

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Form – 5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project Thoothukudi District, Srivaikundam Taluk, Aniyabaranallur Village,
Survey Nos 923,924, 926/1, 926/2, 927/1, 927/2, 931/5, 931/6, 939/1, 939/2, 943, 944, 947,
948, 949, 950, 952/2, 953, 954, 955/1, 955/2, 955/3, 956/1 and 956/2.

M/s Hydracarbon Project Engineers Limited

Date: 26/06/2025

Plot No 349, III Main Road, Nehru nagar, Kottivakkam,

Chennai – 600 096, Tamil Nadu, India.

Subject: Certificate for BMP THAMIRABARANI TOWNSHIP PHASE-II

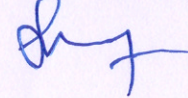
Ref : 1. Planning Permission No. Roc No.Y68VR305/Thoothukudi/2025/TCP date
21.04.2025 and Layout approval No. LP/DTCP No.33/2025
2. Anaiyabaranallur Panchayat Permission No: 03/2025-2026 date 18.06.2025.
3. TNRERA Application No.TNRERA/PLF/5783/2025 dated 26.06.2025

Sir,

I, S.Ponmanikandan having License No RE-I/TKDTCP/OCTOBER/2/2023 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at BMP THAMIRABARANI TOWNSHIP PHASE-II situated on the Plot bearing Survey no. 923,924, 926/1, 926/2, 927/1, 927/2, 931/5, 931/6, 939/1, 939/2, 943, 944, 947, 948, 949, 950, 952/2, 953, 954, 955/1, 955/2, 955/3, 956/1 and 956/2 demarcated by its boundaries to the North Lat 8.728475 Long 77.959304 to the South Lat 8.721566 Long 77.96074 to the East Lat 8.728101 Long 77.960928 to the West of Division Lat 8.7239 Long 77.96241 Village Aniyabaranallur, Taluk Srivaikundam, District Thoothukudi measuring 1,61,650 Sq M. Being developed by M/s. Hydracarbon Project Engineers Limited.

Based on site inspection carried out by me with respect to each of the Plots of the aforesaid Layout 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 Assistant Director of Town and Country Planning, Thoothukudi issued Planning Permission No. Roc No.Y68VR305/Thoothukudi/2025/TCP date 21.04.2025 and Layout approval No.LP/DTCP No.33/2025 and Aniyaparanallur Village, Panchayat President (Block development officer, Srivaikundam) vide Planning Permission No 3/2025-2026 date 18/06/2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



Enclosed : Photographs of all sides of site

Er. S. PONMANIKANDAN B.Tech. LL.B, AIV, AIEI
Licensed Surveyor / Registered Engineer
Approved Valuer / Chartered Engineer
149/8, Polepettai West 1st Street,
Ph : 80567 00160

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THOOTHUKUDI DISTRICT**

106J/37, Millerpuram 2nd Street,

Thoothukudi – 628 008.

Phone : 0461 2322651

E-mail: dtepttkddistrict@gmail.com

Roc. No. 1766/2020 துமாஅ-2, Date 13.10.2023

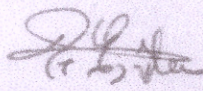
PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru S. PONMANIKANDAN** has enrolled as **Registered Engineer Grade I (RE)** with office of the District Town and Country Planning Office, Thoothukudi District has qualification of **B.E., (Civil Engineering)** and experience in the Construction field for **10 Years 4 Months**.

He has been given the Registration No. **RE-I/TKDTC/CP/October/2/2023** on **13.10.2023**. 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, Municipal Administration and Water Supply (MA1) Department, Dated. 04.02.2019.

This Registration is valid upto 12.10.2028.




13/10/23
(R. REYSHMA)

Assistant Director of Town and Country Planning
District Town and Country Planning Office
Thoothukudi District


13.10.2023

To

Thiru S. PONMANIKANDAN
S/o P. Sivasekar,
149/8, Polepettai West 1st Street
Thoothukudi - 628008
Thoothukudi District

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.

