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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 Surveyor**

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

Address of the Project S.F.No. 8/6, 9/1A & 10/1C1 of Veerapandi bit-1 Village, Madurai West Panchayat Union, Madurai North Taluk, Madurai District.

Date: 08.09.2026

**Mr. M.KANNAN** (Name of the Promoter)

3/441B, Vivekananthar Street,
Tilak Nagar,
Thirupalai,
Madurai-625020 (Address of the Promoter)

Subject: Certificate for SHIVANI CITY

Sir,

I,M.Syed Mohamed Abdul Kareem (name of the Architect/Licensed Surveyor) having Registration No. Reg.Gr- RE-34/2024 had undertaken assignment as an Architect/ Licensed Survey or for the assessment and verification of development to work done at **SHIVANI CITY** situated on the Plot bearing Survey no./ Plot no. S.No. 8/6, 9/1A & 10/1C1 demarcated by its boundaries (latitude and longitude of the end points) 10.004729° and 78.131516° of Veerapandi bit-1 Village, Madurai West Panchayat Union, Madurai North Taluk, Madurai District 9405.00 sq. mts. Being developed by **Mr. M.KANNAN** (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 CMDA (Name of the sanctioned authority) ம.வ/ம.உ.தி.கு.எண்:223/2026, *vide* Planning Permission No.**249/2026 dated 14.05.2026** including all amenities and facilities as committed by the promoter to the allottes

| S.NO | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1 | STREET ROAD | YES |
| 2 | STREET LIGHT | YES |
| 3 | STORM WATER DRAIN | YES |
| 4 | WATER SUPPLY | NO(FEES PAID TO LOCAL BODY) |

*Yours Faithfully,*

**Er.M.SYED MOHAMED ABDUL KAREEM**
Consulting Civil Engineer & Licensed Builder
MLPA Registration No: RE034/2024
Plot No: 21, 2nd East Street, K.K.Nagar
Madurai-625020.
Mob: 98420 77336, 90804 66520

**Directorate of Town and Country Planning Department**
**(Government of Tamil Nadu)**

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE**
**MADURAI**

**Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.**
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.M.SYEDMOHAMED ABDUL KAREEM** has enrolled as **REGISTERED ENGINEER GRADE -III** with this office, who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **10 Years.**

He has been given the **Registration No.RE- GR-III/34/2024/DTCP/MADURAI/ OCTOBER/2024 On 14.10.2024.**

He shall be required to comply with the duties and responsibilities prescribed by 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** and Amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**

**NOTE**

**Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/ invalid if documents are found incorrect/ forged.**

**This Registration is valid upto 13.10.2029.**



14 OCT 2024

14/10/24

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

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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.