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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

hello@verified.realestate
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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: **"RATHNA GARDEN ANNEX"** S.F.No. **89/3B, 91/6C and 91/9A1B** in Vellalapatti Village, Omalur Panchayat Union, Omalur Taluk, Salem District, Tamilnadu.

Date: **09.10.2026**

Mr.S.Chellappan (Name of the Promoter)

Door No.4/234, Railway Colony Near, Vellalapatti, Salem – 636012 (Address of the Promoter)

Subject: Certificate for **"RATHNA GARDEN ANNEX"** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, **M.MANIKANDAN** (name of the Architect/Licensed Surveyor) having License No. **26/2024, RE-GR-II** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"RATHNA GARDEN ANNEX"** (name of the project) situated on the Plot bearing Survey No. **S.F.No. 89/3B. 91/6C and 91/9A1B** demarcated by its boundaries (latitude and longitude of the end points) **11.751077, 78.098613** to the North **11.750348, 78.098221** to the South **11.750687, 78.098557** to the East **11.750818, 78.098329** to the West of Division **Vellalapatti** Village, **Omalur** Panchayat Union, **Omalur** Taluk, **Salem** District measuring **3969.00** sq.mts being developed by **Mr.S.Chellappan,** (Name of the Promoter).

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 **Assisstant Director, District Town and Country Planning, Salem**(Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/SALEM/LAYOUT NO:177/2026** and **PLANNING PERMISSION:96/2026** dated **12.05.2026.** final layout approval letter Roc No.**1/2026, Resolution No.05/2026-2027** dated **22.05.2026.** 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 WORK	Yes
2.	STORM WATER DRAIN	Yes
3.	WATER PIPELINE	Yes
4.	STREET LIGHT	Yes
5.	DTCP ORDER AND PANCHAYAT ORDER	Yes

Yours Faithfully,

Er. M.MANIKANDAN, B.E.,
Registered Engineer Grade-II
Reg. No: 26/2024/RE-GR-II
No: 7/135, Housing Board,
Thalavaipatty, SALEM-636 302.

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No. **26/2024, RE-GR-II**)

Enclosed: Photographs of all sides of site

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

Phone: 0427-2448625

Email: ddslmregion@gmail.com

Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **THIRU. M. MANIKANDAN** has enrolled as **Registered Engineer Grade-II (RE-II)** with Salem District Town and Country Planning who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for 6 Years.

He has been given the **Registration No:26/2024 (RE-II)** on 26.11.2024. 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 upto **25.11.2029.**



25/11/24

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING,
SALEM DISTRICT.

ஊராட்சி ஒன்றியம்

ஓமலூர்

ந.க.எண்: 07/2026/ஊ.ந

நாள்: 25 .09.2026

சான்று

சேலம் மாவட்டம், ஓமலூர் ஊராட்சி ஒன்றியம், வெள்ளாளப்பட்டி கிராமத்தில் சர்வே எண்கள் 89/3B, , 91/6C மற்றும் 91/9A1B-ல் 0.9825 ஏக்கர் பரப்பளவில் (3969 சதுர மீட்டர்) அமைந்துள்ள 1 முதல் 27 வரை உள்ள மனைப்பிரிவு ரத்னா கார்டன் அனெக்ஸ் வெள்ளாளப்பட்டி கிராம ஊராட்சியின் பராமரிப்பில் உள்ள ரயில்வே காலனி 10000லிட்டர் கொள்ளளவு கொண்ட மேல்நிலை நீர் தேக்க தொட்டியில் இருந்து குடிநீர் விநியோகம் செய்ய சாத்திய கூறு உள்ளது என சான்றளிக்கப்படுகிறது.

மேலும், இச்சான்றிதழானது மனுதாரர் தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையத்தில் (TNRERA) மனைப் பிரிவினைப் பதிவு செய்யவும் நோக்கத்திறகாக மட்டுமே வழங்கப்படுகிறது.

25/9/2026

தனிஅலுவலர்

வெள்ளாளப்பட்டி ஊராட்சி

ஓமலூர் ஒன்றியம்

பெறுநர்:

திரு.செல்லப்பன்,

கதவு எண்: 4/234, ரயில்வே காலனி அருகில்,

வெள்ளாளப்பட்டி அஞ்சல்,

வெள்ளாளப்பட்டி., ஓமலூர்,

சேலம்-636012.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.