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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™
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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 :** Project of the Layout Called as **"Baragath Nagar"** Comprised in **Survey Nos. 279/2, 279/3A** an Extent of **7250 Sq.Mt**, Situated at **PALAYANKOTTAI** Village, **ATHOOR** Taluk, (Previously **PALAYANKOTTAI** Panchayat, **ATHOOR** Panchayat Union), Now **SITHAYANKOTTAI** Town Panchayat, **DINDIGUL** District.

**Date : 19-06-2025**

1. **Mr. Abdul Rahuman K,** S/o.Kaja Maideen,
   No.65/32, Nariparai, Pallapatti,
   Dindigul – 624 002.

2. **Mr. Prem Nazeer R,** S/o.Raja Mohamed Gani,
   Rajalakshmi Nagar, Aruljothi School Back Side,
   Ponnagaram, Adiyanuthu, Dindigul – 624 003.

3. **Mr. Sheik Dawood N,** S/o.Naina Mohamed,
   Plot No.7, Masha Allah Manjil,
   Thiruvalluvar Street, R.M.T.C Colony,
   Adiyanuthu, Dindigul – 624 003.

**Subject** : Certificate for the Layout Project **"Baragath Nagar"**

**Ref** : (1) **DTCP Approved No :** SWP/DTCP/DINDIGUL/LAYOUT NO : **139/2023**,
Dated : **22.07.2023**

(2) Related Documents

Sir,

I, **P.Balu** (Registered Engineer) having Registered No. **CGLDIST/RE/Gr-II/2021/08/008** had Undertaken Assignment as an Architect / Licensed Surveyor for the Assessment and Verification of Development of Work Done at **"Baragath Nagar"** Comprised in **Survey Nos. 279/2, 279/3A** an Extent of **7250 Sq.Mt**, Situated at **PALAYANKOTTAI** Village, **ATHOOR** Taluk, (Previously **PALAYANKOTTAI** Panchayat, **ATHOOR** Panchayat Union), Now **SITHAYANKOTTAI** Town Panchayat, **DINDIGUL** District.

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

**Demarcated by its Boundaries :**

| | |
|---|---|
| Latitude – 10.272080 | Longitude – 77.839516 to the North |
| Latitude – 10.271587 | Longitude – 77.839417 to the South |
| Latitude – 10.271672 | Longitude – 77.840004 to the East |
| Latitude – 10.271882 | Longitude – 77.839067 to the West |

In **PALAYANKOTTAI** Village, **ATHOOR** Taluk, (Previously **PALAYANKOTTAI** Panchayat, **ATHOOR** Panchayat Union), Now **SITHAYANKOTTAI** Town Panchayat, **DINDIGUL** District Developed by **Mr. Abdul Rahuman K, Mr. Prem Nazeer R and Mr. Sheik Dawood**.

Based on the Site Inspection Carried out by Me with Respect to Each of the Plot(s) of the Aforesaid Layout / Sub-Division, 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 the **Deputy Director**, T&CP, Dindigul District (DTCP) as Approved Layout No. **SWP/DTCP/DINDIGUL/LAYOUT NO : 139/2023**, Dated : **22.07.2023** Including All Amenities and Facilities as Committed by the Promoter to the Allottes.

Your's Faithfully,

**Er. P.Balu**

(Registered No. **CGLDIST/RE/Gr-II/2021/08/008)**

**Enclosed :**

Photographs of all Sides of Site

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001,
Mobile: 77086 29625

**District Town and Country Planning Office,**
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. P.BALU** has enrolled as **Registered Engineer Grade-II (RE)** with Department of Town and Country Planning who has the qualification of **B.E., (Civil Engineering)** and experience in the relevant field for more than **05 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-II/2021/08/008** on **13.08.2021**. 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 **12.08.2026**.

13.8.21

Deputy Director (I/c),
Chengalpattu District



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
13 AUG 2021
செங்கல்பட்டு மாவட்டம்

P. Balu

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
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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.