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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.

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Chennai 600 097, India

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Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project - **Survey No: 15/4, 16/1A2 and 16/1B2 in Padalaiyarkulam Village, Padalaiyarkulam Panchayat, Kalakkadu Panchayat Union, Nanguneri Taluk, Tirunelveli District, Tamilnadu.**

Date: 15.09.2026

M. Murugadhas, (Name of the Promoter)

No.35-23, Chetty Street, Padmanabhapuram, Kalkulam, Kanniyakumari-629175. (Address of the Promoter)

Subject. Certificate for **"SRI VINAYAGA NAGAR"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. A. Manmathan** (name of the Architect/ Licensed Surveyor) having License No. **RE/Gr.II/TVL/March/2019/003** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"SRI VINAYAGA NAGAR"** (name of the project) situated on the Plot no./ bearing **Survey No. 15/4, 16/1A2 and 16/1B2** demarcated by its boundaries (latitude and longitude of the end points) 8.519416 to the North 8.519416 to the South 77.583937 to the East 77.583937 to the West of Division Padalaiyarkulam Village, Padalaiyarkulam Panchayat, Kalakkadu Panchayat Union, Nanguneri Taluk, Tirunelveli District, Tamilnadu, measuring **6.64 Acre (26899.00 Sq.mts**). Being Developed by **M. Murugadhas,** (Name of the Promoters)

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 No. SWP/DTCP/ Tirunelveli/Layout No. 46/2026 dated 29/05/2026 and Local Body No. 01/2026-2027 dated 09.07.2027.** The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Road	Yes
2.	Street light	Yes
3.	Storm water drains- Fee paid	Yes
4.	Water supply facilities – Fee paid	Yes

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.A. MANMATHAN, B.E.(Civil),M.Sc.(Valu),FIV.
MAHAA CONSULTANTS
Registered Engineer - Gr. II
RE/Gr.II/TVL/March/2019/603
79-C, Ramalingam Street,
Vannarpettai - 627 003.
Cell: 94433 90871

TIRUNELVELI LOCAL PLANNING AUTHORITY
Xavier Colony, South Bye-pass Road,
Tirunelveli -05.
Phone : 0462-2350040
E-mail: tveli.lpa@gmail.com
Website: www.nellai.tn.nic.in/tlpa

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**A.MANMATHAN** has enrolled as **Registered Engineer Grade-II (RE)** with Tirunelveli Local Planning Authority (TLPA) who has the qualification of **B.E., (CIVIL ENGINEERING)** and experience in the relevant field for **7 years.**

He has been given the Registration No. **RE/Gr II/TVL/March/2019/003** on **21.03.2019.** 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 up to **20.03.2024.**

13 JUN 2024



21 MAR 2019

(R.S.MARIAPPAN)
MEMBER SECRETARY (I/C)
TIRUNELVELI LOCAL PLANNING AUTHORITY
TIRUNELVELI

DTCP, Tirunelveli Roc. No.544/2022/TVL 3 Dated : 13.06.2024
This Certificate is Renewed From 21/03/2024 and
Valid Upto 20/03/2029

13/06/2024

(P. RANGANATHAN)

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 04/07/2026

Applicant Name : Murugadhas

Application No : 8R94PQ8E

Fees Type : **Estimation Fees**

Receipt Number : 2026070463749

Transaction ID : 11000370708340

Purpose

Purpose

S.No	Description	Amount
1	**Estimation Fees**	1409999

Amount In Words : Rupees Fourteen Lakh Nine Thousand Nine Hundred Ninety Nine Only

