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 No: 869/4A1A and 869/4A2 in Kuthukalvalasai Village, Kuthukalvalasai Panchayat, Tenkasi Panchayat Union, Tenkasi Taluk, Tenkasi District, Tamilnadu.**

Date: 11.09.2026

1) R. S. Mahadevan, 2) S. Ramaiah and, 3) Santhi Rajagopal
(Name of the Promoters)
No. 137, South Masi Street, Tenkasi, Tirunelveli- 627811.
(Address of the Promoters)
Subject. Certificate for **"SHARADHA NAGAR"** (Name of the project)
Ref (TNRERA Registration Number)

Sir,

I, Er. **SHUNMUGA SELVAN.S** (name of the Architect/ Licensed Surveyor) having License No. **RE/Gr.I/TEN/FEB/2026/009** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"SHARADHA NAGAR"** (name of the project) situated on the Plot no./ bearing **Survey No. 869/4A1A and 869/4A2** demarcated by its boundaries (latitude and longitude of the end points) 8.981318 to the North 8.981318 to the South 77.287552 to the East 77.287552 to the West of Division Kuthukalvalasai Village, Kuthukalvalasai Panchayat, Tenkasi Panchayat Union, Tenkasi Taluk, Tenkasi District, Tamilnadu, measuring **0.55 Acre (2250.00 Sq.mts)**. Being Developed by **1) R.S. Mahadevan, 2) S. Ramaiah and, 3) Santhi Rajagopal** (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, Tenkasi** (Name of the sanctioned authority) vide **Planning Permission No. 39/2026** and **dated 04.06.2026** and **Local Body No. 01/2026-2027** dated **13/07/2026.** 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.	Road	Yes
2.	Street lights	Yes
3.	Storm water drains	Yes
4.	Water Pipe lines	Yes
5.	Shading Trees	Yes
6.	Panchayat NOC for Water connection facility	Yes

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Rtn.Er. Shunmuga Selvan M.E., (Struct)
LOYAL BUILDERS
Registered Engineer
Registered Structural Engineer
342/P8, Chittar Nagar,Courtalam Road,
Tenkasi - 627 811
Cell : 94433 91236, 89460 57054.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
Sub – registrar Office (Opp), Tirunelveli road,
Pavoorchathiram,
Tenkasi District - 627 808.
Phone : 04633 - 295294
E-mail: dtcp.tenkasi@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **SHUNMUGA SELVAN.S** has enrolled as **Registered Engineer Grade-I (RE)** with Tenkasi District Town and Country Planning Office who has the qualification of **BACHELOR OF TECHNOLOGY IN CIVIL ENGINEERING** and experience in the relevant field for **10 years.**

He has been given the Registration No.**RE/Gr I/TEN/FEB/2026/009** on **18.02.2026.** 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 **17.02.2031.**



20/2/26

(S.Nanthini)
ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TENKASI DISTRICT

20/2/26

20/2/26

To
Thiru.S.Shunmuga Selvan,
98 F/1,Keelamutharamman kovil Street,
Tenkasi,
Tamil Nadu .

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.