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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: 89/6B, 89/7B, 89/8B, 89/9B, 89/10, 89/11 and 89/12, Achankulam Village, Achankulam Panchayat, Kayathar Taluk, Thoothukudi District.**

Date: **05.12.2025**

E.Kanagaraj (Name of the Promoter).
153/4, Kumarakiri, Ilambuvanam – 628902.
Subject: Certificate for **Durgai Amman Nagar** (Name of the Project)
Ref: **TNRERA/PLI/9002/2025** (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 **Durgai Amman Nagar** (name of the project) situated on the Plot bearing Survey No. **89/6B, 89/7B, 89/8B, 89/9B, 89/10, 89/11 and 89/12, Achankulam Village** demarcated by its boundaries (latitude and longitude of the end points) **09⁰ 02' 16.90" N, 77⁰ 56' 47.10" E** to the North, **09⁰ 02' 15.05" N, 77⁰ 56' 49.35" E** to the East, **09⁰ 02' 13.00" N, 77⁰ 56' 48.46" E** to the South, **09⁰ 02' 14.67" N, 77⁰ 56' 46.32" E** to the West of Division Village **Achankulam**, Taluk **Kayathar**, District **Thoothukudi** measuring **13150.00** sq. mts. Being developed by **E.Kanagaraj** (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

The Block Development Offcier, Kayathar Panchayat union,(name of the sanctioned authority) *vide* Planning Permission / DTCP Approval No. SWP/DTCP/THOOTHUKUDI/LAYOUT MO: **50/2025,** Online Application / ROC No: **LE16CYY5/THOOTHUKUDI/TCP/2025**, dated **28/10/2025** 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 தூமாஅ-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



















