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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 Licensed Surveyor**

**(Certificate for the purpose of completion of Layout Project)**

Address of the Project: - **Plots in Survey Number: 61/3A, Kalugumalai Village, Kalugumalai Town Panchayat, Kovilpatti Taluk, Thoothukudi District.**

Date: **11.01.2026**

**M. Santhanam** (Name of the Promoter).

**1-73B, East Street, K.Karisalkulam (P.O), K.Karisalkulam - 628552.**

Subject: Certificate for **K.P.S Nagar.** (Name of the Project)

Ref:_____ (TNRERA Register Number)

Sir,

I, **M.Muthuraj** (Name of the Architect/ Licensed Surveyor) having License No. **RE-I/TKDTCP/June/1/2023,** had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work done at **K.P.S Nagar** (name of the project) situated on the Plot bearing Survey No. **61/3A, Kalugumalai Village** demarcated by its boundaries (latitude and longitude of the end points) **09⁰ 09' 30.34" N, 77⁰ 42' 30.71" E** to the North, **09⁰ 09' 27.09" N, 77⁰ 42' 29.26" E** to the South, **09⁰ 09' 29.48" N, 77⁰ 42' 29.11" E** to the West, **09⁰ 09' 29.30" N, 77⁰ 42' 31.98" E** to the East of Division Village **Kalugumalai**, Taluk **Kovilpatti**, District **Thoothukudi** measuring **6450.00** sq. mts. Being developed by **M. Santhanam** (Name of the Promoter).

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 **DTCP Thoothukudi**, (name of the sanctioned authority) *vide* Planning Permission No. SWP/DTCP/THOOTHUKUDI/LAYOUT NO: **191/2025,** dated **18/11/2025** including all amenities and facilities as committed by the promoter to the allottes.

Er.M.MUTHURAJ. B.E.,
Registered Engineer-Grade-I
Regn.No-RE-I/TKDTCP/June/1/2023
S.M.BUILDERS
D.No-27A, Ettayapuram Road,
Near Veterinary Hospital,
Kovilpatti - 628501, Mob-9500309904.

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg.License No **RE-I/TKDTCP/June/1/2023**)
Enclosed:
Photographs of all sides of site

# DISTRICT TOWN AND COUNTRY PLANNING OFFICE
## THOOTHUKUDI DISTRICT

106J/37, Millerpuram 2nd Street,
Thoothukudi – 628 008.
Phone : 0461 2322651
E-mail: dtcpttkddistrict@gmail.com

Roc. No. 1766/2020 தூமா அ-2, Date 22.06.2023

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru M. MUTHURAJ** has enrolled as **Registered Engineer Grade I (RE)** with office of the District Town and Country Planning Office, Thoothukudi District qualification of **B.E., (Civil Engineering)** and experience in the Construction field for **10 Years 11 Months**.

He has been given the Registration No. **RE-I/TKDTCP/June/ 1/2023** on **22.06.2023.** 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, Municipal Administration and Water Supply (MA1) Department, Dated. 04.02.2019.

This Registration is valid upto 21.06.2028.

22 JUN 2023



22/06/23

**(R. REYSHMA)**
Assistant Director of Town and Country Planning
District Town and Country Planning Office
Thoothukudi District

22.6.2023

To
Thiru M. MUTHURAJ
49A, Stalin Colony 2nd Street,
Kovilpatti - 628 501
Thoothukudi District

