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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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: **SM Majestic Avenue**, T.S. No:**1038/38,1038/40,1040/2,1044/3** **Sindhupundurai** Village, Thachanallur Ward, Tirunelveli Taluk, Tirunelveli District.

Date: 28-10-2026

Name of the Promoter : **Mr.S.Sheik Mohammed(1), M.Arun kumar(2)**
Mrs.S.Shaliha Banu(3),

Address of the Promoter : Plot No:45, Nethaji Road, Next to Rose School,
Melapalayam, Tirunelveli-627 005.

Subject: Certificate for **SM Majestic Avenue**, T.S No: **1038/38, 1038/40, 1040/2, 1044/3, Sindhupundurai** Village, Thachanaallur Ward, Tirunelveli Taluk, Tirunelveli District.

Sir,

I **T.THANGAPANDI** having License No: **RE/Gr/ III/TVL/March/2019/039** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Sindhupundurai** situated on the Plot bearing Survey no./Plot no.**1038/8, 1038/40, 1040/2, 1044/3** demarcated by its boundaries(Latitude and Longitude of the Points) to the North **8.730332** to the Latitude,**77.705108** to the Longitude, to the South **8.730288** to the Latitude,**77.705116** to the Longitude, to the East **8.730042** to the Latitude,**77.705114** to the Longitude, to the West **8.729661** to the Latitude,**77.705128** to the Longitude of **Sindhupundurai** village, **Thachanallur** Ward, **Tirunelveli** Taluk, **Tirunelveli** District measuring **4508.00** sq.mt. The Measurements of the Roads are as per the length and Width of the approved layout by the planning authority being developed by **S.Sheik Mohammed(1), M.Arun kumar(2) S.Shaliha Banu(3),**

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 **Joint Director,DTCP Tirunelveli** wide planning permission no:- **SWP/DTCP/TIRUNELVELI/LAYOUT NO: SWP/34/2026**.dated on **27/03/2026** and The **Tirunelveli** Corporation, Roc no. **GP1/4888/2026** dated on **28.09.2026.** The Following Infrastructure/development works in the projects are completed in all respects duly complying the specific amenties. With all the conditions stipulated by the planning authorities and various agencies.

Er. T. THANGAPANDI, DCE.,B.E.,
Registered Engineer
Reg. No : RE/Gr-III/TVL/March/2019/039
MUTHAMIL CONSTRUCTION
No. 256F, 1st Floor, Tiruch[illegible] Main Road,
Near Vijay Hero[illegible]
Murugankuric[illegible]
Cell : 95660 66025.

S.NO	INFRASTRUCTURAL / DEVELOPMENT WORKS AS APPROVED BY THE CMDA / DTCP & LOCAL BODY	COMPLIED YES / NO
1.	ROAD WORKS	YES
2.	DRAINAGE WORK	YES
3.	WATER CONNECTION	Fees Paid
4.	STREET LIGHT	YES

Enclosed: Photographs of all sides of site

(T.THANGAPANDI)
Yours Faithfully,

Er. T. THANGAPANDI, DCE.,B.E.,
Registered Engineer
Reg. No : RE/Gr-III/TVL/March/2019/039
MUTHAMIL CONSTRUCTION
No. 256F, 1st Floor, Tiruchendur Main Road,
Near Vijay Hero Showroom,
Murugankurichi - 627 002.
Cell : 95668 66025.


Er. T. THANGAPANDI, DCE.,B.E.,
Registered Engineer
Reg. No : RE/Gr-III/TVL/March/2019/039
MUTHAMIL CONSTRUCTION
No: 256F, 1st Floor, Tiruchendur Main Road,
Near Vijay Hero Showroom,
Murugankurichi - 627 002.
Cell : 95668 66025.
GPS Map Camera
Google
Tirunelveli, Tamil Nadu, India
Pph4+p5j, Thirunagar, Tirunelveli, Tamil Nadu 627001, India
Lat 8.730042° Long 77.705114°
Thursday, 17/09/2026 11:19 AM GMT +05:30


GPS Map Camera
Google
Tirunelveli, Tamil Nadu, India
Pph4+p5j, Thirunagar, Tirunelveli, Tamil Nadu 627001, India
Lat 8.729661° Long 77.705108°
Thursday, 17/09/2026 11:22 AM GMT +05:30


GPS Map Camera
Tirunelveli, Tamil Nadu, India
Pph4+p5j, Thirunagar, Tirunelveli, Tamil Nadu 627001, India
Lat 8.729656° Long 77.705113°
Thursday, 01/10/2026 01:38 PM GMT +05:30
Google


GPS Map Camera
Tirunelveli, Tamil Nadu, India
Pph4+p5j, Thirunagar, Tirunelveli, Tamil Nadu 627001, India
Lat 8.729652° Long 77.705113°
Thursday, 01/10/2026 01:38 PM GMT +05:30
Google

TIRUNELVELI CORPORATION / திருநெல்வேலி மாநகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண் : 146/CP/26-27/0063342

Receipt Date / பற்றுச்சீட்டு நாள் : 25-Sep-2026 04:50:16 PM

Service Name / சேவையின் பெயர் : Layout Approval payment

Property Tax Assessment No / :

Applicant Name / விண்ணப்பதாரர் பெயர் : SHEIK MOHAMMED AND ARUNKUMAR AND SHALIHA BANU

SI Ward / Ward / பிரிவு / வார்டு : N/AWARD 30

Address / முகவரி : PLOT NO - 45,,NEHRUJI ROAD, Melapalayam,Melapalayam, PIN Code -627005

Mobile No / அலைபேசி எண் : 9677891966

Demand Notice No
LA/146/2026/030/000016

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	PLOT SUBDIVISION FEES	6900.00
2	Layout Permission Fee	16700.00
3	Layout Under Ground Drainage	95000.00
4	Layout Approval Deposit	111000.00
5	Layout Water Connection	130000.00
6	Layout Street Light	595000.00

Er. T. THANGAPANDI, DCE.,B.E.,
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Near Vijay Hero Showroom,
Murugankurichi - 627 002.
Cell : 95668 66025.

Remarks:N/A

Total / மொத்தம் **954600.00**

Payment Details : 954600.00/- Online 25-Sep-2026

Amount In Words : [Nine Lakh Fifty Four Thousand Six Hundred Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி । வையத்தின் உயிர்த்துளி ॥

"மழைநீரை சேகரிப்போம்"

TIRUNELVELI LOCAL PLANNING AUTHORITY
Xavier Colony, South Bye-pass Road,
Tirunelveli -05.
Phone : 0462-2350040
E-mail: tveli.lpa@gmail.com
Website: www.nellai.tn.nic.in/tlpa

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**T.THANGAPANDI** has enrolled as **Registered Engineer Grade-III (RE)** with Tirunelveli Local Planning Authority (TLPA) who has the qualification of **D.C.E., (CIVIL ENGINEERING)** and experience in the relevant field for **9 years.**

He has been given the Registration No. **RE/Gr III/TVL/March/2019/039** on **21.03.2019.** 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 up to **20.03.2024.**

13 JUN 2024



(R.S.MARIAPPAN) 21.3.19
MEMBER SECRETARY (I/C)
TIRUNELVELI LOCAL PLANNING AUTHORITY,
TIRUNELVELI

DTCP, Tirunelveli Roc. No.544/2022/TVL 3 Dated : 13.06.24
This Certificate is Renewed From 21/03/2024 and
Valid Upto 20/03/2029

13/06/2024

(P. RANGANATHAN)
Joint Director,
District Town and Country Planning Office,
Tirunelveli-5.

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,
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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.