Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor
(Certificate for the purpose of completion of Layout Project)
Address of the Project: **S.F. No: 649/9B1A, Katheri Village & Village Panchayat, Sankiri Taluk, Saalem District,Tamil Nadu State – 638183.**

Date: **05 /05/2026**

M/s SIVAM BUILDERS

2/442-3**, Amutha complex, Olapalayam**
Komarapalayam, Namakkal District – 638183
Mobile: **98946 77078, 98427 61970**

Subject: Certificate for **LOTUS ENCLAVE** (Name of the project)

Ref: TNRERA REGISTRATION NO

Sir,

I ,**DINESHKUMAR** having **License No. RE-II-050/LS/2019/00009** had undertaken assignment as an **REGISTERED ENGINEER** for the assessment and verification of development of work done at **LOTUS ENCLAVE** situated on the Plots bearing **Surveyno 649/9B1A (11°26'56.0"N 77°44'17.0"E)** demarcated by its boundaries (latitude and longitude of the end points) **Existing panchayat road (S.F NO – 649/1)** to the North **Green park layout (S.F NO – 649/10A3A,10A3B,10A3C)** to the South **(S.F NO – 649/9B2,10A2B)** to the East **Gold looms property (S.F NO – 649/6B,10A1,13B)** to the West of Division **Katheri Village Panchayat, Sankiri Taluk, Salem District**.

Site measuring **4451.54** sq.mts Being developed by **M/s SIVAM BUILDERS**

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 **DTCP SALEM** *vide* Planning Permission No.**02/2026** dated**05/01/2026** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Surveyor

Er. P. DINESHKUMAR B.E., Civil
REGISTERED ENGINEER
RE - GRADE II - 050/LS/2019/00009
45/35, KUMARARAJA BUILDING
NEAR NEW SUB REGISTER OFFICE
B.KOMARAPALAYAM - 638 183
PH : 97887 28730, 90804 71144

Enclosed:

Photographs of all sides of site

KOMARAPALAYAM MUNICIPALITY
APPENDIX
FORM OF RENEWAL LICENSE FOR LICENSED SURVEYOR

Roc. No. 050/CP/23-24/0003082 **Dated:04-Apr-2024**

LICENSE No. :050/LS/2019/00009

Under by law 10 of the by-law by the KOMARAPALAYAM MUNICIPALITY Municipal Council (Under Section 306 (10) (@) of the Tamil Nadu District Municipalities Act 1920)

Under the by-laws made by the KOMARAPALAYAM MUNICIPALITY municipal Council under Section **306 (10) (@) of the Tamil Nadu District Municipalities Act 1920**, the Executive Authority of the KOMARAPALAYAM MUNICIPALITY hereby licenses **Mr.DINESHKUMAR**
Residing at Door No **45/35,ALANKADU,Komarapalayam,Pallipalayam Road,638183.**
to be a Licensed Surveyor for a period ~~of one year~~ from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the licensed Surveyor whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Muncipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the licensed surveyor that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Muncicipal or Goverment land.

Station: Komarapalayam,
Dated: 04-Apr-2024

Commissioner,
KOMARAPALAYAM MUNICIPALITY

DIRECTORATE OF TOWN & COUNTRY PLANNING

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

NAMAKKAL DISTRICT

Collectorate Master plan Complex,
Namakkal-637003.
Ph: 04286-290067
E-mail: dtcp.namakkal@gmail.com



PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **THIRU.P.DINESHKUMAR** has enrolled as **REGISTERED ENGINEER GRADE - II (RE-II)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E.(CIVIL ENGINEERING)** and experience in the relevant field for **SEVAN** Years.

He has been given the Registration No. **DTCP/NAMAKKAL/RE-II/08/2024.** 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 up to: **24.07.2029**

Place: Namakkal-03
Date: 25.07.2024.

25 JUL 2024

ASSITANT DIRECTOR
DISTRICT TOWN &COUNTRY PLANNING OFFICE,
NAMAKKAL -637001

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.