

RE

REGULATORY RECORD

RERA Document

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

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Godwin City Phase - III, Nalloor Village, Marungoor Town Panchayat, Agasteeswaram Taluk, Kanyakumari District.

Date: 24.09.2025

1) **Mr. K. Narayanaperumal,**
No: 5/2A, Kanakamulam Pudukudiyiruppu, Thazhakudy,
Thovalai Taluk, Kanyakumari District,
Pincode – 629 901.

Subject: Certificate for Godwin City Phase - III (Name of the Project)

Ref: **TNPLI51482025** (TNRERA Online Reference number)

Sir,

I, **Ramu. S** (Name of the Licensed Engineer) having license no: **RE-III/KKDTCP/002/2023** had undertaken assignment as Licensed Engineer for the assessment and verification of development of work done at **Godwin City Phase - III** situated on the plot bearing Survey no: **241/3** demarcated by its boundaries **Re. Survey no: 241/1 & 241/2 (8°10'58.4" N) & (77°29'53.4" E)** to the North, **Re. Survey no: 240/1B1A, 240/1B1B, 240/1B1C, 240/1B2 & 240/1A (8°10'56.3" N) & (77°29'52.9" E)** to the South, **Re. Survey no: 241/5 (8°10'57.5"N) & (77°29'53.3" E)** to the East, **Resurvey no: 241/1 (8°10'57.7" N) & (77°29'51.6" E)** to the West of division, **Nalloor** Village, **Marungoor** Town Panchayat, **Agasteeswaram** Taluk, **Kanyakumari** District measuring **3,150.00 Sq.mts.** Being developed by **Mr. K. Narayanaperumal.**

Based on the site inspection carried out by me concerning each of the plot(s) of the aforesaid Layout project. I certify that as of the date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, KANYAKUMARI** (Name of the Sanctioned Authority) vide Layout Approval no: **15/2025**, Dated **26/03/2025** (Online Approval) including all amenities and facilities as committed by the promoter to the allottees.

Yours faithfully,

S.RAMU
Registered Engineer
Reg. No. 150/LS/2020/00002
S.M.S. Engineering Construction
25/1, Muthamizh Street,
Nagercoil - 1,
Ph : 9443275554, 9843375554.

24092025

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Engineer

(Reg. License no: **RE-III/KKDTCP/002/2023**)

Enclosed are photographs of all sides of the site.

APPENDIX
FORM OF RENEWAL LICENSE FOR LICENSED SURVEYOR

Roc. No. 150/CP/23-24/0071331

Dated:06-Apr-2024

LICENSE No. :150/LS/2020/00002

Under by law 10 of the by-law by the NAGERCOIL CITY MUNICIPAL CORPORATION Municipal Council (Under Section 432/12 of the Coimbatore city Municipal Corporation Act 1981)

Under the by-laws made by the NAGERCOIL CITY MUNICIPAL CORPORATION municipal Council under Section 432/12 of the Coimbatore city Municipal Corporation Act 1981, the Executive Authority of the NAGERCOIL CITY MUNICIPAL CORPORATION hereby licenses **Mr.S RAMU** Residing at Door No **8/115,ERACHAKULAM,BALAMORE ROAD,629901.** to be a Licensed Surveyor for a period of one year from **01/Apr/2024 to 31/Mar/2029**

The License is not transferable to any other person and should be produced by the licensed Surveyor whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Corporation by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the licensed surveyor that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisfy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans. That no encroachment are made into any street or other Muncipal or Goverment land.

Station:

Dated: 06-Apr-2024

For  Commissioner,
NAGERCOIL CITY MUNICIPAL CORPORATION

15/4/24

Nagercoil city municipal Corporation

Kanniyakumari District.

Professional Registration Certificate

Roc.No. 150/CP/19-20/0006635

Date : 28/Feb/2020

*This is to certify that Mr. S. Ramu, has enrolled as
Engineers - Grade III - R.E with Commissioner, Corporation.*

*He has been given the Registration No. 150/LI/2020/00002 on 28/Feb/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 MANS (MAI) Dept.
Dated. 04/Feb/2019 This Registration is valid upto 31/Mar/2024*

28/2/20
Commissioner,

Nagercoil Corporation.



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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
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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.

