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RE REGULATORY RECORD

RERA Document

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

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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 : S.F.No 229/6C - Extent of 0.96 Acres (or) 3900.00 Sq.Meter - at Alathukombai Village & Sadmugai Village Panchayat, Sathyamangalam Taluk, Erode District.

Date : 15.09.2026

Name of the Promoter : **Mr.R.Sureshkumar**

Address of the Promoter : Door No. 44 – Krishnammal Layout,
DSP Office Road, Bharath Bhavan Lodge Road,
Chickadampalayam, Coimbatore Taluk,
Coimbatore District – 641301.

Subject : Certificate For Completion Of **" SIVA GARDEN "**

Sir,

I, **D.Prakash Pandian** - Registered Engineer Grade - I (DTCP Registration No – 13/2025/RE-Gr.I / EDTCP(Renewal) On 13.10.2025) Valid Upto 12.10.2030 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **" SIVA GARDEN "** situated on the plot bearing **Survey No 229/6C -** demarcated by its boundaries Latitude - 11.480704 Longitude - 77.26658 to the North, Latitude - 11.480574 and 11.480018 Longitude - 77.265497 and 77.265728 to the South, Latitude - 11.480692 Longitude - 77.26554 to the East, Latitude - 11.481182 Longitude - 77.266213 to the West of Division - Alathukombai Village, and Sadmugai Village Panchayat, Sathyamangalam Taluk, Erode District Measuring 3900.00 Sq.Meter Being Developed by **Mr.R.Sureshkumar.**

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 **Erode District Town and Country Planning Office : ROC NO : KCKI4KXO /2026/TCP : SWP / DTCP / Erode / Layout Permission No : 106/2026, Dated : 07.04.2026 & The Block Development Officer , Sadmugai Panchayat Planning Permission No : Sathyamangalam / Layout / 2026 - 2027 / 02 , Dated : 29.07.2026**. 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	Yes
2	Storm water drains	Yes
3	Street Lights	Yes
4		
5		

Enclosed :

Photographs of all sides of site

Yours Faithfully,

D.PuPl

Er. D. PRAKASH PANDIAN, DCE,B.E.,
RAJALAKSHMI CONSTRUCTIONS
D No 329/5, NPP Plaza, Erode Road, Perundurai.
Registered Engineer 13/2025 / RE-Gr.I / EDTCP
Registered Construction Engineer 06 / 2025 / RCE/EDTCP
Cell 97517 25654

DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT

Uzhavarsandai Backgate, Sampath Nagar, Erode.
Email: ddtcperode@gmail.com Ph. 0424-2258297

PROFESSIONAL REGISTRATION CERTIFICATE
Renewed from 13.10.2025 to 12.10.2030

This is to certify that Thiru **Prakash Pandian D.** has enrolled as **Registered Engineer Grade I (Old Registration No. 06/2020/RE Gr-1/EDTCP)** with **Erode District Town and Country Planning Office** who has the qualification of **B.E. (Civil)**

He has been given the Registration No: **13/2025/ RE GR-I/EDTCP(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 **12.10.2030**



13/10/25

Deputy Director (I/c),
District Town and Country Planning,
Erode District.

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.