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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DIGITALLY VERIFIED RECORD

Form-5

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

Address of the Project in the name of **"Shafana Nagar"** at S.F. No. 418/3A, 419/11A, 419/12A, 419/12C, 419/13, 419/14, 419/15pt and 419/16 Area Extend of 9435 Sq.m or 2.33 Acre in Kalapakulam Village, Kalapakulam Panchayat, Sankarankovil Panchayat Union, Sankarankovil Taluk, Tenkasi District, Tamilnadu

S.Thamin Ansari and D.Sevu Mohaideen 10/09/2025
111, Quithe Millah 3rd Street,
Sankarankovil – 627756

Subject: Certificate for Residential Layout Development

Ref: New Registration

Sir,

I, S.VISHAGAN (name of the Architect/ Licensed Surveyor) having License No RE.(GR.III) 08/2022 on 08.07.2022 for the assessment and verification of development of work at bearing S.F. No. 418/3A, 419/11A, 419/12A, 419/12C, 419/13, 419/14, 419/15pt and 419/16 Area Extend of 9435 Sq.m or 2.33 Acre in Kalapakulam Village, Kalapakulam Panchayat, Sankarakovil Panchayat Union, Sankarankovil Taluk, Tenkasi District, Tamilnadu Demarcated by its boundaries (latitude and longitude of the end points) 9.180431, 77.559155 to the North 9.180227, 77.559042 to the West 9.180218,77.560075 to the East 9.179670, 77.559209 to the South of Division Tenkasi, District Town and Country Planning Office, Assistant Director, Kalapakulam Village, Kalapakulam Panchayat, Sankarankovil Panchayat Union, Measuring area Extend of 9435 Sq.m or 2.33 acre Being developed by S.Thamin Ansari and D.Sevu Mohaideen

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/தெமாந.ஊஅ எண்: SWP/19/2025, ROC No. MZ12IU0Z /2025/TCP Date: 16/04/2025 and Kalappakulam Panchayat Approval No. ROC No. 01/2025-2026 Date: 28/04/2025 at present completed the road facilities as committed by the promoter to the allottes.

Yours Faithfully,

S.Vishagan

Er. S.VISHAGAN, B.E,
A S CONSTRUCTIONS
Registered Engineer
Registration No: RE 08/2022, (Gr-III)
No. 1614, MKP Complex, TNHB
VILLAPURAM, MADURAI-625 012
Mobile: 79049 06945, 94434 18669

Enclosed: Photographs of all sides of site

# MDTCP

**GOVERNMENT OF TAMILNADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**
**MADURAI DISTRICT OFFICE**

**Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.**
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

**Roc. No.1433/2019/CC** **dated : 08.07.2022**

This is to certify that **Thiru.VISHAGAN.S** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning (MDTCP), who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **4 years .**

He has been given the **Registration No.RE. (Gr.III) 08/2022 on 08.07.2022.** 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: 04.02.2019.**

This Registration is valid up to **07.07.2027.**



ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT.

08.07.2022 8/7/2022

S. Vishagan

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.