Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project : **Layout of House sites in Survey No's : 27 / 2A2B & 28 / 2B, Kumarapuram village, Thisaiyanvilai Taluk, Tirunelveli District.**

Date:22.05.2025

P.PRINCE & D.LINGARAJ (Name of the Promoter)

Door No : 8/8, Middle Street, Kumarapuram,

Thisaiyanvilai, Tirunelveli – 627657 (Address of the Promoter)

Subject : Certificate for Layout (Name of the project)

Ref : _____ (TNRERA Registration Number)

Sir,

I, **Er.G.Murugan** (Name of the Licensed Surveyor) having License No : **146/LS/2019/00062** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification and development of work done at **Annai Rani Nagar** (name of the project) situated on the Plot bearing Survey No: **27 / 2A2B & 28 / 2B** demarcated by its boundaries (latitude and longitude of the end points) **8°21'23.2"N 77°50'51.2"E** to the North **S.No. 27 / 2A2A & 28 / 2A Land** to the South **S.No : 27 / 2A3A, 459, 460 Land** to the East **Arasoor S.No.457 Land** to the West of Division **S.No.27 / 1B5 Exg.Road,** Village **Kumarapuram,** Taluk **Thisaiyanvilai,** District **Tirunelveli** measuring **20496.00**sq.mts Being developed by **P.Prince & D.Lingaraj** (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 responds as per the plotting layout plan sanctioned by **Joint Director**, (Name of the sanctioned authority) vide **L.P/TVLD No: SWP/34/2025** dated **08.04.2025** including all amenities and facilities as committed by the promoter to the allots.

Yours Faithfully

P. Prince

D. Murugan

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Surveyor with (Reg.License No. **ER.G.MURUGAN (146/LS/2019/00062).**

Enclosed

Photographs of all sides of site

G. Murugan

Er. G. MURUGAN, D.C.E.,
Registered Engineer / Grade III
Corpn. Regn. No. 146/LS/2019/00062
TLPA. Regn. No. RE/TVL/2019/047
8M, Thirukudumba Nagar, Palayamkottai,
Cell: 81487 35875

TIRUNELVELI CORPORATION

RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 146/CP/23-24/0100421

Dated:31-May-2024

LICENSE No. :146/LS/2019/00062

Under the by-laws made by the TIRUNELVELI CORPORATION municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate,the Executive Authority of the TIRUNELVELI CORPORATION hereby licenses **Mr.G MURUGAN**
Residing at Door No **8M THIRKDM,SEEVALABERY ROAD,Palayamkottai,Palayamkottai,627002.**
to be a Licensed Surveyor for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the licensed Surveyor whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Corporation by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	*It is the duty of the licensed surveyor that in all matters wherein, is employed or engaged.* a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Muncicipal or Goverment land.

10/06/24

for Commissioner,
TIRUNELVELI CORPORATION

31.05.2024

Station: Palayamkottai,
Dated: 31-May-2024

TIRUNELVELI LOCAL PLANNING AUTHORITY
Xavier Colony, South Bye-pass Road,
Tirunelveli -05.
Phone : 0462-2350040
E-mail: tveli.lpa@gmail.com
Website: www.nellai.tn.nic.in/tlpa

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**G.MURUGAN** has enrolled as **Registered Engineer Grade-III (RE)** with Tirunelveli Local Planning Authority (TLPA) who has the qualification of **D.C.E., (CIVIL ENGINEERING)** and experience in the relevant field for **30 years.**

He has been given the Registration No. **RE/Gr III/TVL/March/2019/047** on **21.03.2019.** 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 up to **20.03.2024.**

13 JUN 2024



21 MAR 2019

21.3.19

(R.S.MARIAPPAN)
MEMBER SECRETARY (I/C)
TIRUNELVELI LOCAL PLANNING AUTHORITY,
TIRUNELVELI

DTCP, Tirunelveli Roc. No.544/2022/TVL 3 Dated : 13.06.2
This Certificate is Renewed From 21/03/2024 and
Valid Upto 20/03/2029.

13/06/2024

(P. RANGANATHAN)
Joint Director,
District Town and Country Planning Office,
Tirunelveli-5.








GPS Map Camera
Check In
Google
Nallamalpuram, Tamil Nadu, India
9r4w+cgq, Ittamozhi Rd, Nallamalpuram, Tamil Nadu 627657, India
Lat 8.356456° Long 77.847564°
06/05/2025 11:20 AM GMT +05:30


GPS Map Camera
Check In
Nallamalpuram, Tamil Nadu, India
9r4w+cgq, Ittamozhi Rd, Nallamalpuram, Tamil Nadu 627657, India
Lat 8.356459° Long 77.84757°
06/05/2025 11:20 AM GMT +05:30
Google


GPS Map Camera
Check In
Nallamalpuram, Tamil Nadu, India
9r4w+cgq, Ittamozhi Rd, Nallamalpuram, Tamil Nadu 627657, India
Lat 8.356526° Long 77.847244°
06/05/2025 11:19 AM GMT +05:30
Google


GPS Map Camera
Check In
Nallamalpuram, Tamil Nadu, India
9r4w+cgq, Ittamozhi Rd, Nallamalpuram, Tamil Nadu 627657, India
Lat 8.35645° Long 77.847528°
06/05/2025 11:19 AM GMT +05:30
Google

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.