
RASIPURAM TK,
NAMAKKAL – 637 405.

SANGEETHA RANGASAMY
47/23A, APPUCHEETY STREET,
VTC, SEVVAPETTAI,
SALEM

Subject : (Name of the Project)
Ref : (TNRERA Registration Number)

Sir,

I, Er. K.M. Senthil Kumar (Name of the Architect/Licensed Surveyor) having
License No. DTCP/ SALEM / RE – GR-1/007/2020 had undertaken assignment as
an Architect/Licensed Surveyor for the assessment and verification of development
of work done at (Name of the project) situated on the Plot bearing
Singalanthapuram Village, S.F.No. 412/4b2, 5b1b, 6b, demarcated by its
boundaries (latitude and longitude of the end points) 11°11'08.4" N and
78°07'05.1E to the North to the south to the East to the West of Division
Singalanthapuram Village Rasipuram Taluk Namakkal District
measuring (1.8275 Acres) 7395.64 sq. mts (Plots 44) . Being developed by B.
RAGAVAN & SANGEETHA RANGSAMY (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 DISTRICT TOWN AND COUNTRY PLANNING

(Name of the sanctioned authority) vide Planning Permission No. 33/2023 dated 27.01.2023 including all amenities and facilities as committed by the promoter to the allottees.

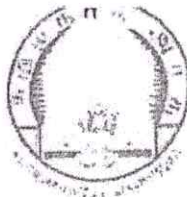
Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/Licensed Surveyor with (Reg. License No DTCP/ SALEM / RE – GR-1/007/2020 & Validity Till –

Enclosed:

Photographs of all sides of site


Er.K.M.SENTHIL KUMAR,B.E.,
1st Floor, Hotel Lakshmi Saraswathi
Opposite to Sona College, Salem-005.
Registered Engineer Grade-I
License No:007/RE-I/2020
Cell:85083 55512.



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

SALEM DISTRICT

6-Sannathi Street, Subramania Nagar,

Suramangalam, Salem- 636005.

Ph: 0427 - 2448625,

E-mail : ddsimregion@gmail.com



PROFESSIONAL REGISTRATION

Certificate



This is to certify that Thiru K.M. SENTHIL KUMAR has enrolled as **REGISTERED ENGINEER GRADE-I (RE-I)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E (CIVIL)** and experience in the relevant field for **TEN Years**.

He has been given the Registration No. **DTCP/SALEM/RE-I/007/2020**. 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 upto 31.03.2025



Place : SALEM-5
Date :

J. Jm
21/1/2021
ASSISTANT DIRECTOR
DISTRICT TOWN & COUNTRY
PLANNING OFFICE, SALEM DISTRICT
SALEM - 636 005

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

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



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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

