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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

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect /

Licensed Surveyour

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

Our Layout at **S.NO.56B/3A,3B1B,3B2A, Karadipatti Village, Madurai West Taluk, Madurai District.**

R. RAMAMOORTHI,

DOOR NO – 7/70, EAST STREET,

KANMAISOORANGUDI, SURANKUDI

VIRUDHUNAGAR-626203.

DATE : 9.6.2025

Subject: Certificate for FRESH LAYOUT - **ROYAL GATEWAY PHASE 2**

Sir,

I N.RAMESH, having License No. Reg.no: RE/03/2021(GR-I) had undertaken assignment as an Architrct/ Licensed Surveyor for the assessment and verification of development of work done at Karadipatti situated on the Plot bearing Survey no: 56B/3A,3B1B,3B2A Total Plots: 39 demarcated by its boundaries (latiude 09°55'51.3"N longitude 78°02'08.4"E of the end points)to the North Vacant Land to the East 7.20M & 9.00M Existing road to the West vacant land to the South vacant land of Division Karadipatti Village Madurai West Taluk, Madurai District. Measuring 6255.00 Sq.mts. Being was developed by R.Ramamoorthi.

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, DISTRICT TOWN AND COUNTRY PLANNING MADURAI vide Planning Permission No.114/2025 dated 8/4/2025, AND LOCAL BODY PERMISSION NO : 02/2025-2026 , DATED : 23/05/2025 including all amenites and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Enclosed:

Photographs of all sides of site

Er.N.RAMESH, B.E.,M.E.,MIE.,
REGISTERED ENGINEER GRADE - I
SK PLANNERS & ASSOCIATES (Reg.No:03/2021)
MADURAI DISTRICT TOWN & COUNTRY PLANNING
No.14/12 Lalapathiroy Road
(Opp.Madurai Corporation West Entry Gate Road)
Chinna Chokkikulam, Madurai - 625002
Email: skplannersmdu@gmail.com
Off: 0452-3501275, 9344585161, 6385578969
9597599299,7094986969

MDTCP

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE
No.4 Hakkim Ajmalkhan Road, Chinnachockkikulam, Madurai – 625 002.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

Roc. No.1433/2019/CC **dated : 16.08.2021**

This is to certify that **THIRU.RAMESH.N** has enrolled as **ENGINEERS GRADE I-(RE)** with Madurai District Town and Country Planning **(MDTCP)**, who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **14 years.**

He has been given the **Registration No.RE 03/2021 (Gr.I) on 16.08.2021.** 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) Department, Dated: 04.02.2019.**

This Registration is valid upto **15.08.2026.**



ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT.

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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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.