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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 Architect/Licensed Surveyor

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

Address of the Project – Old S.F.No:29/7C,29/8A and 29/8B,- Town Survey Ward – BU – Block-08, T.S.No: 16/27, 16/28, 16/33, 16/34, 16/35 & 16/36, – Rajagopalapuram Village – Rajagopalapuram Detailed Development Plan No.3 – Palayamkottai Ward – Palayamkottai Taluk – Tirunelveli City Municipal Corporation – Tirunelveli Local Planning Authority – Tirunelveli District – Tamilnadu State – India.

Date: 24/09/2026

(Name of the Firm) : **SHRI BALAJI PROMOTERS**

(Name of the Partner 1) : **Mr P Govindan**

(Address of the Partner 1) : 214,Kogula Vasantham Sevvanthi Forest Street, Thirumal Nagar N G O A Colony, Palayamkottai, Tirunelveli – 627007.

(Name of the Partner 2) : **Mr G Vishnu**

(Address of the Partner 2) : 1/52, Main Road North Street, Reddiarpatti, Tirunelveli – 627007.

Subject : Certificate for – Project Name – **"THIRUMALAI BALAJI NAGAR PHASE 1"**

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 **"THIRUMALAI BALAJI NAGAR PHASE 1"** situated on the Plot no./ bearing **Old S.F.No:29/7C,29/8A and 29/8B,- Town Survey Ward – BU – Block-08, T.S.No: 16/27, 16/28, 16/33, 16/34, 16/35 & 16/36** demarcated by its boundaries (latitude and longitude of the end points) 8.676934, 77.772390 to the **North** 8.675813, 77.772565 to the **South** 8.676290, 77.773064 to the **East** 8.676360, 77.771947 to the **West** of Division Rajagopalapuram Village – Rajagopalapuram Detailed Development Plan No.3 – Palayamkottai Ward – Palayamkottai Taluk – Tirunelveli City Municipal Corporation – Tirunelveli Local Planning Authority – Tirunelveli District – Tamilnadu State – India measuring **4.8075 Acre (19457.00 Sq.mts)**. Being Developed by **Mr P Govindan & Mr G Vishnu - SHRI BALAJI PROMOTERS** (Name of the Promoters)

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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 : PZDKXSN3/2025/TCP** dated **25/06/2025 – Local Body – No: TP2/4356/2025/146/CP/25-26/0022676** dated **21/09/2026.** 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.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1	Road facility	Yes
2	Drainage	Yes
3	Overhead tank	Not done - Bill Paid - Enclosed
4	Street Lights	Not done - Bill Paid - Enclosed

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

V. Santhosh Kumar

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/2022/03/366
Cell : 70107 47671

Encl : Drone , Road GPS and Paid Slp

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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.

TIRUNELVELI CORPORATION / திருநெல்வேலி மாநகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 146/CP/26-27/0062036	Receipt Date / பற்றுச்சீட்டு நாள்	: 18-Sep-2026 08:20:03 PM
Service Name / சேவையின் பெயர்	: Layout Approval payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: GOVINDAN and VISHNU SHRI BALAJI PROMOTERS	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD 55
Address / முகவரி	: 103 RTO OFFICE WEST,STATE BANK COLONY , PALAYAMKOTTAI, PIN Code -627007	Mobile No / அலைபேசி எண்	: 7904930417

Demand Notice No
LA/146/2026/055/000015

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	APPLICATION SCRUTINY FEES	29185.00
2	Layout Permission Fee	72112.00
3	Layout Approval Deposit	500000.00
4	Layout Under Ground Drainage	515000.00
5	Layout Water Connection	740000.00
6	Layout Street Light	1360000.00

Remarks:N/A

Total / மொத்தம் **3216297.00**

Payment Details : 3216297.00/- Online 18-Sep-2026

Amount In Words : [Thirty Two Lakh Sixteen Thousand Two Hundred Ninety Seven Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"










16
GPS Map Camera
Rajagopalapuram Village, Tamil Nadu, India
Tirunelveli, Tamil Nadu 627011, India
Lat 8.676759° Long 77.772854°
Friday, 25/09/2026 12:58 PM GMT +05:30
Google


GPS Map Camera
Google
Rajagopalapuram Village, Tamil Nadu, India
Sivanthipatti Rd, Tirunelveli, Tamil Nadu 627011, India
Lat 8.676745° Long 77.772945°
Friday, 25/09/2026 12:58 PM GMT +05:30


GPS Map Camera
Rajagopalapuram Village, Tamil Nadu, India
Sivanthipatti Rd, Tirunelveli, Tamil Nadu 627011, India
Lat 8.676852° Long 77.772529°
Friday, 25/09/2026 12:59 PM GMT +05:30
Google


GPS Map Camera
Rajagopalapuram Village, Tamil Nadu, India
Sivanthipatti Rd, Tirunelveli, Tamil Nadu 627011, India
Lat 8.676509° Long 77.773089°
Friday, 25/09/2026 12:58 PM 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

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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.