

RE

REGULATORY RECORD

RERA Document

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

Address of the Project at Survey No. 256/3, 4A, 4B, 5 Area Extend of 1.63 Acre or 6600 Sq.m in Thiruvudagam Village, Thiruvudagam Panchayat, Vadipatti Panchayat Union, Vadipatti Taluk, Madurai District, Tamilnadu.

R.Gowthamkumar,
No.59, Thanappamuthali Street,
Madurai – 625001

06/11/2025

Subject: Certificate for Residential Layout Development
Ref: New Registration

Sir,

I,S.VISHAGAN (name of the Architect/ Licensed Surveyor) having License No RE.(GR.III) 08/2022 on 08.07.2022 for the assessment and verification of development of work at bearing Survey No. 256/3, 4A, 4B, 5 Area Extend of 1.63 Acre or 6600 Sq.m in Thiruvudagam Village, Thiruvudagam Panchayat, Vadipatti Panchayat Union, Vadipatti Taluk, Madurai District, eTamilnadu. Demarcated by its boundaries (latitude and longitude of the end points) 9.987286, 77.993688 to the North, 9.986988, 77.993398 to the West 9.986981, 77.994051 to the East 9.986673, 77.993565 to the South of Division Madurai District Town Planning Office, Thiruvudagam Village, Thiruvudagam Panchayat, Vadipatti Panchayat Union, in Vadipatti Taluk, Madurai District, Measuring area of 1.63 Acre or 6600 Sq.m Being developed by **R.Gowthamkumar**.

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 vide Planning Permission No ம.வ/ம.உ.தி.கு.எண்:182/2025 (ONLINE), திட்ட அனுமதி எண்.200/2025 (ONLINE) (ROC No. SWP/1F3K85C0/2025/2025/TCP) Date: 07/08/2025 and Vadipatti Panchayat Union, Special Officer/BDO of Thiruvudagam Panchayat, Approval No. ROC No. 03/2025-2026, Date: 20/09/2025 at present completed the Tar road facilities as committed by the promoter to the allottees.

Yours Faithfully,

S. Vishagan
Er. S. VISHAGAN, B.E.,
Registered Engineer
Registration No: RE 08/2022, (GR-III)
No.1614, MKP Complex, TNHB
VILLAPURAM, MADURAI-625 012
Mobile: 95002 04720

Enclosed : Photographs of all sides of site



MDTCP

**GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE**

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

Roc. No.1433/2019/CC

dated : 08.07.2022

This is to certify that **Thiru.VISHAGAN.S** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning (MDTCP), who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **4 years**.

He has been given the **Registration No.RE. (Gr.III) 08/2022** on **08.07.2022**. 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) Department, Dated: 04.02.2019**.

This Registration is valid up to **07.07.2027**.



**ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT**

08.07.2022

8/7/2022

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,
OMR Thoraipakkam,
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+91 9996 12 9996

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