Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project:Survey no.S.F.No : 152 / 1A , 1B & 2A , Madhavaperumal Kovil Village and panchayat , Mannachanallur Taluk , Trichy District

(Name of the Promoter) **Date:22.10.2026**
M/S . Shree Avani Properties (P.Manikandan & Natarajan M)

(Address of the Promoter)
Door No : FF1, K.V Towers, Thirunarayana Nagar,
No.1 Tollgate , Pichandarkovil Village,
Trichy – 621 216.

Subject: Certificate for **M/S . Shree Avani Properties (P.Manikandan & Natarajan. M)**
Ref:_____(TNRERA Registration Number)

Sir,

I, **N.Nanthakumar, M.E(Struct), Msc (REV)** (name of the Architect/Licensed Surveyor) having License No.**R E/ Gr . I/ D T C P / T R I C H Y / MA Y - 2 0 2 4 / 0 0 5** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at (name of the project) **Mathura Garden** situated on the Plot bearing Survey No./ Plot **No.152 / 1A , 1B & 2A** demarcated by its boundaries (**Lat 10.8711° N and Long 78.6942° E, Lat 10.8713° N and Long 78.6944° E, Lat 10.8710° N and Long 78.6940° E, Lat 10.8715° N and Long 78.6945° E** of the end points) to the South to the East to the West of Division of **Madhavaperumal Kovil Village and Panchayat Mannachanallur Taluk, Trichy District , Tamil Nadu State. Measuring 4500.00 Sq.m.** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by **M/S . Shree Avani Properties (P.Manikandan & Natarajan M)** (Name of the Promoters). 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 **DTCP** (Name of the sanctioned authority) vide **Planning Permission No.68/2026** dated **21.04.2026 Local Body / Town Panchayat / Municipality No. 02/2026-27** dated **23.07.2026**. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

N. Nanthakumar
Er. N. Nanthakumar, M.E(Struct)., M.Sc(REV),
Registered Engineer,
Reg. No : RE.Gr-I / DTCP / TRICHY / MAY-2024 / 005
Nantha Planners and Builders
No.2, 1st Cross, Srinivasa Nagar, 7th Main Road,
Vayalur Road, Trichy-17. Mob:88387 45781.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Road	Yes
2.	Street Light	Yes
3.	Storm Water Drainage System	Yes
4.	Others	Nil

Yours Faithfully,

N. Nanthakumar

Er. N. Nanthakumar, M.E(Struct)., M.Sc(REV),
Registered Engineer,
Reg. No : RE.Gr-I / DTCP / TRICHY / MAY-2024 / 005
Nantha Planners and Builders
No.2, 1st Cross, Srinivasa Nagar, 7th Main Road,
Vayalur Road, Trichy-17. Mob:88387 45781.

Enclosed: Photographs of all sides of site

DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. N. NANTHAKUMAR** has enrolled as **REGISTERED ENGINEER GRADE-I** with this office who has the qualification of **DEGREE OF BACHALOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field for 10 years.

He has been given the Registration No.**RE.Gr-I/DTCP/TRICHY/MAY-2024/005 on 27.05.2024**

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 4.2.2019.

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience,

This Registration is valid up to 26.05.2029



27 MAY 2024

27/5/24

Joint Director/Member Secretary (F.A.C),
District Town And Country Planning,
Tiruchirappalli District.

27/5/24

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.