

RE

REGULATORY RECORD

RERA Document

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Form-5

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

Date : 13.07.2025

Address of the Project : Golden Avenue Phase – II, Survey Nos.90/3B &4A2, Agarakontagai Village & Panchayat, Nagapattinam Taluk, Nagapattinam Dist

Name of the Promoter : R.Ganesh

Address of the Promoter : No.4A, Kanjakadai Street, Vanjiyur,
Thirumalairayanpattinam, Karaikal, Puduchery - 609606

Subject : Certificate for Golden Avenue Phase – II, Survey Nos.90/3B&4A2, Agarakontagai Village & Panchayat, Nagapattinam Taluk, Nagapattinam Dist

Sir,

I, P. Abinash having License No. NGT/RE-III/2020/002 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Golden Avenue Phase – II** situated on the Plot bearing **Survey Nos. 90/3B & 4A2**, demarcated by its boundaries 10.873125, 79.815795 to the North, 10.873265, 79.815865 to the South, 10.873015, 79.815523 to the East, 10.873385, 79.815992 to the West of **Agarakondagai** Village, **Nagapattinam** Taluk, **Nagapattinam** District measuring **6632 Sq.m** Being developed by **R.Ganesh**.

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 **The Deputy Director, DTCP, Nagapattinam vide Planning Permission Layout No. SWP/04/2024 dated 18.07.2024** and **The President, Agarakondagai Panchayath Letter No. 02/2024 - 2025 dated 24.07.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully

P. Abinash
P ABINASH, D.C.E., B.E., (C&S)
Reg Engineer Grade-III (RE)
Reg No. NGT/RE-III/2020/002
SIRKALI.
Cell: 8754705950



Department of Town and Country Planning

District Town & Country Planning Office, Nagapattinam

AA Complex, Public Office Road, Nagapattinam - 611001

Phone – 04365 247246, Email – dtcp.nagapattinam@gmail.com

www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Mr. P. Abinash** has enrolled as **Registered Engineer Grade-III (RE)** with **Department of Town and Country Planning** who has the qualification of **Bachelor of Engineering in Civil & Structural Engineering**.

He has been given the Registration No. **NGT/RE-III/2020/002** on **30.12.2020**. 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) Dept. Dated. 04.02.2019 and experience in the relevant field for 3 years.

This Registration is valid upto **29.12.2025**




R. Krishnamurthy BE.,

Deputy Director

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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

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

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

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

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