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™
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Chennai 600 097, India

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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 S.F.Nos.7/2A1B1, 7/2A1C, 7/69 & 7/70 of Thanakkankulam Village/ Panchayat, Thirupparankundram Panchayat Union, Thirupparankundram Taluk, Madurai District.

Date: 12.10.2024

Thiru.S.AYYANAR (Name of the Promoter)
Door No. 1/3,
Minor thoppu south street,
Madurai south,
Madurai,Tamilnadu- 625003. (Address of the Promoter)

Thiru. C.BALACHANDRAN
Door No.11B
Kumaraswami Mudali Street,
Varatharajapuram
Tiruvallur, Ambattur
Tamilnadu -600053.

Thiru.J.VASANTHARAJAN
Door No.123/9G, kaja Street,
South Veli Street,
Madurai Tamilnadu – 625001.

Thiru.R.MADAN KUMAR
Door No.39 jeyanthi illam indirani Nagar,
1ST Street,Mudakkusalai,
Arasaradi, Madurai south
Tamilnadu – 625016.

Subject: Certificate for "**SEMMOZHI TAMIL NAGAR**

PHASE – II"(Name of the project)

Sir,

I, Thiru. T.K. Venkatesh Babu (name of the Architect/Licensed Surveyor) having Registration No. CE/29/2024/DTCP/MADURAI/SEPTEMBER/2024 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development to work done at **"SEMMOZHI TAMIL NAGAR PHASE – II"** (name of the project) situated on the Plot bearing

Survey no./ Plot no. S.F.Nos. 7/2A1B1, 7/2A1C, 7/69 & 7/70 demarcated by its boundaries (latitude and longitude of the end points) 9.901321° and 78.037768° Thanakkakulam Panchayat/Village, Thiruparankundram Panchayat union/ Taluk, Madurai District measuring 7500.00 sq. mts (1.8536 acre). Being developed by **Tvl.S.AYYANAR, C.BALACHANDRAN, J.VASANTHARAJAN, R.MADAN KUMAR** (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. **287/2024 dated 21/08/2024** including all amenities and facilities as committed by the promoter to the allottes.

YoursFaithfully,

Stamp, Signature & Name(IN BLOCK LETTERS)of Architect/LicensedSurveyorwith(Reg.License No CE/29/2024/DTCP/MADURAI/SEPTEMBER/2024)

T.K. Venkatesh Babu

T.K. VENKATESH BABU
CONSTRUCTION ENGINEER
Madurai Local Planning Authority (MLPA)
Registration No. CE/29/2024/DTCP/Madurai
ON 24/09/2024 TO 23/09/2029
Door No.21, Ondimuthu Maistry Street,
South Veli Street, Madurai - 625 001.
Cell : 98421 22004 / 86106 67594

Enclosed:

Photographs of all sides of site

Directorate of Town and Country Planning Department
(Government of Tamil Nadu)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
MADURAI
Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.T.K.VENKATESH BABU** has enrolled as **REGISTERED CONSTRUCTION ENGINEER** with this office, who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **21 Years.**

He has been given the **Registration No.CE/29/2024/DTCP/MADURAI/ SEPTEMBER/2024 On 24.09.2024.**

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: 04.02.2019** and Amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/ invalid if documents are found incorrect/ forged.

This Registration is valid upto 23.09.2029.



24 SEP 202

24/09/24

Assistant Director / Member Secretary (i/c),
District Town And Country Planning Office,
Madurai District.

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.