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RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project - **Survey No: 349/1A2 and 349/1B1A in Jakkasamuthiram Village, Jakkasamuthiram Panchayat, Karimangalam Panchayat Union, Palcode Taluk, Dharmapuri District, Tamilnadu.**

Date: 05.09.2026

D. Moorthy, (Name of the Promoter)
No. 398, Chatiram Street, Marandahalli Village, Palacode Taluk, Dharmapuri-636806. (Address of the Promoter)

Subject. Certificate for **"SRI LAKSHMI GARDEN"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. M Madhaiyan, D.C.E**, (name of the Architect/ Licensed Surveyor) having License No. **RE-GR-III1-009/2025** assessment and verification development work done at **"SRI LAKSHMI GARDEN"** (name of the project) situated on the Plot no./ bearing Survey No. **349/1A2 and 349/1B1A** demarcated by its boundaries (latitude and longitude of the end points) 12.373090 to the North 12.373090 to the South 78.054649 to the East 78.054649 to the West of Jakkasamuthiram Village, Jakkasamuthiram Panchayat, Karimangalam Panchayat Union, Palcode Taluk, Dharmapuri District, Tamilnadu, measuring **1.218 Acre (4931.00 Sq.mts**). Being Developed by **D. Moorthy,** (Name of the Promoters)

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 **DTCP, Dharmapuri** (Name of the sanctioned authority) vide **Layout No. 133/2026** and **Planning Permission Roc No: SWP/WN3B6T1X/NPA/133-2026/TCP/2026/TCP dated 05.08.2026 and Local Body No. 01/2026-2027/J.P dated 28.08.2026.** 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.

Er.M.MADHAIYAN, D.C.E.,
Srl Veni Developers
RE-Grade-III, No:09/2025,
Cell:8682809862.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Road	Yes
2.	Street light	Yes
3.	Storm water drains	Yes
4.	Water pipe line	Yes

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.M.MADHAIYAN,D.C.E.,
Sri Veni Developers
RE-Grade-III, No:09/2025,
Cell:8682809862.

DTCP

DPI

Assistant Director of District Town and Country Planning,
Dharmapuri, Appavu Nagar, 83 Pidamaneri Road, Dharmapuri.
Phone: 04342 260 399, Email: dpirdd@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to Certify that Thiru.M.MADHAIYAN has enrolled as Registered Engineers-(RE)/Grade-III with District Town and Country Planning, Dharmapuri **(DTCP)** who has the qualification of D.C.E. and experience in the relevant field for 13 years.

He has been given the Registration No: **009/2025 Registered Engineers-(RE)-Grade-III / (Renewal - *RE-Grade-III-09/2020) Dharmapuri*** on 26.12.2025 . 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 up to 25.12.2030.



Assistant Director(FAC),
District Town and Country Planning,
Dharmapuri .
26/12/25

அனுப்புநர்:-

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),
காரிமங்கலம் ஊராட்சி ஒன்றியம்,
காரிமங்கலம் வட்டம்,
தருமபுரி மாவட்டம்.

பெறுநர்:-

TNRERA,
133, G-பிளாக், 1வது அவென்யூ
அண்ணாநகர் (கிழக்கு)
சென்னை-600102.

நக.எண்.274/2026/இ6

நாள்:07.09.2026

சான்று

தருமபுரி மாவட்டம், பாலக்கோடு வட்டம், காரிமங்கலம் ஊராட்சி ஒன்றியம், ஜக்கசமுத்திரம் ஊராட்சி, ஜக்கசமுத்திரம் வருவாய் கிராமம், சர்வே எண்கள்:349/1A2 மற்றும் 349/1B1A ஆகியவற்றில் அமைந்துள்ள மனைப்பிரிவுக்கு சாலை, குடிநீர்குழாய் வசதி மற்றும் சாக்கடை வசதிகள் அமைக்கப்பட்டு, அனைத்துவிதமான கட்டணங்களும் (Layout Approval Fees) இணையதளம் மூலம் செலுத்தப்பட்டுள்ளது. மேற்படி மனைகளில் கட்டிட அனுமதி பெற்ற பின்னர், ஜக்கசமுத்திரம் ஊராட்சி மூலம் குடிநீர் இணைப்பு வழங்கப்படும் என இதன் மூலம் சான்றளிக்கப்படுகிறது.