# AERIAL PHOTO















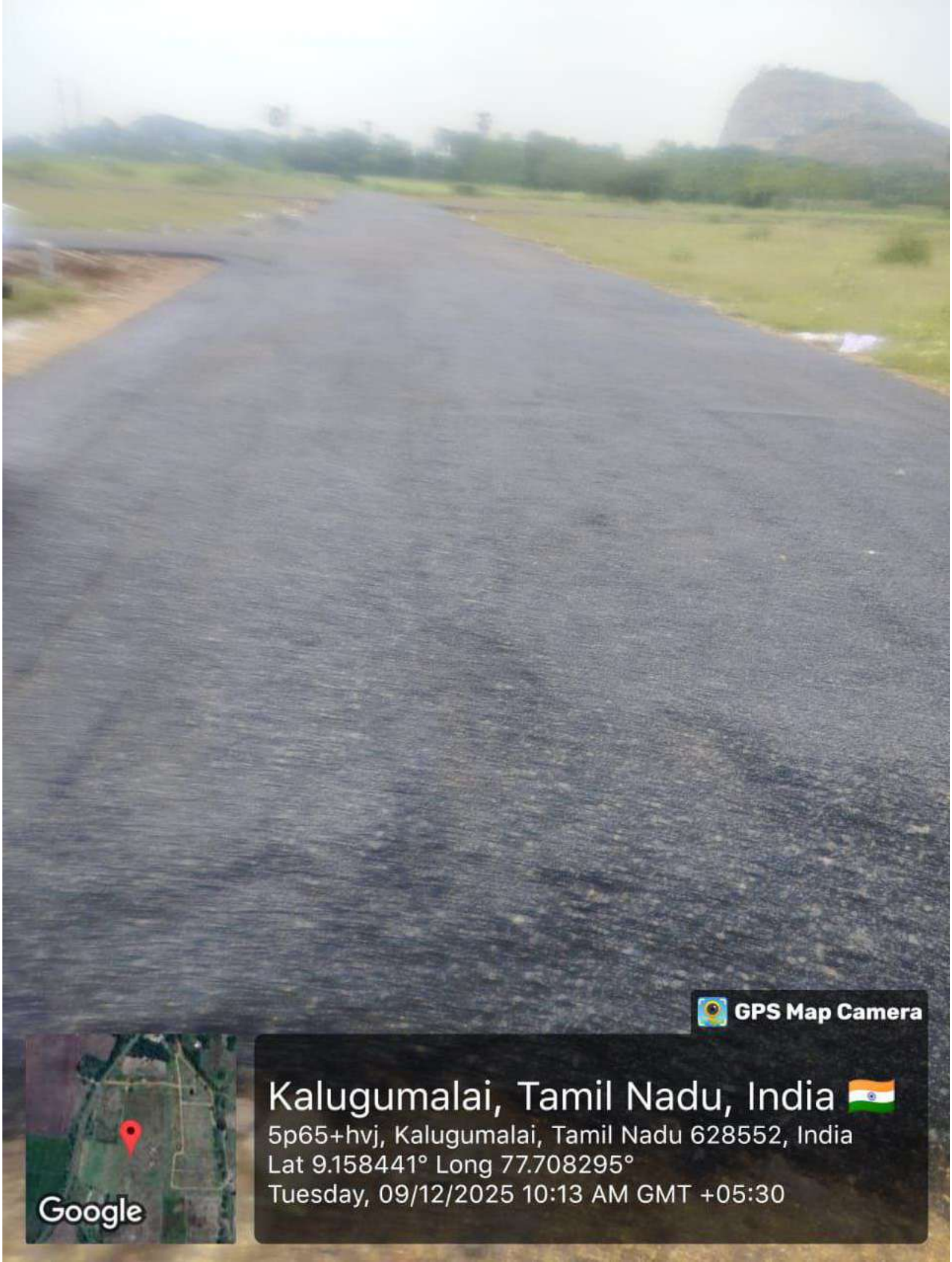








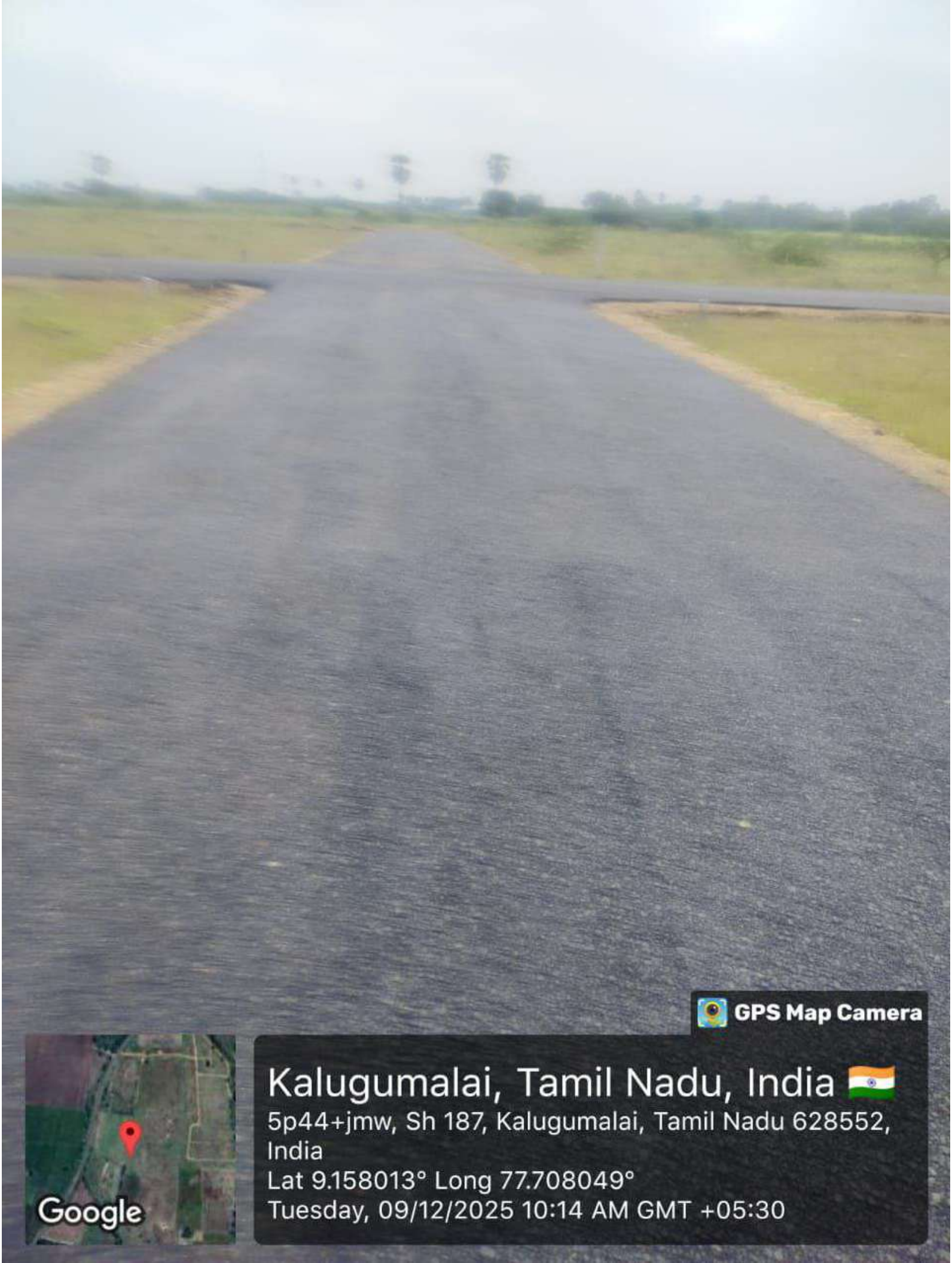
# GEO TAGGING PHOTO


GPS Map Camera
Kalugumalai, Tamil Nadu, India
5p65+hvj, Kalugumalai, Tamil Nadu 628552, India
Lat 9.158441° Long 77.708295°
Tuesday, 09/12/2025 10:13 AM GMT +05:30
Google


GPS Map Camera
Kalugumalai, Tamil Nadu, India
5p65+hvj, Kalugumalai, Tamil Nadu 628552, India
Lat 9.157907° Long 77.708871°
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5p44+jmw, Sh 187, Kalugumalai, Tamil Nadu 628552, India
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GPS Map Camera
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Lat 9.157907° Long 77.70887°
Tuesday, 09/12/2025 10:16 AM GMT +05:30
Google









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

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# 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.