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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project) Date: **12.08.2024**

Address of the Project:

MELAPACHAKUDI VILLAGE AND PANCHAYAT VIRALIMALAI TALUK PUDUKKOTTAI DISTRICT

Thiru.A.Xavier
s/o Arockiasamy
5/293, poogudi Road Kuttapattu Post
Srirangam ,Trichy

Subject: Certificate for LAYOUT PROJRCT COMPLETED. PROMOTED BY A XAVIER

Sir,

I, M.CHOKKALINGAM having License No. DTCP/PDK/RE/GR-II/20/10/001

had undertaken assignment as an Licensed Surveyor for the assessment and verification of

development of work done at S.F.NO:103/3 107/3 08/1 OF MELAPACHAKUDI VILLAGE AND PANCHAYAT AND VIRALIMALAI Taluk, Pudukkottai District Tamilnadu State. situated on the Plot demarcated by its boundaries (latitude 10.667442692163846, , and longitude 78.61365749805297 of the end points) Vacant Land to the North Vacant Land to the South Approved Layout to the East Road to the West of Division MELAPACHAKUDI VILLAGE AND PANCHAYAT AND Viralimalai Taluk, Pudukkottai District measuring 13800.00 sq. mts. Being developed by A XAVIER

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 DISTRICT TOWN AND PLANNING AND PANCHAYATH *vide* Planning Permission No. 65/2024 ROC.NO:N3GO1FHP /2024/PD dated 25.06.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Enclosed:

Photographs

M. Chokkalingam 9/8/2024
Er.M.CHOKKALINGAM,B.E.,A.M.I.E.,C.E.,
REGISTERED ENGINEER
DTCP/PDK/RE/GR-II/20/10/001
SRI VINAYAGA BUILDERS
Sri Mathuvanayaki Illam
Kavinadu East, Pudukkottai - 3.
75022 86126, erchokku@gmail.com

PUDUKKOTTAI DISTRICT TOWN AND COUNTRY PLANNING

Plot No-282, Periyar Nagar, Railway Station Road, Pudukkottai-03.

Phone : 04322-260888, E-mail: dtcp.pudukottai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to Certify that the Thiru. **M.CHOKKALINGAM** has enrolled as **Engineer Grade-II (RE)** with Pudukkottai District Town and Country Planning Office who has the qualification of **Bachelor Of Engineering in Civil Engineering** and experience in the relevant field for **05 Years**.

He has been given the Registration No. **DTCP Pudukkottai/RE/GR-II/20/10/001** on **07.10.2020**. 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 upto **06.10.2025**.



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் புதுக்கோட்டை மாவட்டம், புதுக்கோட்டை-622 003
07 OCT 2020
நாள்.....

Assistant Director
Pudukkottai Town and Country Planning Office
Pudukkottai District-03.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, PUDUKKOTTAI.
Plot No-282, Periyar Nagar, Railway Station Road, Pudukkottai-03.
Phone : 04322-260888, E-mail: dtcp.pudukottai@gmail.com

DEVELOPERS REGISTRATION CERTIFICATE

This is to Certify that the Individual Thiru.**M.CHOKKALINGAM** has enrolled as **Registered Developer (RD)** with Pudukkottai District Town and Country Planning Office.

The Individual is Registered as a Registered Developer and give the Registration No. **DTCP Pudukkottai/RD/21/01/001** on **12.01.2021**. The Individual have 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 upto **11.01.2026**.



12/1/21

Assistant Director
Pudukkottai Town and Country Planning Office
Pudukkottai District

12.1.21 12/1/21

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.