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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

FORM – 5 Certificate by Architect / Licensed Surveyor

Layout Framework for the unsold Plots Comprised in R.S.No.27/1, Thuvariman Village, Madurai West Taluk, Madurai.

Date: 10.04.2024

Name of Promoter : M/s. VISVAS PROMOTERS PRIVATE LIMITED.,
S.SRIKUMAR (Authorized Signatory)

Address : 84, Vasudhara Enclave, TPK Road, Andalpuram,
Madurai – 625 003.

Subject: Certificate for R.S.No.27/1, Thuvariman Village, Madurai West Taluk, Madurai.

Ref: Assistant Director of District Town & Country Planning in ROC No.21084/2024/SWP/62O028G2/2024/TCP dated 21.02.2024

Sir,

I, T.K.Venkatesh Babu having License Builder / Surveyor, Madurai Corporation, L.B.S.No.31, Grade – III, had undertaken assignment as an License Builder / Surveyor for the assessment and verification of development of work done at R.S.No.27/1, Thuvariman Village, Madurai West Taluk, Madurai District. Located at Lattitude - 9°57'15.9"N ; Longitude - 78°03'40.9"E being developed by M/s. VISVAS PROMOTERS PRIVATE LIMITED.,

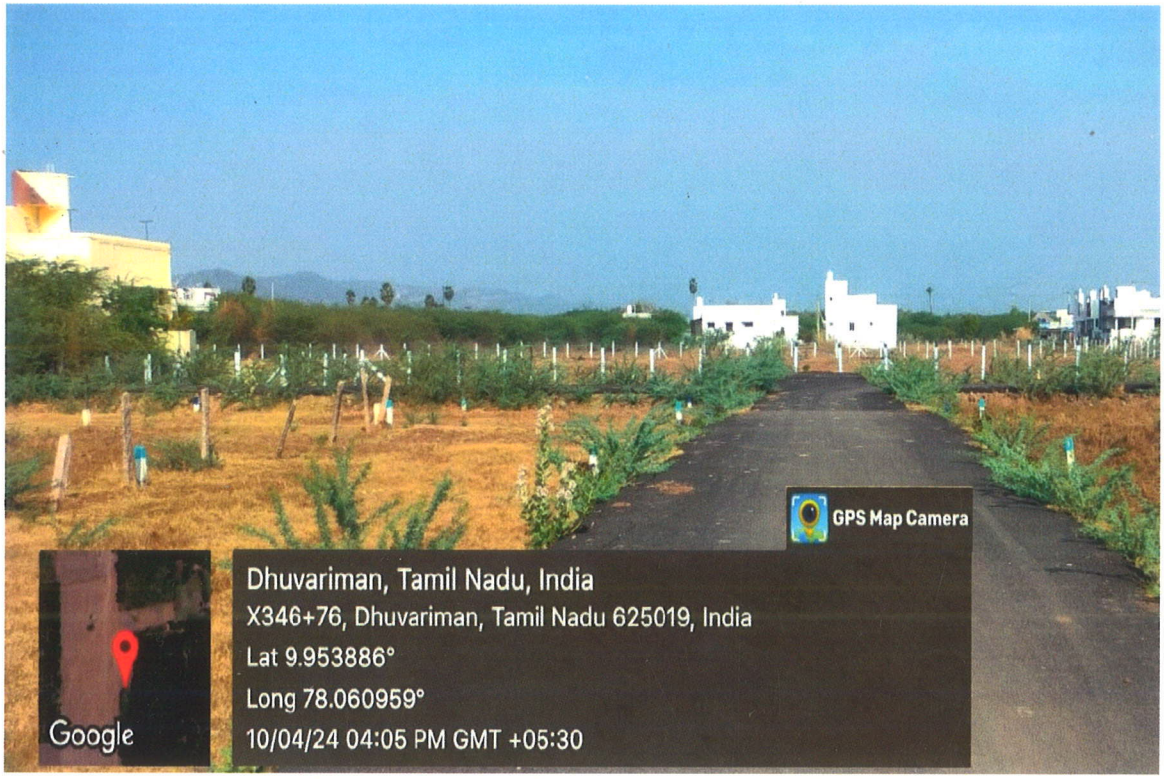
Based on site inspiration carried out by me with respect to each of the Plot(s) of the aforesaid Layout / Sub-division Project, I Certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting Layout Plan sanctioned by Member – Secretary (i/c), Madurai LPA/Assistant Director of District Town & Country Planning in ROC No.21084/2024/SWP/62O028G2/2024/TCP dated 21.02.2024 in Approval Layout No.L.P/M.L.P.ANo.39/2024 and Planning Permission No.43/2024 dated 21.02.2024 and Final Approval issued by The President, Thuvariman Panchayat (Thiruparankundram Panchayat Union) Na.Ka.No.05/2023-2024 dated 28.02.2024 including all amenities and facilities as committed by the promoter to the allottees.

