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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COLLECTORATE CAMPUS, SIVAGANGAI
SIVAGANGAI DISTRICT.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.B.KARTHIK RAJA, Sivagangai** has enrolled as REGISTER ENGINEER GRADE II **(REII)**with SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE(DTCP) who has the qualification of Diploma in civil Engineering and experience in the relevant field for 05 years.

He has been given the Registration .No. RE/GRII/SVG 010/2021 and same renewed on 11.09.2026. 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 , 2019approved vide, G.O. (Ms) No.18 MAWS (MA1) Dept . Dated. 04.02.2019

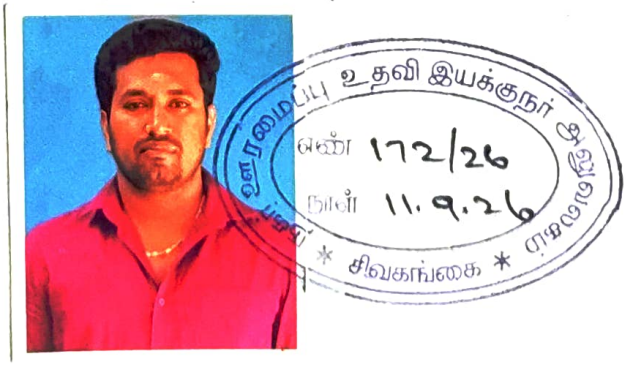
This Registration is valid up to 10.09.2031

11/9/26

Deputy Director/Assistant Director(FAC)
District Town and Country Planning office
Sivagangai District

11.9.26

TO
Thiru.B.Karthik Raja,
No,246. Sevalpunjai,
Kalakanmoi,Sivagangai(D.T)



Form-5

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

Address of the Project: Idaiyamelur Village,in Idaiyamelur Panchayat,Sivagangai Panchayat Union/Taluk , Sivagangai District. Krishna Nagar-7,Sy.No.509/1A3,1B-

Date: 21.09.2026

1,Mr.Karuppaiah,2,Mr.Karthi keyan
357/2,Ilanthangaudi,vembathur, Sivagangai

Subject: Certificate for **Krishna Nagar-7** (Name of the project) Ref ;

010/2021 (TNRERA Registration Number)

Sir,

I, **B.Karthik Raja** (name of the Architect/Licensed Surveyor) having License No. **010/2021** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Krishna Nagar-7** (name of the project) situated on the Plot bearing Survey No./ Plot No.**509/1A3,1B**-demarcated by its boundaries (latitude and longitude of the end points) **9.856575** to the North **9.856585** to the South **78.485591** to the East **78.485101** to the West of Division **Idaiyamelur** Village **Idaiyamelur** Panchayat **Sivagangai** Panchayat Union/Taluk **Sivagangai** District measuring **11362** sq.mts **(2.80 Acre).** 2.20The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **Mr. karuppaiah, Mr.Karthikeyan** (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 **Assistant Director** of the sanctioned authority) vide Planning Permission No.**90/2026** dated **27.07.2026** Local Body No. **101/2026-2027** 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.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Street Light local body	Yes
2.	Water Tank Local body	No-Amount Paid
3.	Water Supply Local Body	Yes
4.	Storn Water Drain Local Body	Yes
5.		
6.	Others	

Er.B.KARTHIK RAJA,B.E.,Civil.,
Registered Civil Engineer Grade II
Reg. No: RE / Gr. II / SVG Dist / 010 / 2021
Weekly Market Road, Oppsite to SBI Bank
Sivagangai - 630 561. Cell : 63796 58742

Yours Faithfully,

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No
39/2021)

Enclosed: Photographs of all sides of site

Department of Rural Development and Panchayat Raj

Idaiyamelur,228250,Sivagangai,Sivagangai

Receipt of Local Body Demand Fee

Transaction ID	:	11000379873963
Application No	:	Y0WD0RMG
Scrutiny Reference	:	
Applicant Name	:	KARUPPAIAH KARTHIKEYAN
Receipt Number	:	2026082567093
Bank Ref. No :	:	
Mode of Payment	:	
Payment Generated Date	:	
Payment Completed Date	:	25/08/2026
Merchant Id :	:	
Payment Gateway	:	
Merchant Txn Id	:	

Demand Details:

S.No	Description	Amount
1	Layout Approval Fees	1168578.00
2	Layout Inspection Fees	1000.00

Total Amount : 1169578

Amount In Words : Rupees Eleven Lakh Sixty Nine Thousand Five Hundred Seventy Eight Only

Terms and Conditions:

1. This Payment receipt is merely an acknowledgment of the payment of the permit feee and Should not be considered as buiding Permit.
2. The amount paid is non-refundable.
3. No signature is required for documents generated electronically.

With Regards,
RDPR

This is Computer Generated Bill No Signature Required

Layout Application - Final Approval Letter

Roc No: 101/2026-2027

Date: 8/28/26 12:12 PM

From:

Village Panchayat

Idaiyamelur

To :

P.Karuppaiah L.Karthikeyan,
357/2, Ilanthangaudi,
Vembathur Post,
SivagangaiDistrit- 630 561

Online Application Number: Y0WD0RMG

Sir/ Madam,

Sub :

Plot - Sivagangai Panchayat Union, Idaiyamelur Panchayat, Idaiyamelur Group, Survey No.509/1A3,1B - Regarding the grant of planning permission under section 49 of the Urban Rural Organization Act for a residential plot of 11362 sq.m (2.80 acres)

Ref :

1. To Deputy Director Sivagangai District Urban Development Zone ROC.No. Y0WD0RMG/2026/TCP
2. SWP/DTCP/SIVAGANGA/LAYOUT No:90/2026
3. Petitioner P.Karuppaiah, L.Karthikeyan and documents
4. Idaiyamelur Panchayat Resolution No.101/Date: 28.08.2026..

Body:

Sivagangai District, Sivagangai Panchayat Union, Idaiyamelur Panchayat, Idaiyamelur Group, In Survey No. 509 /1A3,1B - in Idaiyamelur Village the area is limited to 11362 square meters.

Therefore a residential survey no. 509/1A3,1B - in Sivagangai panchayat union, Idaiyamelur panchayat, Idaiyamelur group, Idaiyamelur village is allotted on the basis of the following conditions.

The basic amenities provided in the plots, such as street lights, roads and drinking water pipelines, shall be maintained by the applicant.

It is hereby informed that if it is found that the documents and proofs submitted for

consideration regarding the land license issued to the petitioner are not valid the delimitation order issued for these plots will be canceled without any prior notice.

As per the details given below, the amount for the plots has been paid by the applicant into the concerned local body fund account.

The Panchayat Fee and basic Ammenities Charges are Mentioned Below as:

For Panchayat Fee: Rs.308578/-

For Drinking Water OVERHEAD TANK (OHT) : Rs.860000/-

For Inspection Fess: Rs.1000/-

Total Amount : Rs.1169578/-

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2026.08.28 12:12:31

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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Chennai 600 097, India
hello@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.