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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

AMENDMENT LETTER

From
Selvaraj M,
282/469 A, North Malayadipatti, Kamaraj Salai,
Rajapalayam – 626117
Ph: +91 94431 28228

To
Tamil Nadu Real Estate Regulatory Authority (TN RERA)
No. 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

Dear Sir/Madam,

Subject: Application No. **TNRERA/PLI/8180/2025** Amendment for **Project Name Change From Jayajothi Nagar** to **Jayajothi Avenue**

I, Selvaraj M, has developed the Layout that has been approved by DTCP & Panchayat Union dated 09.09.2025 in the Location of Survey No. 47/14, Parpakulam Village, Nochikulam Panchayat, Palayamkottai Taluk, Tirunelveli District, Tamil Nadu – 627 013.

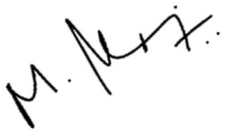
Initially, I named the Project Name as **Jayajothi Nagar**. Later, I have decided to change the name to **Jayajothi Avenue.** But I uploaded the old bank certificate in the Application submission.

Hence, I attached the latest bank certificate with this letter to process my Amendment request. I kindly request you to proceed the above request during my application verification. I appreciate your patience.

Thank you,

Rajapalayam
10.10.2025

Yours Faithfully,



(SELVARAJ M)

FORM-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Jayajothi Avenue, Survey No. 47/14, Parpakulam Village, Palayamkottai Taluk, Tirunelveli District, Tamil Nadu – 627 013

Date: 30.09.2025

Selvaraj M
282/469 A, Kamarajar Salai, North Malayadipatti,
Rajapalayam - 626117

Subject: Certificate for Jayajothi Avenue layout

Ref: TNPLI51452025 – Application No. TNRERA/PLI/8180/2025

Dear Sir,

I, Er. L.Arumuga nainar, having License No. RE GR-II/TVLD/02/2023 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at Layout named Jayajothi Avenue situated on the Plot bearing Survey No. / Plot No. 47/14 demarcated by its boundaries Lat 8.686578° Long 77.80998° to the North Lat 8.685633° Long 77.809759° to the South Lat 8.686044° Long 77.810101° to the East Lat 8.686322° Long 77.808944° to the west of Division in Parpakulam village, Palayamkottai Taluk, Tirunelveli District 627 013, Layout measuring 5177 sq. mts. Being developed by Mr. Selvaraj M

Based on site inspection carried out by me with respect to each of the plot(s) 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 DTCP vide Planning Permission No. L.P/TLPA No:SWP/78/2025 dated 06.08.2025 and approved by Nochikulam Village Panchayat vide Resolution No. 200/2025 dated 22.09.2025 with the ROC No. 2/2025-2026 dated 26.09.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er. L. ARUMUGA NAINAR, B.Tech.,
Registered Engineer
RE / Gr.II / TVLD / 02 / 2023
FYBUILD PRIVATE LIMITED
No.30, First Floor, South Bazaar,
Palayamkottai, Tirunelveli - 627 002.
Mob: 99526 50500, 99528 50600

Enclosed: Photographs of all sides of site

D T C P

District Town And Country Planning Office
Tirunelveli District
South Bypass Road, Tirunelveli – 627 005.

Phone : 0462 2902318
E-mail: ddtcptnv@gmail.com
Website: www.tn.gov.in/tcp

Roc. No. 544/2022 TVLR 3(1) **Date 25 -07-2023**

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **THIRU.ARUMUGA NAINAR.L** has enrolled as **Registered Engineer Gr.II** with office of the District of Town and Country Planning office, Tirunelveli , who has the qualification of **B.Tech CIVIL ENGINEERING** and experience in the relevant field for **6 years**

He has been given the Registration No. **RE.GR-II/TVLD/02/2023** on **25-07-2023** 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 up to **24-07-2028.**

D.T & CP TVLI.



25.07.2023

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

To
Thiru L.Arumuga Nainar,
13A,Pathala Madan Koyil Street,
Palayamkottai,
Tirunelveli District - 627002.

केनरा बैंक Canara Bank सिंडिकेट Syndicate (A Government Of India Undertaking)	**RAJAPALAYM 2 BRANCH** 141 TENNKASI ROAD, COTTON MARKET RAJAPALAYAM- 626117 **Phone: 04563-220535, 8220008416** **e-mail :** cb16271@canarabank.com **IFSC CODE : CNRB0016271**

Date: 30.09.2025

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No. 1 A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008.

Sir,

Sub: TNRERA – Application for project registration – Layout JeyaJothi Avenue
Opening an account exclusively for the project concerned regarding
Re: Application Dated 26.09.2025
****

With reference to the application for registration of projects, it is certified that Mr. Selvaraj, have opened an account no.110265206793 exclusively for the project at, S. No. 47/14, Palayamkottai Taluk, Nochikulam Village Panchayat, Parpakkulam Village, Tirunelveli District. In Compliance of sub-clause (D) of clause (I) of Sub-Section (2) of section of 4 of the acts, Mr. Selvaraj has agreed to deposit 70% of the amount collected from the allottees from time to time will be deposited to the above account.

कृते केनरा बैंक / For CANARA BANK

वरिष्ठ प्रबंधक, Senior Manager,
राजपालयम II शाखा / Rajapalayam II Branch.

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.