

RE

REGULATORY RECORD

RERA Document

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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: AKSHAYA NAVIAR - FRESH LAYOUT,
S.NO. 131/23A, 131/29, 131/30, 131/31, 131/41, Thanakkankulam village
Thirupparankundram Taluk, Madurai District.

Date: 14/8/2024

S. RAJA POORNA CHANDRAN (Name of the Promoter)

DOORNO-19, Nellaigappapuram, 3rd Street, Thirupparankundram, Madurai-625 006
(Address of the Promoter)

Subject: Certificate for AKSHAYA NAVIAR - FRESH LAYOUT (Name of the project)

Ref: NO: TNPL136752024 (TNRERA Registration Number), APPLICATION NO - TNRERA/PLI/3335/
2024

Sir,

I, T. RAJA PANDI (name of the Architect/ Licensed Surveyor) having License No. 03/2024

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at AKSHAYA NAVIAR - FRESH LAYOUT (name of the project) situated on the Plot bearing Survey no./
Plot no. 131/23A, 131/29, 131/30, 131/31, 131/41, demarcated by its boundaries (latitude and longitude of the end points) 78°02'18.2"E to the North 9°53'16.7"N to the South 9°53'17.8"N to the East 9°53'18.4"N to the West of Division Thanakkankulam
Village Thirupparankundram Taluk Madurai District Tap measuring 5648-0 sq. mts. Being developed by S. Raja POORNA CHANDRAN (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 LPA - MADURAI - Assistant Director (Name of the sanctioned authority) vide Planning Permission No. 198/2024 dated 01.07.2024 including all amenities and facilities as committed by the promoter to the allottees. 10.9/10.2.56 0001:178/2024

Yours Faithfully,

Thanakkakulam Panchayat - 04/2024-2025 dated on
01/08/2024

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

T. RAJA PANDI

Enclosed: Reg NO- 03/2024, Madurai

Photographs of all sides of site

T. Raja Pandi
Er.T.RAJA PANDI, B.E.,
(Registered Engineer) - Grade III
REG No - 03 / 2024
District Town and Country Planning, Madurai
5/399, Mannar Thirumalai Street,
Thasildhar Nagar, Anna Nagar, Madurai-625020



MDTCP

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.

Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

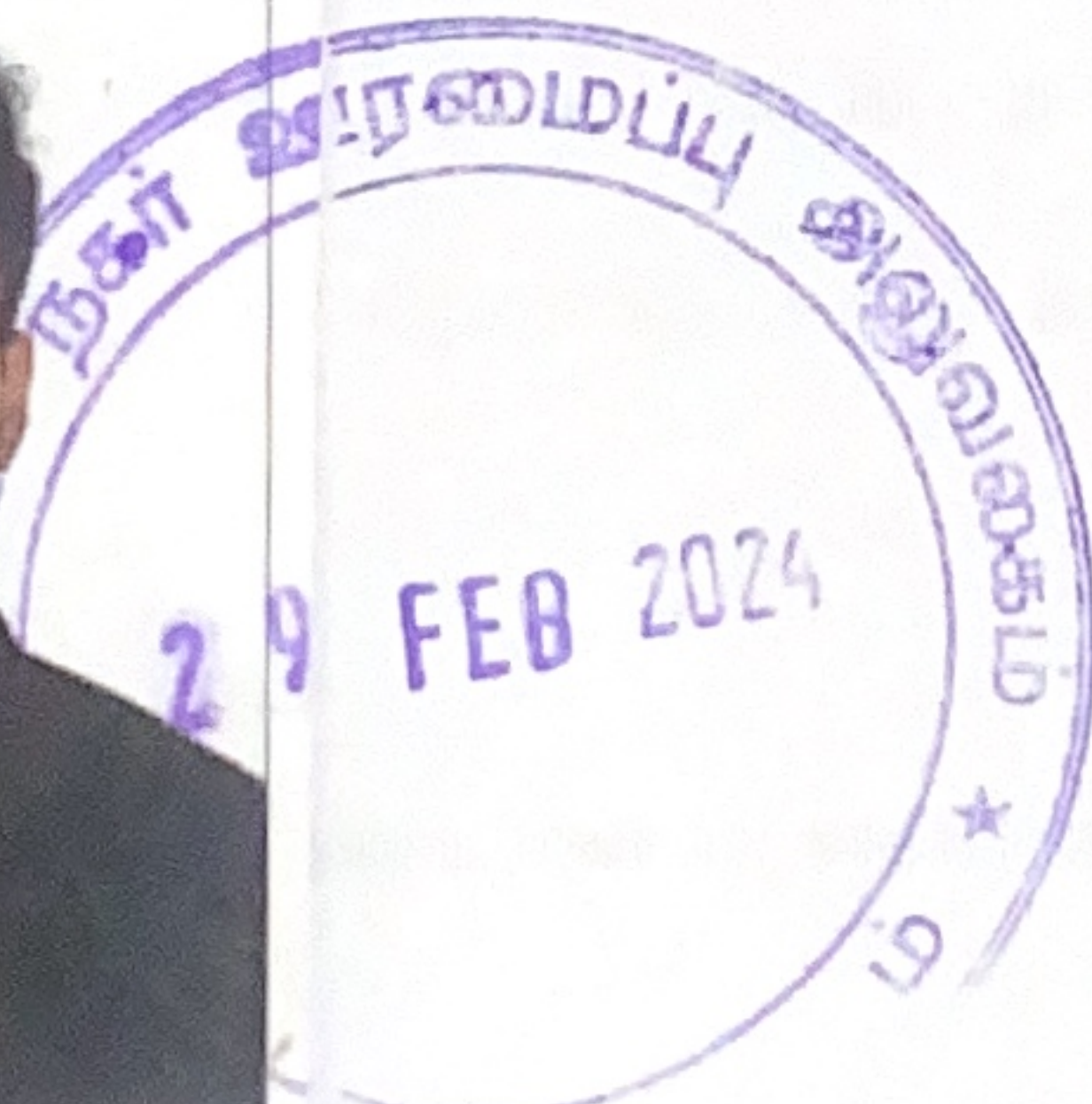
PROFESSIONAL REGISTRATION CERTIFICATE

dated : 29.02.2024

This is to certify that **Thiru.T.RAJA PANDI** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning (MDTCP), who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **3 years**.

He has been given the **Registration No.RE. 03/2024 (Gr.III)** on **29.02.2024**. 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) Department, Dated: 04.02.2019**.

This Registration is valid up to **28.02.2029**.



Qu. Enrolled
29/02/2024

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

Clk
29/2/24

Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.



ROC No. 28506/2024/SWP-XBK0EGQB/2024/TCP

Date : 01/07/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.

To :

Panchayat President ,
Thanakkankulam Panchayat,
Thiruparankundram panchayat union,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of town and country planning - Madurai District – Compressing S.Nos: 131/23A, 131/29, 131/30, 131/31 & 131/41 at 1.41 Acre (5648.00Sqm) of -Thanakkankulam Panchayat – Thanakkankulam Village- Thiruparankundram Panchayat union – Thiruparankundram Taluk- Madurai District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr.S.RAJA POORANACHANDRAN, Madurai Letter, Dated:01.06.2024.
2.District Town and country planning Office, Madurai District Letter No. 28506/2024/SWP-XBK0EGQB. (Road pattern issued on dated: 21.06.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant Mr.S.RAJA POORANACHANDRAN, Letter Dated:26.06.2024. (Local body Gift deed document no.3942/2024, dated:24.06.2024 and TANGENDCO Gift deed document no.3943/2024, dated: 24.06.2024.)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:21.06.2024 & 26.06.2024(requiring payment of Development fee,OSR,and Centage Fee).
14.Applicant Mr.S.RAJA POORANACHANDRAN, Letter, Dated.28.06.2024. (Payment of Development fee ,OSR and Centage Fee)

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout in Comprised - Madurai Local Planning Authority - S.Nos: 131/23A, 131/29, 131/30, 131/31 & 131/41 at 1.41 Acre (5648.00Sqm) of -Thanakkankulam Panchayat – Thanakkankulam Village- Thiruparankundram Panchayat union – Thiruparankundram Taluk- Madurai District, Planning Permission issued - forwarded for further action - Reg.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by

the Assistant Director of Town and Country Planning, Madurai on 21.06.2024. Further the applicant Mr.S.RAJA POORANACHANDRAN, Madurai, has gift Road and local body site Gift deed document no: 3942/2024, dated:24.06.2024 and TANGENDCO Gift deed document no.3943/2024, dated: 24.06.2024.

Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as, the concurrence number assigned to the layout is

L.P/M.L.P.A. No: 178/2024, Planning Permission No.198/2024 and enclosed with 2 set of original maps and gift deeded documents has been

forwarded with it for further action

Total no of plot allocated – 35 Nos

Local Body Space - 20.17 Sq.m (0.51%)

TANGENDCO Space - 20.13 Sq.m (0.51%)

Proposed Road Area - 1722.245 Sq.m

OSR Space - As per Case - V, Guideline value for the extent of 393.00 Sq.m had been paid by applicant through online

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per

Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department

office and land survey department for information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam

website Special Conditions

Special Conditions

1.a) With reference to the 6th cited and 8th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary

fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the

necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority

along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities

like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards

specified by the local body

2.With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road,

park areas S.F.No sub-division in favor concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil

Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to

purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the

Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has

not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to

development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing

to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual

rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the

right organization to decide this.

5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure

Layout original map and Condition – 2 sets and

Gift deed Local Body Document No: 3942/2024, dated:24.06.2024 (original)

Copy to:-

1. Mr.S.RAJA POORANACHANDRAN,
DOOR NO.19, NELLAIYAPPAPURAM 3RD STREET,
THIRUPARANKUNDARM, MADURAI -625009
2. Tamil Nadu Real Estate Regulatory Authority,(TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.
3. Sub Register,
Thiruparankundram Sub Register Office,
Madurai District.
4. Assistant Director,
Survey Land and Records,
Collectorate Campus, Madurai District. 1 set.
5. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No: 3943/2024, dated:24.06.2024 (Original)



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8472	01/06/2024
2	OSR Fee	549612	26/06/2024
3	Centage Charges	12000.00	28/06/2024
4	Development Charges	8550.00	28/06/2024
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2024.07.01 09:49:23



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](#)



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



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.

