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RE REGULATORY RECORD

RERA Document

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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:

LAYOUT OF "SRI VINAYAGA NAGAR" RESIDENTIAL PLOTS IN S.NO:167/2A1D @ NADUVAPATTI REVENUE VILLAGE AND MUKKUTTUMALAI PANCHAYAT, TIRUVENGADAM TALUK, TENKASI DISTRICT.

Date: 16.06.2025

Name of the Promoter: A.P.Ragavi

Address of the Promoter: A.P.Ragavi,
D/o Padmanabhan,249A,
3rd Street,Vinayaga nagar,
Koduvilarpatti,Theni -625534

Subject: Certificate for - LAYOUT OF "SRI VINAYAGA NAGAR" RESIDENTIAL PLOTS IN S.NO:167/2A1D @ NADUVAPATTI REVENUE VILLAGE AND MUKKUTTUMALAI PANCHAYAT, TIRUVENGADAM TALUK, TENKASI DISTRICT

Ref: TNRERA/PLI/7659/2025. Dated 10.09.2025

Sir, I, **S.RAJESH** having License No.-1.**CHARTERED ENGINEER& LICENSED-REG NO: AM 162146-5, 2.Kovilpatti Muncipality Registered Engineer-" Engineers-GradeI-RE"No:137/LS/2022/00006, 3.Tenaksi District RD Registered Engineer 66/10.05.2022.** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at LAYOUT OF "SRI VINAYAGA NAGAR" RESIDENTIAL PLOTS situated on the Plot bearing Survey no. 167/2A1D. Demarcated by its boundaries (latitude and longitude of the end points-in table) of Division NADUVAPATTI REVENUE VILLAGE AND MUKKUTTUMALAI PANCHAYAT, TIRUVENGADAM Taluk TENKASI District, TAMILNADU measuring 19900.00 sq. mts. Being developed by Smt. A.P.Ragavi

SITE BOUNDARIES		
North- West	:	Latitude:9.215457 Longitude:77.72296
North- East	:	Latitude:9.215095 Longitude:77.725366
South- West	:	Latitude:9.214717 Longitude:77.722953
South- East	:	Latitude:9.215218 Longitude:77.72528

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 DIRECTORATE OF TOWN AND COUNTRY PLANNING, TENKASI REGION, TENKASI- APPROVED NO:SWP/32/2025, TENKASI REGION LETTER NO: Z2HNVN6P/2025/TCP. Dated 16.06.2025. & MUKKUTTUMALAI PANCHAYAT ORDER NO:01/2025-26 DATED 31.07.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

S.Rajesh

Er.S.RAJESH,B.E.,(Civil)M.E.,(Env)AMIE.,AIV
District RD - Registered Engineer(RE)
Kovilpatti Municipality Engineers
Grade-I(RE):137/LS/2022/00006
1/18, North Street, Kuruvikulam-627754

Architect/ Licensed Surveyor with
(Sankarankoil Municipality Reg. License No:143/LS/2022/00002)
(Kovilpatti Municipality Reg. License No:137/LS/2022/00006)
Tenkasi District RD Registered EngineerNo:66/10.05.2022
Tuticorin District RD Registered EngineerNo:KPY/2023/03/23.04.2023

Er. S. RAJESH B.E.,(Civil)M.E.,(Env)AMIE.,AIV
Civil Engineer & Environmental Consultant
Chartered Engineer - Reg No: AM 162146-5
Approved Valuer - Reg No: A-25851
Professional Engineer - PE/01126/16

SSS CONSULTANCY ENGINEER & VALUER
KURUVIKULAM
Resi-Off: 1/18, North Street, Kuruvikulam-627754
Office: Thiruvengadam Taluk, Tenkasi District,
Cell: 9003463469, e-mail: rajeshkvm88@gmail.com

Tenkasi District Registered Engineer - Reg No: 66/2022 Dated: 10-05-2022
Sankarankovil Muncipality Engineers Grade - II (RE) : 143/LS/2022/00002
Kovilpatti Muncipality Engineers Grade - I (RE) : 137/LS/2022/00006

KOVILPATTI MUNICIPALITY

Professional Registration Certificate

Roc. No. 137/CP/22-23/0002936 **Dated:04-May-2022**

This is to certify that the **Mr. RAJESH S** has enrolled as **Engineers - Grade I - RE** with ~~Executive Authority~~ /Commissioner, Municipality / ~~Corporation who has the council of Architect~~ Register No : **137/LS/2022/00006** Which is valid till **31/Mar/2027 .**

He/~~She~~ has been given the Registration No : **137/LS/2022/00006** on **RAJESH S**.He/~~She~~ 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.(M.S) No.18 MAWS(MA1) Dept.Dated :04/Feb/2019.

This Registration is Valid up to **31/Mar/2027**



Commissioner
KOVILPATTI MUNICIPALITY

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.