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RE REGULATORY RECORD

RERA Document

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Chennai 600 097, India

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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: **"ROYAL GRAND"** in **Survey Number 41/5B, 41/6B, 42/4A, 42/5A, 45/1A1B & 46/3B at Kalangani village / Panchayat, Namakkal Panchayat Union, Namakkal Taluk, Namakkal District.**

Date: 11.09.2026

1. **P.Vinothkumar s/o Palanisamy**, 6/833A, E.B.Colony, Paramathy Road, Namakkal Town, Namakkal Taluk, Namakkal District - 637001.
2. **N.Thangavel s/o Nallusamy**, 3/57, Periyapatti Village, Namakkal Taluk, Namakkal District- 637002.
3. **T.R.Monisha w/o Sureshvigram**, 6/803, E.B.Colony, Paramathy Road, Namakkal Town, Namakkal Taluk, Namakkal District - 637001.

Subject: Certificate **" ROYAL GRAND "**

Sir,

I, **P.SRIDHAR** having License No. **DTCP/SALEM/RE-II/002/2025**

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **" ROYAL GRAND "** situated on the Plot bearing Survey No **41/5B, 41/6B, 42/4A, 42/5A, 45/1A1B & 46/3B** demarcated by its boundaries (latitude and longitude of the end points) **11°20'35.9"N 78°10'30.9"E** to the North **11°20'33.6"N 78°10'30.7"E** to the South **11°20'34.7"N 78°10'33.4"E** to the East **11°20'35.0"N 78°10'26.6"E** to the West of Division **Kalangani Village / Panchayat, Namakkal Panchayat Union, Namakkal Taluk, Namakkal District** measuring **15008.00 sq.mts.** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **P.Vinothkumar, N.Thangavel, & T.R.Monisha.**

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 Approval Number – **SWP / DTCP / NAMAKKAL / LAYOUT NO : 106 / 2026 / 2026 / TCP** Dated 17.06.2026. 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.	Thar Road	Yes
2.	Drainage	Yes
3.	Street Light	Yes
4.	Water Line	To be Completed by Local body Letter Attached With Us.

Yours Faithfully,

Enclosed: Photographs of all sides of site

Er.P.SRIDHAR, B.E., Registered Engineer
Reg. No: DTCP/SALEM RE-II/002/2025
SRI BUILDERS
No:347, Omalur Main Road,
SALEM-636 302. Ph. 90039 94565

வட்டார வளர்ச்சி அலுவலகம்,
நாமக்கல் வட்டாரம்.

ந.க.எண்.421/2026/தி2 நாள் : 15.09.2026

சான்று

நாமக்கல் மாவட்டம், நாமக்கல் வட்டம், நாமக்கல் ஊராட்சி ஒன்றியத்திட்குட்பட்ட களங்காணி கிராமம் சர்வே எண். **41/5B, 41/6B, 42/4A, 42/5A, 45/1A1B & 46/3B** -ல் **3.70 ¾** ஏக்கர் (15008.00 சதுர மீட்டர்) பரப்பளவு கொண்ட மனைப்பிரிவில் அமையும் குடியிருப்பு மனைப்பிரிவுக்கு உதவி இயக்குநர். நாமக்கல் மாவட்ட நகர் ஊரமைப்பு அலுவலகம் அவர்களின் செயல்முறைகள் ந.க.எண். **SWP / DTCP / NAMAKKAL / LAYOUT NO : 106 / 2026 / 2026 / TCP** நாள்.17.06.2026 -ன் படி திட்ட அனுமதி வழங்கப்பட்டதை தொடர்ந்து, மனுதாரரால் மழைநீர் வடிகால், தார்சாலை, தெருவிளக்குகள் மற்றும் மனைகள் அனைத்திற்கும் குடிநீர்குழாய்கள் அமைக்கப்பட்டுள்ளது. மேலும் மனைகளுக்கு அமைக்கப்பட்ட குடிநீர்குழாய்கள் ஊராட்சியின் மெயின் குழாயில் இணைக்கப்படவுள்ளது. எனவே, மனைப்பிரிவுக்குள் மேல்நிலை நீர்த்தேக்கத்தொட்டி கட்ட வேண்டியதில்லை என இதன் மூலம் சான்று அளிக்கப்படுகிறது.

15/9/26

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),
நாமக்கல் வட்டாரம்.

பெறுதல்:

1. **P.**வினோத்குமார் த/பெ பழனிசாமி,
   6/833A, E.B.காலனி, பரமத்தி ரோடு, நாமக்கல் டவுன்,
   நாமக்கல் வட்டம், நாமக்கல் மாவட்டம்.

2. **N.**தங்கவேல் த/பெ நல்லுசாமி,
   3/57, பெரியப்பட்டி கிராமம்,
   நாமக்கல் வட்டம், நாமக்கல் மாவட்டம்.

3. **T.R.**மோனிஷா க/பெ சுரேஷ்விக்ரம்,
   6/803, E.B.காலனி, பரமத்தி ரோடு, நாமக்கல் டவுன்,
   நாமக்கல் வட்டம், நாமக்கல் மாவட்டம்.

GOVERNMENT OF TAMILNADU

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.P.SRIDHAR** 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 9 years.

He has been given the **Registration No:DTCP/SALEM/RE-II/002/2025 on 29.05.2025.** 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) Dept., Dated 04.02.2019.

This Registration is valid upto **28.05.2030.**



29/5/25

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

29/5/25

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
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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.