7/9/26

வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)
காரிமங்கலம்.

நகல்:

திரு.D.மூர்த்தி த/பெ.தேவன்,
398, சத்திரம் மெயின் ரோடு,
மாரண்டஅள்ளிடவுன் & அஞ்சல்,
பாலக்கோடு வட்டம்,
தருமபுரி மாவட்டம்-636806.

07/09/26


GPS Map Camera
Jakkasamudram, Tamil Nadu, India
93f3+v33, Jakkasamudram, Tamil Nadu 636805, India
Lat 12.373416° Long 78.054607°
Friday, 11/09/2026 04:58 PM GMT +05:30
Google


GPS Map Camera
Jakkasamudram, Tamil Nadu, India
93f3+v33, Jakkasamudram, Tamil Nadu 636805, India
Lat 12.373416° Long 78.054607°
Friday, 11/09/2026 04:59 PM GMT +05:30
Google

GPS Map Camera

Jakkasamudram, Tamil Nadu, India 🇮🇳

93f3+v33, Jakkasamudram, Tamil Nadu 636805, India

Lat 12.373416° Long 78.054607°

Friday, 11/09/2026 04:59 PM GMT +05:30



GPS Map Camera

Jakkasamudram, Tamil Nadu, India 🇮🇳

93f3+v33, Jakkasamudram, Tamil Nadu 636805, India

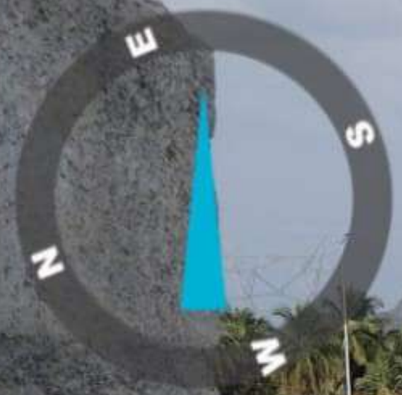
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GPS Map Camera
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93f3+v33, Jakkasamudram, Tamil Nadu 636805, India
Lat 12.373418° Long 78.054578°
Friday, 11/09/2026 04:57 PM GMT +05:30
Google


GPS Map Camera
Google
Jakkasamudram, Tamil Nadu, India
93f3+v33, Jakkasamudram, Tamil Nadu 636805, India
Lat 12.373422° Long 78.054582°
Friday, 11/09/2026 04:58 PM GMT +05:30

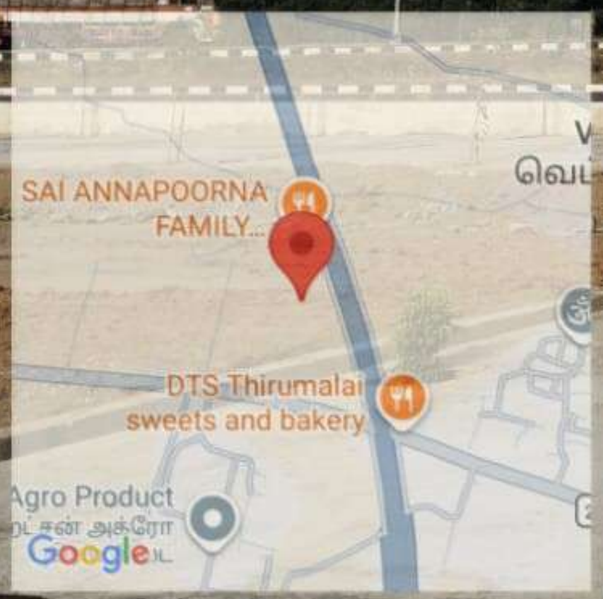

GPS Map Camera
Jakkasamudram, Tamil Nadu, India
93f3+v33, Jakkasamudram, Tamil Nadu 636805, India
Lat 12.373416° Long 78.054602°
Friday, 11/09/2026 04:58 PM GMT +05:30
Google





11/09/26 4:56 pm
12.373106N 78.054521E
112° E
Jakkasamudram
Tamil Nadu





11/09/26 4:58 pm
12.37332301N 78.05474796E
102° E
Jakkasamudram
Tamil Nadu





11/09/26 4:55 pm
12.373071N 78.054495E
106° E
Jakkasamudram
Tamil Nadu











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

Verified RealEstate
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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.