

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

[Certificate by Architect / Licensed Surveyor]

[Certificate for the purpose of completion of Layout/Sub- Division project]

Date: 23 /07/2025

Address of Project: S.F. NO. 69/3B2 & 70/2 Extent Of (2.43 Acre) Kumarapuram Village, Thisaiyanvilai Taluk, Tirunelveli District TamilNadu State – 627657.

(Name of the Promoter): Mr. J. Ramesh Kumar

Address of the promoter : No, 235A/348, Sudalaimadasamy Kovil Street, Thisaiyanvilai Tirunelveli – 627657.

Subject: Certificate for [Name of the Project]: (SHANTHAA MAGIC CITY - II)

Ref: (TNRERA Registration Number) :

Sir, **I, V.Janani.** [Name of the Architect/Licensed Surveyor] having Licence No. **RE/GR-III/TVM/02-2021** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at [Name of the project] “ SHANTHAA MAGIC CITY - II ” Situated on the plot bearing Survey NO, 69 / 3B2, & 70/2 denarcated by its boundaries [latitude an longitude] of the end points] to the North: North 8.344568”N to the South 8.344846 to the East 77.840984 to the West of Division 77.840993, Kumarapuram Village, Thisaiyanvilai Taluk & Tirunelveli District, Tamil Nadu State . Measuring: 9849.00 Sq.mtr Being developed by, [Name of the promoter] : Mr. J. Ramesh Kumar 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 TIRUNELVELI [Name of the sanctioned authority] Vide Planning Permission SWP /58/ 2025 & Dated: 26 /06/ 2025 Including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature And Name [IN BLOCK LETTERS] of Architect/Licensed surveyor with

[Reg. License No] (**V. JANANI RE/GR-III/TVM/02-2021**)

Enclosed:

Photographs of all sides of site


Er.V.JANANI, B.E.,
Registered Engineer
RE/GR-III/TVM/02-2021
NO.56/S, Opp.Govt.Hospital
Villupuram-605602

PROFESSIONAL REGISTRATION CERTIFICATE

TVM/RE Gr.III- 02/2021

This is to certify that MISS.V.JANANI, having the qualification of **B.E., (CIVIL ENGINEERING)** and experience in the relevant field for **03 Years and 02 months**, has been enrolled as Registered **R.E Grade-III** of the Town and Country Planning Department.

She shall adhere the duties & responsibilities laid down in part-V and Annexure-XIII of the TamilNadu Combined Development and Building Rules-2019, vide **G.O.(Ms)No.18**, Municipal Administration Water Supply(MA-I)Department, Dated:**04.02.2019**.

This Registration is valid upto **21.07.2026**.



Assistant Director,
Town and Country Planning Office,
Tiruvannamalai.

22/07/21
22/07/2021

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

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

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

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

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+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.

