

RE

REGULATORY RECORD

RERA Document

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

Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address Of The Project: **Tharuvaikkulam Village & Panchayat, Ottapidaram Taluk, Thoothukudi District, Tamil Nadu.**

DATE : 29-07-2025

R.NITHIN

107/93D/23/L, Millerpuram,
Rajagopal Nagar, 1st Street,
Thoothukudi-628008.

Subject: Certificate For **"A P RAJAN GARDEN PHASE I"** (Name Of The Project)

Ref (TNRERA Registration Number)

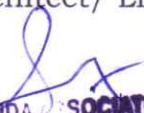
Sir,

I, Er. S.Ponmanikandan (Licensed Surveyor) LicensesNo.REI/TKDTCP/October/2/2023 Having Licenses Had Undertaken Assignment As An Licensed Surveyor For The Assessment And Verification Of Development Of Work Done At **"A P RAJAN GARDEN PHASE - I"** (Name Of Project) Situated On The Plot Bearing **Survey No:262/2C** Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) To The North 8.899083 To The South 78.170056 To The East 8.899000 To The West 78.170500 Of Division Tharuvaikkulam Village & Panchayat, Ottapidaram Taluk, Thoothukudi District, Tamil Nadu, Measuring **2.26 Acre** (9150.00SQ.M) Being Developed By **R.NITHIN** (Name Of The Promoters)

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 a son 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. 14/2025 **SWP/DTCP/Thoothukudi/LAYOUT NO: 17/2025** (Date: 10.02.2025) And **Panchayat Approval No: 01/2025-2026** (Date: 24.07.2025) including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Signature &Name of Architect/ Licensed Surveyor


MANIKANDAN & SOCIATES
Er. S. PONMANIKANDAN B.Tech.LLB,AIV,AIEI
Licensed Surveyor / Reg.Engineer (Grade-1)
Approved Valuer / Chartered Engineer
149/B, Polepettai West 1st Street,
Ph: 80567 00100

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THOOTHUKUDI DISTRICT**

106J/37, Millerpuram 2nd Street,

Thoothukudi – 628 008.

Phone : 0461 2322651

E-mail: dtepttkddistrict@gmail.com

Roc. No. 1766/2020 துரமாஅ-2, Date 13.10.2023

PROFESSIONAL REGISTRATION CERTIFICATE

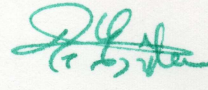
This is to certify that **Thiru S. PONMANIKANDAN** has enrolled as **Registered Engineer Grade I (RE)** with office of the District Town and Country Planning Office, Thoothukudi District has qualification of **B.E., (Civil Engineering)** and experience in the Construction field for **10 Years 4 Months**.

He has been given the Registration No. **RE-I/TKDTCP/October/2/2023** on **13.10.2023**. 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.

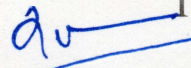
This Registration is valid upto 12.10.2028.



To
Thiru S. PONMANIKANDAN
S/o P. Sivasekar,
149/8, Polepettai West 1st Street
Thoothukudi - 628008
Thoothukudi District


(R. REYSHMA) 13/10/23

Assistant Director of Town and Country Planning
District Town and Country Planning Office
Thoothukudi District


13.10.2023

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](#)



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



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.

