Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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
+91 9996 12 9996
verified.realestate

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: S.F.No.48/3B,52/3A,52/3B,386/3A1A,386/3A2A, Eriodu Town Panchayat, Vedasandur Taluk, Dindigul District,

Date: 23.12.2024

**Mrs.L.Maheshwari** (Name of the Promoter)
138, Main Road,Poochinaicken Patty, Pallapatty, Begampur, Dindigul– 624002. (Address of the Promoter)
Subject: Certificate for **VELAVAN NAGAR** (Name of the project)
Ref: _____ (TNRERA Registration Number)
Sir,
I, Er.K.Thanga Durai (name of the Architect/ Licensed Surveyor) having License No.RE 35/2024 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **VELAVAN NAGAR** (name of the project) situated on the Plot bearing Survey no. 48/3B,52/3A,52/3B,386/3A1A,386/3A2A Plot no. 0**1 – 41** demarcated by its boundaries (latitude and longitude of the end points) **(10.525712, 78.067663)** to the North – **S.F.no.52/1C,52/2,48/1F,48/2,48/3A and Existing Road** to the South – **S.F.no.386/3A1B,386/3A2B** to the East - **S.F.no.386/3A5,48/3C** to the west of Division : **S.F.Nos. 356 & 378** Village : **Eriodu Town Panchayat** Taluk **Vedasandur** District **Dindigul** measuring **6294.00** sq. mts. Being developed by **Mrs.L.Maheshwari** (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 **DTCP** (Name of the sanctioned authority) vide Planning Permission No. **Joint Director / Deputy Director / Assistant Director Town and Country Planning Office, Dindigul Approved Roc.No. 7W7AL34K/2025/TCP, Date : 21.02.2025** , **Eriodu Town Panchayat Council Resolution No.239/2025. Dated:26.03.2025. Special and Important Condition laid in this Office Letter Roc.No.123/2025, Dated :04.07.2025.APPROVAL No. SWP/DTCP/DINDIGUL/LAYOUT No.26/2025** including all amenities and facilities as committed by the promoter to the allottes.

Er.K.THANGA DURAI, DCE, Dcad,(B.Tech)
Registered Engineer DTCP.RE/35/2024
Registered Construction Egg.CE/01/2023
VELAN BUILDERS
Valgha Valamudan Complex,
L.G.B. Compound, Dindigul-01.
Cell:73737 32706

Yours Faithfully,
Er.K.Thanga Durai
(Reg. LicenseNo. RE / 35 / 2024)

DLPA

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

DINDIGUL LOCAL PLANNING AUTHORITY

No.14, Vivekananda Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **K.THANGA DURAI** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority (**DLPA)** who has the qualification of ***D.C.E.,*** and experience in the relevant field for ***20*** years.

He has been given the Registration No: ***RE 35/2024 (GR-III)*** on ***09.08.2024***. 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, MAWS (MA1) Dept., Dated:04.02.2019.

This Registration is valid upto***08.08.2029.***



MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL


GPS Map Camera
Google
Eriodu, Tamil Nadu, India
G3g8+pp5, Eriodu, Tamil Nadu 624702, India
Lat 10.525477° Long 78.067605°
22/07/2025 04:32 PM GMT +05:30


CELL : 96290 2525
வேலவன் நகர்
GPS Map Camera
Google
Eriodu, Tamil Nadu, India
G3g8+pp5, Eriodu, Tamil Nadu 624702, India
Lat 10.525816° Long 78.067711°
22/07/2025 04:31 PM GMT +05:30


GPS Map Camera
Eriodu, Tamil Nadu, India
G3g8+pp5, Eriodu, Tamil Nadu 624702, India
Lat 10.525864° Long 78.067682°
22/07/2025 04:31 PM GMT +05:30
Google


GPS Map Camera
Eriodu, Tamil Nadu, India
G3g8+pp5, Eriodu, Tamil Nadu 624702, India
Lat 10.525477° Long 78.067605°
22/07/2025 04:32 PM GMT +05:30
Google


GPS Map Camera
Google
Eriodu, Tamil Nadu, India
G3g8+pp5, Eriodu, Tamil Nadu 624702, India
Lat 10.52548° Long 78.067612°
22/07/2025 04:32 PM GMT +05:30


GPS Map Camera
Google
Eriodu, Tamil Nadu, India
G3g8+pp5, Eriodu, Tamil Nadu 624702, India
Lat 10.525481° Long 78.067606°
22/07/2025 04:32 PM GMT +05:30

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.