Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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 – T.S.No:8/18 – New Town Survey Ward – BP, Block-38, S.F.No 1077/2A2A – Kulavanikarpuram Village – Melapalayam Ward – Perumalpuram Detailed Development Plan No 11 – Palayamkottai Taluk – Tirunelveli City Municipal Corporation – Tirunelveli Local Planning Authority - Tirunelveli District – Tamilnadu State – India.

Date: 15-06-2026

(Name of the Promoter 1) : **Tmt Subitha Rajagopal**

(Address of the Promoter 1) : No:14/G1 , Kudisai Matru Variya Colony, STC Road, Perumalpuram, Palayamkottai, Tirunelveli – 627007.

(Name of the Promoter 2) : **Thiru Sheik Mohamed - (POA)**

(Address of the Promoter 2) : Plot No – 45, Nethaji Road , Next to Rose School, Amuthaabeet, Melapalayam, Tirunelveli – 627005.

Subject : Certificate for Project Registration – **Project Name** – " SM Avenue 3"

Ref (TNRERA Registration Number)

Sir,

I, Thiru.SANTHOSHKUMAR.V (Name of the Architect/ Licensed Surveyor) having **License No: RE/GR-I/2022/03/365** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at " SM Avenue 3" situated on the Plot no./ bearing **Survey no : T.S.No:8/18 – New Town Survey Ward – BP, Block-38, S.F.No 1077/2A2A** demarcated by its boundaries (latitude and longitude of the end points) 8.684130, 77.749268 to the **North** 8.683759, 77.749331 to the **South** 8.683941, 77.749417 to the **East** 8.683935, 77.749017 to the **West** of Division Kulavanikarpuram Village – Melapalayam Ward – Perumalpuram Detailed Development Plan No 11 – Palayamkottai Taluk – Tirunelveli City Municipal Corporation – Tirunelveli Local Planning Authority - Tirunelveli District – Tamilnadu State – India measuring **39.46 Cent (1614.00 Sq.mts).** Being Developed by **Tmt Subitha Rajagopal and Thiru Sheik Mohamed - (POA)** (Name of the Promoters)

Scanned with OKEN Scanner

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 Tirunelveli** (Name of the sanctioned authority) vide **Planning Permission No: L.P/TLPA No:SWP/37/2026 and Planning Permission No.P.P/L.P/TLPA No.SWP/45/2026** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.SANTHOSH KUMAR.V
M.E., M.B.A., F.I.V., M.I.E., M.I.G.S.,
CMDA Registered Engineer Grade - I
Regd No : CMDA/RE/GR-I/2022/03/365
Cell : 70107 47671

Scanned with OKEN Scanner

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. SANTHOSHKUMAR. V** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **10** years.

He has been given the Registration No.**RE/GR-I/2022/03/365** on **17.03.2022.** 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) Dept. dated 04.02.2019.

This Registration is valid upto **16.03.2027**.



17-3-2022
T. ARIVALAGAN
SUPERINTENDENT
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
EGMORE, CHENNAI-600 008.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.