

RE

REGULATORY RECORD

# RERA Document

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The document as the regulator published it, reproduced in full behind this page.

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

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

Address of the Project at Survey No. 12/1B, 12/2, 12/3 Area Extend of 9150 Sq.m or 2.26 Acre in Ilandaikulam Village, in Madurai Corporation, Madurai East Taluk, Madurai District, Tamilnadu.

J.Ragunandan  
3 (2), Alagar Nagar 1<sup>st</sup> Street,  
K-Pudur, Madurai - 625007

09/08/2024

Subject: Certificate for Residential Layout Development

Ref: New Registration

Sir,

I, P. Vijayalakshmi (name of the Architect/ Licensed Surveyor) having License No RE/Gr.III/MR/July'2020/057 on 14.07.2020 for the assessment and verification of development of work at bearing Survey No. 12/1B, 12/2, 12/3 Area Extend of 9150 Sq.m or 2.26 Acre Demarcated by its boundaries (latitude and longitude of the end points) 9.945136,78.172246 to the North 9.944375,78.171892 to the West 9.944587,78.172632 to the East 9.943794,78.172246 to the South of Division, Ilandaikulam Village in Madurai Corporation Limit, Madurai East Taluk, Madurai District Measuring area of 9150 Sq.m or 2.26 Acre Being developed by J.Ragunandan

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:38/2024(Online), திட்ட அனுமதி எண்: 42/2024 நாள்:21/02/2024 (ROC No. 20779/2024/SWP-PQMK28WP/2024/TCP) and Madurai Corporation Approval No.1675/2024, Date: 07/08/24 at present Completed the Tar road facilities as committed by the promoter to the allottees.

Yours Faithfully,

  
Er.(Mrs). P. Vijayalakshmi, B.E.,  
Consulting Civil Engineer  
DTCP Registered Engineer Grade - III  
RE/Gr.III/MR/July '2020/057'  
Periyakulam, Theni - 625 203.

Enclosed: Photographs of all sides of site

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

