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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 at Keela Tiruchendur Village, Thoothukudi – 628 215. Comprised In S.No. 314/2A1B, 314/15 & 314/16 Of Keela Tiruchendur Village & Tiruchendur Taluk, Thoothukudi District. Within The Limts Of Tiruchendur Municipality.

Date: 05.10.2026

Mr.R.MUTHUKRISHNAN
D.NO.19, Balammal Nagar 3rd Street,
Ullagaram, Chennai 600 091.

Subject: Certificate for Completion of Layout

Sir,

I, **Mr. DINESH KUMAR. N**, having License No **RE/GR-I/2023/04/410** undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Layout situated Project at Keela Tiruchendur Village & Tiruchendur Taluk, Thoothukudi District – 628 215. demarcated by its boundaries (latitude: 8.514427 , longitude: 78.10211) Being Comprised In 314/2A1B, 314/15 & 314/16 Of Keela Tiruchendur Village & Tiruchendur Taluk, Thoothukudi District – 628 215, Within The Limts Of Tiruchendur Municipality. Measuring 7474.00 Sq.m. Being developed by **Mr.R.MUTHUKRISHNAN**

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) vide Layout No: 26/2025 Planning Permission ROC.No:00CM4ISG/ THOOTHUKUDl/2025/TCP dated 18.02.2025, Municipality D.Dis.No: 02/2026-27 dated 22.07.2026 The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

Yours Faithfully,

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	STREET LIGHTS	**Yes**
2.	STROM WATER DRAIN	**Yes**
3.	OHT	**NA**
4.	ROADS	**Yes**
5.	Others	--

Yours Faithfully,

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No_____)

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

Enclosed: Photographs of all sides of site

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. DINESH KUMAR. N** 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 **11** years.

He has been given the Registration No.**RE/GR-I/2023/04/410** on **20.04.2023.** 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 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **19.04.2028**.



N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1,Plot No: 43, Raghaa Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123

(A. MEGANATHAN)
Superintendent

TIRUCHENDUR MUNICIPALITY / திருச்செந்தூர் நகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 173/CP/26-27/0000577	Receipt Date / பற்றுச்சீட்டு நாள்	: 04-Jul-2026 11:20:14 AM
Service Name / சேவையின் பெயர்	: Layout Approval payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: MUTHUKRISHNAN R	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD-01
Address / முகவரி	: 0,Kumarapuram, kumarapuram, PIN Code -628215	Mobile No / அலைபேசி எண்	: 9442017950

Demand Notice No
LA/173/2026/001/00003

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Other Fees Layout Approval	1500.00
2	Layout Licence Fees	18100.00
3	Layout Permission Fee	42000.00
4	Layout Approval Deposit	185000.00
	Total / மொத்தம்	**246600.00**

Remarks:N/A

Payment Details : 246600.00/- Online 04-Jul-2026

Amount In Words : [Two Lakh Forty Six Thousand Six Hundred Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"

ndur

TAMIL NADU ELECTRICITY BOARD
TUTICORIN Electricity Distribution Circle

From

ASSISTANT ENGINEER
DISTRIBUTION / TANGEDCO
TIRUCHENDUR-628 215

To
Tr./Tmt. **The Commissioner/Corporation**
Appl.No :**3610526733**
Appl.Type :**New-Service-Connection**
Distrib : **SANGIVILAI**
Adds : Sf no 314/2A1A, 314/2A1B
,MELA TIRUCHENDUR,Tiruche
ndur

LR.NO.AE/JE/O&M/ TU /F.App.Tracking/D.No 30 /26 DATED: 19.06.26

Dear Sir / Madam,

Sub: Elecy -TUTICORIN.Elecy.Distn.Circle - Application for
New-Service-Connection ◆Demand Issued - Payment Requested-Reg.

****

You are informed that your application No 3610526733 Dated 06-05-2026 towards New-Service-Connection in SANGIVILAI distribution of TIRUCHENDUR section has already been sanctioned on 16-06-2026. Your are requested to pay an additional amount of **Rs.362752/-** before 02-07-2026 without fail to proceed further.

Account Code	Amount(Rs.)
61971-Estimate Charges on New Service nections(GST Excempted)	362752.00
Total	**362752.00**

(Rupees Three Lakhs Sixty Two Thousand Seven Hundred And Fifty Two Only)

Yours faithfully,

ASSISTANT ENGINEER
DISTRIBUTION / TANGEDCO
TIRUCHENDUR-628 215

TAMIL NADU ELECTRICITY BOARD
ACKNOWLEDGEMENT

RECEIVED A DEMAND NOTICE for the Application no 3610526733 towards New-Service-Connection in SANGIVILAI distribution of TIRUCHENDUR Section.

DEMAND AMOUNT : Rs.362752/-
DUE DATE : 02-07-2026

Signature of the Applicar

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.