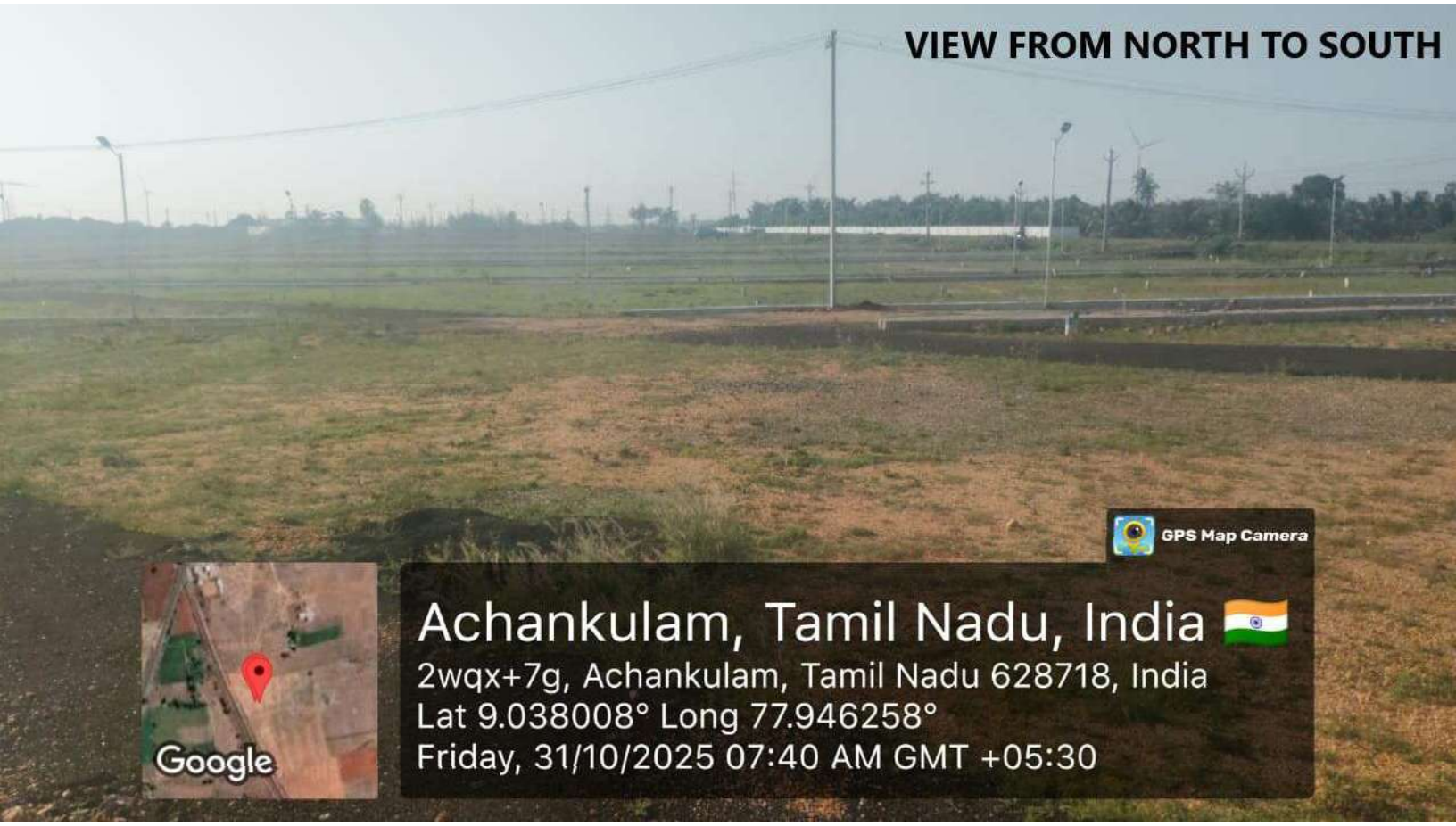








GEO TAGGING PHOTO


VIEW FROM NORTH TO SOUTH
GPS Map Camera
Achankulam, Tamil Nadu, India
2wqx+7g, Achankulam, Tamil Nadu 628718, India
Lat 9.038008° Long 77.946258°
Friday, 31/10/2025 07:40 AM GMT +05:30
Google


VIEW FROM SOUTH TO NORTH
GPS Map Camera
Achankulam, Tamil Nadu, India
2wqx+7g, Achankulam, Tamil Nadu 628718, India
Lat 9.03716° Long 77.946757°
Friday, 31/10/2025 07:45 AM GMT +05:30
Google


VIEW FROM EAST TO WEST
GPS Map Camera
Achankulam, Tamil Nadu, India
2wqx+7g, Achankulam, Tamil Nadu 628718, India
Lat 9.037546° Long 77.947087°
Friday, 31/10/2025 07:43 AM GMT +05:30
Google


VIEW FROM WEST TO EAST
GPS Map Camera
Achankulam, Tamil Nadu, India
2wqx+7g, Achankulam, Tamil Nadu 628718, India
Lat 9.036968° Long 77.94676°
Friday, 31/10/2025 07:48 AM GMT +05:30
Google

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : E KANAGARAJ

மின். இ. எண்: 200073080825455 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCCAN784714498 நாள் : 15/09/2025 12:56:23

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	197831.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	17804.79
4	46942-SGST @9%	17804.79
5	62948-Rounding Off	0.42
	மொத்தம்	233441.00

தொகை (எழுத்தால்) ரூ. Two lakhs Thirty Three thousand Four hundred Forty One only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :
24 மின்னகம்
94987 94987


GPS Map Camera
Thoothukudi, Tamil Nadu, India
Kovilpatti-ottapidaram-pudukottai-eral-mukkani Rd, Tamil Nadu 628718, India, Thoothukudi, Tamil Nadu 628718, India
Lat 9.037122° Long 77.946178°
Tuesday, 25/11/2025 10:49 AM GMT +05:30
Google


GPS Map Camera
Thoothukudi, Tamil Nadu, India
Kovilpatti-ottapidaram-pudukottai-eral-mukkani Rd, Tamil Nadu 628718, India, Thoothukudi, Tamil Nadu 628718, India
Lat 9.037103° Long 77.946165°
Tuesday, 25/11/2025 10:49 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

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
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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.