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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

CERTIFICATE BY ARCHITECT

(Certificate for the purpose of completion of Layout)

Address of the Project**: Old Survey No : 13/2B - New Survey No: 13/2B1, 13/2B2, 13/2B3, 13/2B4, 13/2B5, 13/2B6 (J.K. NAGAR)** Radhamangalam Village, kilvelur Taluk, Nagapattinam District, Tamil Nadu State, India.

Date: 21/07/2025

M.JAYAKUMAR
C/O:Murugesan
No. V-69, South Street,
Irukkai Village,
kilvelur Taluk,
Nagapattinam District – 611109

Subject: Certificate for **J.K. NAGAR**.

Ref: TNPLI37362025 (TNRERA Registration Number)

Sir,

I, **Ar. S.VIGNESH** having License No. **CA/2022/141715** had undertaken assignment as an Architect for the assessment and verification of development of work done at **J.K. NAGAR** situated on the Plot bearing **Old Survey No : 13/2B - New Survey No: 13/2B1, 13/2B2, 13/2B3, 13/2B4, 13/2B5, 13/2B6** demarcated by its boundaries (latitude and longitude of the end points) **10°43'47.7"N 79°44'17.3"E** to the North **10°43'46.0"N 79°44'17.2"E** to the South **10°43'46.9"N 79°44'18.3"E** to the East **10°43'47.4"N 79°44'16.4"E** to the West of Division Radhamangalam Village, kilvelur Taluk, Nagapattinam District, Tamil Nadu State, India, measuring **3700.00 sq. mts** Being developed by M.JAYAKUMAR. Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 DEPUTY DIRECTOR – DTCP NAGAPATTINAM *vide* Planning Permission No. **L.P./D.T.C.P.(N.D).NO:11/2024** Dated 17/12/2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



(S.VIGNESH) of Architect (Reg. License No CA/2022/141715)

COUNCIL OF ARCHITECTURE

A Statutory Authority of Government of India under the Architects Act, 1972 (A Central Law)

CERTIFICATE OF REGISTRATION



This is to certify that the name of

Mr. VIGNESH S

has been entered in the Register of Architects maintained by the Council and his Registration No. is

CA/2022/141715

The Certificate is valid from eighteenth day of February 2022
to the thirty-first day of December 2025

This digitally signed Certificate is issued by the Council subsequent to renewal of Registration by the concerned Architect, in continuation of physical Certificate of Registration issued on thirtieth day of August 2022

List of Additional Qualification:

This Certificate is issued under the common Seal of the Council of Architecture
on this Nineteenth day of Mar 2025

Registrar-Secretary

President

This Certificate of Registration, being issued under Section 24 (7) and Section 26 (4) of the Architects Act, 1972, is the property of the Council and must be surrendered to Council in case registration is not renewed within stipulated time period, failing which fine may be levied under Section 38 of the Act.

SITE LOCATION

https://www.google.com/maps/place/10%C2%B043'47.5%22N+79%C2%B044'15.9%22E/@10.729787,79.7374306,158m/data=!3m1!1e3!4m4!3m3!8m2!3d10.7298637!4d79.7377512?entry=ttu&g_ep=EgoyMDI1MDcxNi4wIKXMDSoASAFQAw%3D%3D

PHOTOGRAPHS OF ALL SIDES OF SITE






Rathamangalam vellage
kilvelur taluka
15/07/2025
E
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W


Rathamangalam vellage
kilvelur taluka
15/07/2025
W
S
N
E




GPS Map Camera
Thevur, Tamil Nadu, India
Sandhaipettai, Main Road Thevur, Thevur, Tamil Nadu 611109, India
Lat 10.729756° Long 79.73829°
14/07/2025 03:21 PM GMT +05:30
Google


GPS Map Camera
Thevur, Tamil Nadu, India
Sandhaipettai, Main Road Thevur, Thevur, Tamil Nadu 611109, India
Lat 10.729972° Long 79.737915°
14/07/2025 03:20 PM GMT +05:30
Google


GPS Map Camera
Thevur, Tamil Nadu, India
Sandhaipettai, Main Road Thevur, Thevur, Tamil Nadu 611109, India
Lat 10.729872° Long 79.737859°
14/07/2025 03:20 PM GMT +05:30
Google


GPS Map Camera
Thevur, Tamil Nadu, India
Sandhaipettai, Main Road Thevur, Thevur, Tamil Nadu 611109, India
Lat 10.729758° Long 79.738293°
14/07/2025 03:21 PM GMT +05:30
Google


GPS Map Camera
Radhamangalam, Tamil Nadu, India
Pphq+p3p, Radhamangalam, Tamil Nadu 611109, India
Lat 10.729714° Long 79.738426°
14/07/2025 03:22 PM GMT +05:30
Google

SITE LOCATION

- https://www.google.com/maps/place/10%C2%B043'47.5%22N+79%C2%B044'15.9%22E/@10.729787,79.7374306,158m/data=!3m1!1e3!4m4!3m3!8m2!3d10.7298637!4d79.7377512?entry=ttu&g_ep=EgoyMDI1MDcxNi4wIKXMDSoASAFQAw%3D%3D

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.