With Regards,
DTCP

15.9.2026

பெறுநர்,

மாண்புமிகு தலைவர் அவர்கள்,

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம் (TNRERA),

சென்னை – 600006

ஐயா,

திருநெல்வேலி மாவட்டம், நாங்குநேரி வட்டம், களக்காடு ஊராட்சி ஒன்றியம், படலையார்குளம் கிராமம், சர்வே எண் 15/4, 16/1A2 & 16/1B2-ல் 6.64 ஏக்கர் இடம் உள்ளது. அவற்றில் மனைஇடங்களாகப் பிரித்து, உள்ளூர் திட்டக்குழுமம் மற்றும் ஊராட்சியால் அனுமதி வழங்கப்பட்டு, மனுதாரர் அவர்கள் தங்கள் சொந்த செலவில் மனைப்பிரிவில் சாலைகள், தெருவிளக்குகள், ஒவ்வொரு மனைப்பிரிவிற்கும் குடிநீர்க் குழாய்கள் பதித்தல் ஆகிய பணிகளை அமைத்துவிட்டார்கள். மேலும், மேல்நிலை நீர்த்தேக்கத் தொட்டி (OHT) மற்றும் மழைநீர் வடிகால் ஆகிய இரண்டிற்குமான செலவுத் தொகையான ரூ.14,00,000/- உட்பட, மேற்கண்ட பணிகளுக்கான மொத்தத் தொகையான ரூ.14,09,999/- Receipt Number – 2026070463749, Date: 04/07/2026 அன்று செலுத்திவிட்டார்கள்.

மேலும், மேற்கண்ட மனைப்பிரிவிற்கு நிரந்தர குடிநீர் இணைப்பை நடைமுறையில் உள்ள அரசு விதிமுறைகள், வழிகாட்டுதல்கள் மற்றும் தொழில்நுட்ப நிபந்தனைகளுக்கு உட்பட்டு வழங்க படலையார்குளம் கிராம ஊராட்சி தயாராக உள்ளது. எனவே, மனைப்பிரிவிற்கு மேல்நிலை நீர்த்தேக்கத் தொட்டியும் மற்றும் மழைநீர் வடிகால் அமைத்துத் தர படலையார்குளம் கிராம ஊராட்சி தயாராக உள்ளது என்பதையும் உறுதிப்படுத்துகிறோம்.

மேற்கண்ட விவரங்களின் அடிப்படையில், TNRERA அலுவலகத்தில் நடைபெற்று வரும் சம்பந்தப்பட்ட விண்ணப்பத்தின் (TNRERA/APPL/PLI/5851/2026) அடுத்தகட்ட நடவடிக்கைகளுக்காக இச்சான்றிதழ் வழங்கப்படுகிறது.

15.9.2026

தலைவர்,

படலையார்குளம் கிராம ஊராட்சி

தலைவர்
படலையார்குளம் ஊராட்சி
களக்காடு ஊராட்சி ஒன்றியம்

DEPARTMENT OF TOWN AND COUNTRY PLANNING

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With Regards,
DTCP

GPS Map Camera

Padalayarkulam, Tamil Nadu, India

Padalayarkulam, Tamil Nadu 627502, India
Padalayarkulam, Tamil Nadu 627502, Indiá
Lat 8.519061° Long 77.583877°
Sunday, 13/09/2026 08:18 AM GMT +05:30

GPS Map Camera

Padalayarkulam, Tamil Nadu, India

Padalayarkulam, Tamil Nadu 627502, India
Padalayarkulam, Tamil Nadu 627502, India
Lat 8.519052° Long 77.583894°
Sunday, 13/09/2026 08:18 AM GMT +05:30

GPS Map Camera

Padalayarkulam, Tamil Nadu, India

Padalayarkulam, Tamil Nadu 627502, India
Padalayarkulam, Tamil Nadu 627502, India
Lat 8.518904° Long 77.584964°
Sunday, 13/09/2026 08:20 AM GMT +05:30

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Padalayarkulam, Tamil Nadu, India

Padalayarkulam, Tamil Nadu 627502, India
Padalayarkulam, Tamil Nadu 627502, India
Lat 8.518901° Long 77.584959°
Sunday, 13/09/2026 08:20 AM GMT +05:30

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Padalayarkulam, Tamil Nadu, India

Padalayarkulam, Tamil Nadu 627502, India
Padalayarkulam, Tamil Nadu 627502, India
Lat 8.519052° Long 77.583894°
Sunday, 13/09/2026 08:20 AM GMT +05:30

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Google

Padalayarkulam, Tamil Nadu, India

Padalayarkulam, Tamil Nadu 627502, India
Padalayarkulam, Tamil Nadu 627502, India
Lat 8.518747° Long 77.58378°
Sunday, 13/09/2026 08:25 AM GMT +05:30


GPS Map Camera
Padalayarkulam, Tamil Nadu, India 🇮🇳
Padalayarkulam, Tamil Nadu 627502, India, Padalayarkulam, Tamil Nadu 627502, India
Lat 8.519198° Long 77.583775°
Sunday, 13/09/2026 08:25 AM GMT +05:30
Google