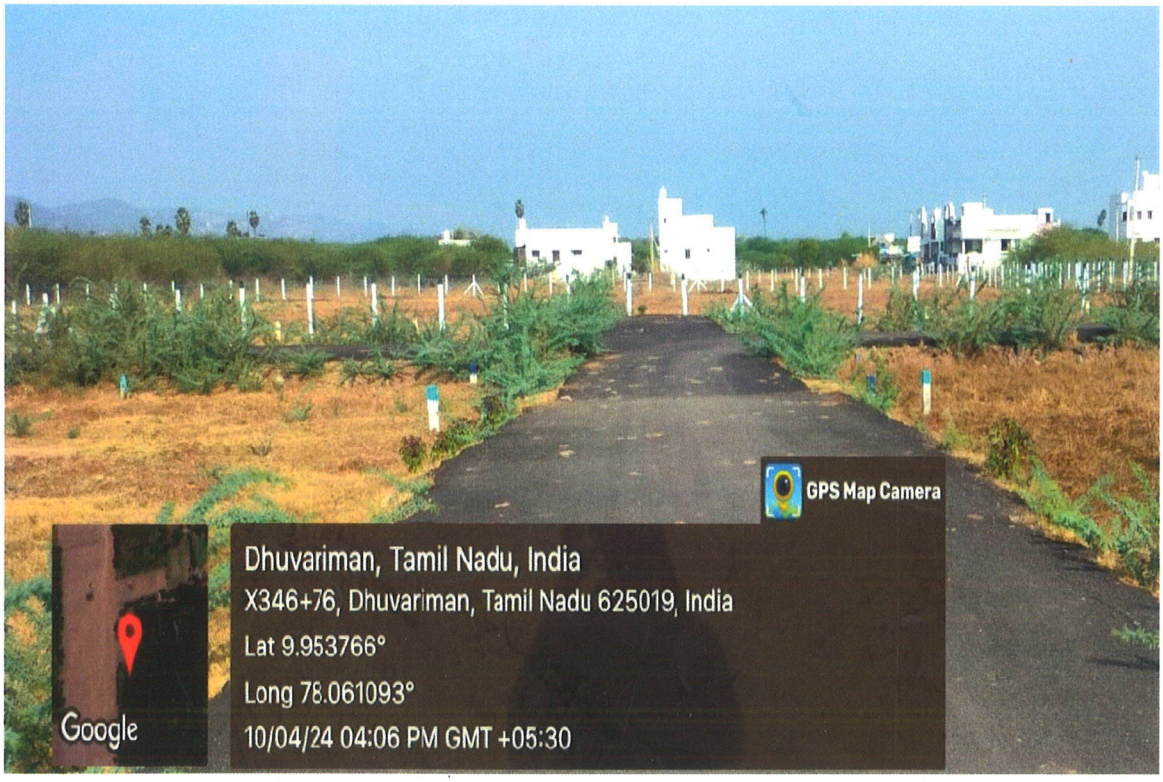
Yours Faithfully

T.K.Venkatesh Babu

Er. T.K. VENGATESH BABU
Licensed Builder / Surveyor
Madurai Corporation
L.B.S. No.31 Grade - III
N0:21, Ondi Muthu Maistry [redacted]
South Veli Street, Madurai - [redacted]
Cell: [redacted]

Enclosed: Photographs of all sides of site.





T.K. Venkatesh Babu

Er. T.K. VENGATESH BABU
Licensed Builder / Surveyor
Madurai Corporation
L.B.S. No:31, Grade - III
N0:21, Ondi Muthu Maistry Street
South Veli Street, Madurai - 625 001
Cell : 98421 22004, 86106 67594

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.