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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

DLPA

**GOVT. OF TAMILNADU**

**TOWN AND COUNTRY PLANNING DEPARTMENT**

**DINDIGUL LOCAL PLANNING AUTHORITY**

No.14, Vivekananda Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **S.RAMESHKANNAN** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority **(DLPA)** who has the qualification of ***B.E (CIVIL)*** and experience in the relevant field for ***03*** years.

He has been given the Registration No: ***RE 05/2024 (GR-III)*** on ***21.02.2024***. 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, MAWS (MA1) Dept., Dated:04.02.2019.

This Registration is valid upto ***20.02.2029.***



**MEMBER SECRETARY,**
**DINDIGUL LOCAL PLANNING AUTHORITY,**
**DINDIGUL .**

21.02.24

**Form-5**

**Certificate by Architect/Licensed Surveyor**

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

Address of the Project:

**"PALANI AANDAVAR NAGAR" NORMAL LAYOUT IN S.NO: 242/1A2, 242/1B2, 242/1C, 242/2A, 242/2B1, 242/2C1, 242/3A1, 242/3B1 OF R PUDUKOTTAI VILLAGE/PANCHAYAT, KUJILIYAMPARAI PANCHAYAT UNION, GUJILIAMPARAI TALUK, DINDIGUL DISTRICT, TAMILNADU.**

Date: 25-09-2026

Name of the Promoter: **T.GOMATHI-1, S.NARMATHA-2**

Address of the Promoter: **DOOR NO: 4/59, RH COLONY, VEDASANDUR, DINDIGUL – 624 710.**

Subject: Certificate for **"PALANI AANDAVAR NAGAR" NORMAL LAYOUT IN S.NO: 242/1A2, 242/1B2, 242/1C, 242/2A, 242/2B1, 242/2C1, 242/3A1, 242/3B1 OF R PUDUKOTTAI VILLAGE / PANCHAYAT, KUJILIYAMPARAI PANCHAYAT UNION, GUJILIAMPARAI TALUK, DINDIGUL DISTRICT.**

Sir,

I, **S RAMESH KANNAN** having License No. **RE 05/2024 (GR-III)** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **"PALANI AANDAVAR NAGAR"** situated on the Plot bearing Survey No. **NORMAL LAYOUT IN S.NO: 242/1A2, 242/1B2, 242/1C, 242/2A, 242/2B1, 242/2C1, 242/3A1, 242/3B1 OF R PUDUKOTTAI VILLAGE/PANCHAYAT, KUJILIYAMPARAI PANCHAYAT UNION, GUJILIAMPARAI TALUK, DINDIGUL DISTRICT, TAMILNADU** demarcated by its boundaries **LATITUDE – 10.608750, LONGITUDE – 78.051611** (latitude and longitude of the end points) **VACANT LAND (10.609111, 78.051778)** to the North, **VACANT LAND (10.608500, 78.051750)** to the South, **VACANT LAND (10.608722, 78.052278)** to the East, **EXISTING VILLAGE PANCHAYAT TAR ROAD (10.608833, 78.051139)** to the West of Division **R PUDUKOTTAI** Village **GUJILIAMPARAI** Taluk **DINDIGUL** District **TAMILNADU** measuring **9732** sq.mts. The measurements of the roads are as per the

length and width of the approved layout by the planning authority being developed by **T.GOMATHI-1, S.NARMATHA-2.**

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 **DEPUTY DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DINDIGUL DISTRICT** (Name of the sanctioned authority) vide Planning Permission No. **SWP / DTCP / DINDIGUL / LAYOUT NO: 06 /2026** dated **13-01-2026** LOCAL BODY **BLOCK DEVELOPMENT OFFICER (VP), GUJILIAMPARAI PANCHAYAT UNION** No. **01/2026-27/R.PUDHUKOTTAI** dated **22-09-2026.** 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. | Layout Road | Yes |
| 2. | Layout Drainage | Yes |
| 3. | Layout Street Light | Yes |
| 4. | Layout Water Supply | Fees Paid to Panchayat Union |

Yours Faithfully,

Er.S.RAMESH KANNAN, B.E., M.E.,
Registered Engineer
DLPA Reg. No: RE 05/2024 (GR-III) (DTCP)
HI-TECH PROMOTERS, HANIN TOWERS
Annamalaiyar School Road,
Near Rotary Nagar, Nagal Nagar,
Dindigul 624 003 Cell 63691 09400

**(S.RAMESH KANNAN)**

Enclosed: Photographs of all sides of site

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

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# 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.