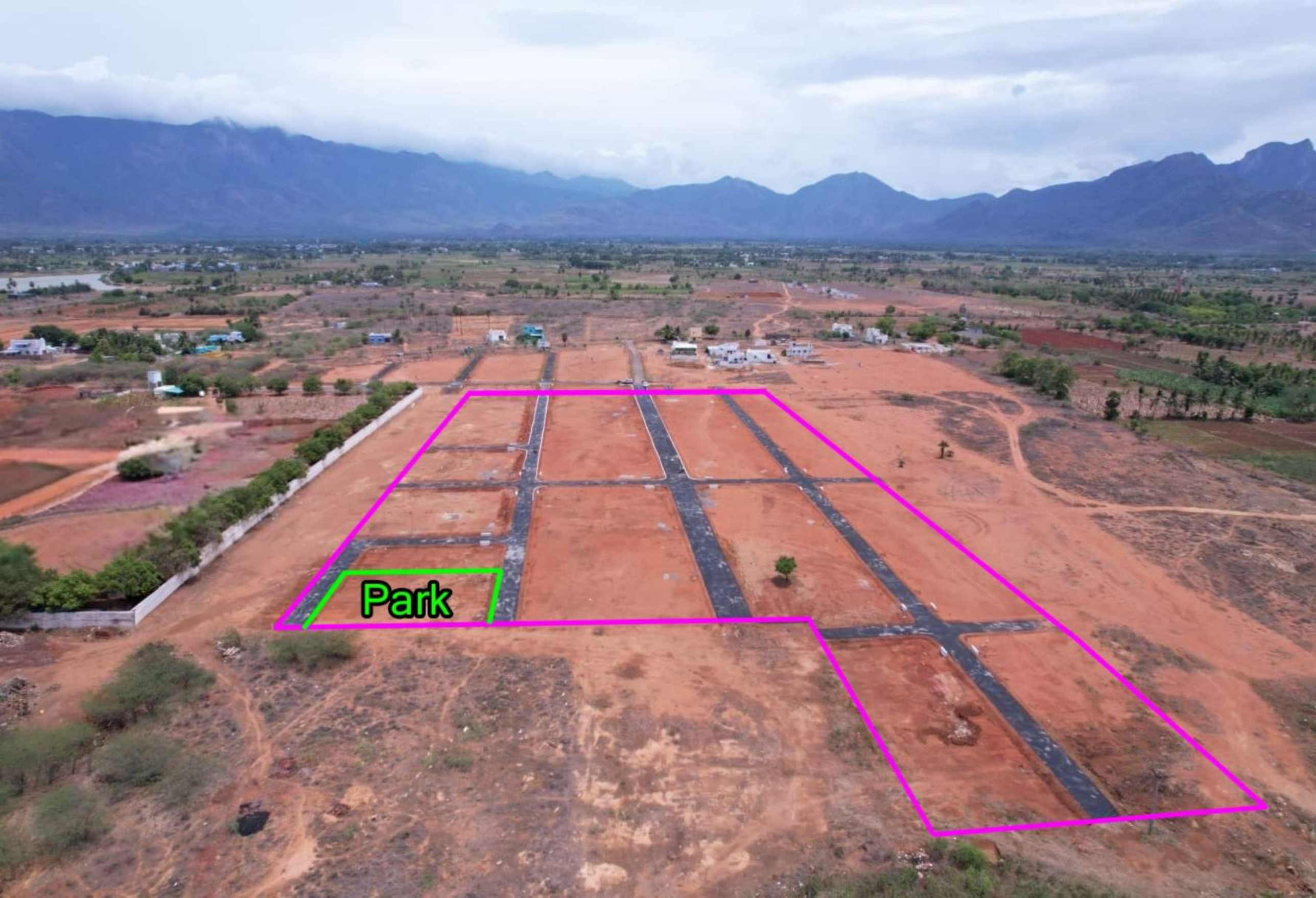
GPS Map Camera

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Padalayarkulam, Tamil Nadu 627502, India, Padalayarkulam, Tamil Nadu 627502, India

Lat 8.518578° Long 77.584985°

Sunday, 13/09/2026 08:21 AM GMT +05:30


Park


Park


Park



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.