Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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/ Sub-Division Project)

Address of the Project: Residential Layout of Project located (DTCP approved site (1.68 Acres), 42 plots)at Sy.No. 54/4C, Vaadi Panchayat/Village, Sivakasi Taluk, Sivakasi Panchayat Union, Virudhunagar (Dt) – PIN-626189

Date: 07.03.2024

Name of the promoter/owners

(1) Name : P. Adhinarayanaperumal

Permanent address :2/1755C, Kamaraj Nagar,
Sivakasi, Sivakasi East,
Virudhunagar, Tamilnadu-626189

Subject: Certificate for Residential layout project (DTCP approved site) located at Sy.No. 54/4C, Vaadi Panchayat/Village, Sivakasi Taluk, Sivakasi Panchayat Union, Virudhunagar (Dt) – PIN-626189

(Total land area is 6800 SQM, (1.68 Acres), Total Proposed 42 plots area measures excluding road & other utilities is 4612.92 SQM approved by DTCP)

Reference:

1. DTCP Layout Approval No: ம. வ/ ந. ள. து.இ, (விருமா) No. 26/2024 (O) dated 16.02.2024
2. Layout has been approved and approved Number is issued as LP/DDTCP/VRN NO. 26/2024.
3. DTCP vide letter No: MOXYBI34/2024/TCP dated 16-02-2024
4. Local Panchayat Union Approval No: 1/2024 Dated 19-02-2024

Sir,

I, Er. Kingston Paul (Civil engineer &Licensed Surveyor)having license No. 129/LS/2020/00006 had undertaken assignment as Licensed Surveyor for the assessment and verification of development of work done at Residential layout project (DTCP approved site) located at Sy.No. 54/4C, Vaadi Panchayat/Village, Sivakasi Taluk, Sivakasi Panchayat Union, Virudhunagar (Dt) – PIN-626189demarcated by its boundaries (latitude and longitude of the end points) to (North : 9°28'27.62"N 77°52'20.61"E), (East: 9°28'26.85"N 77°52'24.12"E), (west: 9°28'25.63"N 77°52'20.19"E), (south: 9°28'24.95"N 77°52'23.77"E) Panchayat/Village- Vaadi, Sivakasi Taluk, Sivakasi Panchayat Union, Virudhunagar (Dt)measuring 6800sqm, plots being developed by local authority as per the development fees & self-development by above mentioned owners.

Based on the site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-DivisionProject, I certify that as ofthe date of this certificate, the project has been developed and completed in all respects as perthe Plotting layout plan sanctioned by DTCP vide letter No: MOXYBI34/2024/TCP dated 16-02-2024, DTCP layout vide ம. வ/ ந. ஊ. து.இ, (விருமா) No. 26/2024 (O) dated 16.02.2024& conditions stipulated in a letter as per the approval letter..

Yours Faithfully,

Er. A.KINGSTON PAUL,B.Tech.,
Civil Engineer & Licensed Surveyor
Sivakasi Municipality
Reg No. 129/LS/2020/00006
Cell : 94890 26270

Stamp, the signature of Licensed Surveyor
with (Reg. License No_: 129/LS/2020/00006)

Enclosed:

Photographs of all sides of site

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.