Verified RealEstate™

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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**Form-5**

**Certificate by Architect/Licensed Surveyor**

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

Address of the Project Survey Numbers: S.No. 11/1A3, 11/1B4, 12/2A1, 12/5A4 & 12/5A5 of Thenpalanji Village, Vadapalanji Panchayat, Tirupparankundram Taluk, Madurai District.

Date:02.09.2026

M.Chinna Nachiappan and M.Valliammai, (Name of the Promoters)
D.NO. 6-7/3, Chinna Nachiappan Salai
Viswanathapuram,
Madurai -625014 (Address of the Promoter)

Subject: Certificate for "AI CITY"

Sir,

I, Er. R.Agalya B.E., (name of the Architect/Licensed Surveyor) having Registration No. RE/Gr-II/DTCP/Trichy/June-2024/014 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "AI CITY" situated on the Plot bearing S.No. 11/1A3, 11/1B4, 12/2A1, 12/5A4 & 12/5A5 demarcated by its boundaries (latitude and longitude of the end points) 9.913925° and 78.00570°of Thenpalanji Village, Vadapalanji Panchayat, Tirupparankundram Taluk, Madurai District measuring 27275.76 sq.m The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by M.Chinna Nachiappan and M.Valliammai (Name of the Promoters)

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.167/2026 dated 26/03/2026. Local Body / Town Panchayat / Municipality No. ONLINE/002/Vadapalanji/2026 dated 08/08/2026. 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. | Over Head Tank | Payment done to local body and letter submitted |
| 2. | Street lights | Yes |
| 3. | Storm water drain | Yes |
| 4. | Roads | Yes |
| 5. | Others | - |

*Yours Faithfully,*

Er.R.AGALYA,B.E.,
REGISTERED ENGINEER (Gr-II)
1/86,Selliyamman Koil Street,
Kulumur, Sendurai, Ariyalur - 621714
Cell: 73588 83088
RE. Gr.-II/DTCP/Trichy/June-2024/014

# DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

## TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mrs. R. AGALYA** has enrolled as **REGISTERED ENGINEER GRADE-II** with this office who has the qualification of **DEGREE OF BACHALOR OF CIVIL ENGINEERING** and experience in the relevant field for 11 years.

**She has been given the Registration No.RE Gr-II/DTCP/TRICHY/JUNE - 2024 /014 on 14.06.2024**

She 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 4.2.2019.

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience,

**This Registration is valid up to 13.06.2029**



14/6/2024.

Joint Director/Member Secretary(F.A.C),
**District Town And Country Planning,**
**Tiruchirappalli District.**

14/6/24

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

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# 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.