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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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 : Layout project set up in S.F.No. -145/2B and 145/4A2 Extent of 0.50Acres (or) 2024.00 Sq.mt at Gudalaur Village and Panchayat, Magudanchavadi Panchayat Union, Sankari Taluk, Salem District.

Date :31.10.2026

Name of the Promoter : P.Velusamy S/o Palanimuthu.

Address of the Promoter : D.No.6/303-1, Settukarankadu,
Ernapuram Village,
Sankari Taluk,
Salem District – 637 103.
Mobile No. 7904373310.

Subject : Certificate for Layout project set up at **P.L.GARDEN**

Sir,

I, **K.M.SETHILKUMAR**, Registered Engineer Grade - I (DTCP Registration No. – 07 / RE- I/ 2025)had undertaken assignment as aLicensed Surveyor for the assessment and verification of development of work done at **P.L.GARDEN** situated on the Plot bearing Survey no.145/2B & 145/4A2 demarcated by its boundaries (Latitude-11.534174 and Longitude-77.998428) Vacant to the North, (Latitude-11.533703 and Longitude-77.998286) 9.75m wide Panchayat Road to the South, (Latitude-11.533905 and Longitude-77.998486) Vacant to the East, (Latitude-11.533963 and Longitude-77.998204) Vacant to the West of Division Gudalur Village and Panchayat, Magudanchavadi Panchayat Union, Sankari Taluk, Salem District.measuring 0.50Acre (or) 2024.00 Sq.mt.the measurements of the road are as per the length and width of the approved layout by the planning authority Being developed by **P.Velusamy S/o Palanimuthu.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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, Salem District vide **Layout ApprovalNo.305/2026, Dated: 28.09.2026**, Magudanchavadi Panchayat Union, Gudalur Village Panchayat **Roc. No. 141(1)/2026, Dated : 15.10.2026**.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	Road Work	Yes
2	Storm Water DrainWork	Yes
3	EB Post and Street light	Yes
4	Provision of water supply	Connected with Panchayat Pipeline

Yours Faithfully,

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/2025
Cell:85083 55512.

Enclosed:
Photographs of all sides of site.

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

Phone: 0427-2448625

Email: ddslmregion@gmail.com

Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE
RENEWED FROM 01.04.2025 TO 31.03.2030

This is to certify that **THIRU.K.M.SENTHIL KUMAR** has enrolled as **Registered Engineer Grade-I (RE-I)** with Salem District Town and Country Planning who has the qualification of **B.E.(Civil),** and experience in the relevant field for 15 years.

He has been given the **Registration No:DTCP/SALEM/RE-I/007/2025 (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, MAWS (MA1) Dept., Dated 04.02.2019.

This Registration is valid upto **31.03.2030.**



4/4/25

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

4/4/25

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

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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.