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RE REGULATORY RECORD

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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)

Date: **08.12.2025.**

Address of the Project: **B.RAJKUMAR, S/o.BALASUBRAMANIAN.**

R.S NO : 515/2, 516/2, 516/3, 516/4A, 516/4C2, 516/8A1, 516/8A2, 516/8B1, 516/8B2. EDAIYARNATHAM VILLAGE & PANCHAYAT, MANNARGUDI TALUK & UNION, THIRUVARUR DISTRICT, TAMILNADU.

B.RAJKUMAR, S/o.BALASUBRAMANIAN, 27 - NARMATHAI STREET, YAGAPPA NAGAR, THANJAVUR, THANJAVUR DISTRICT – 613007.

Subject: Certificate for **SRI AMMAN NAGAR.**

Ref: **Online Application No : YUU8CKFD (46660/2025/TVR).**

Sir,

I, **P.KARTHIKEYAN** (name of the Archetect/Licensed Surveyor) having License No. **TVR/RE-1/2025/001** had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work done at **SRI AMMAN NAGAR** situated on the Plot bearing Survey no. **515/2, 516/2, 516/3, 516/4A,516/4C2,516/8A1,516/8A2,516/8B1,516/8B2.** demarcated by its boundaries (latitude and longitude of the end points) **Latitude:10.62359, Longitude: 79.45007** of division **EDAIYARNATHAM Village & Panchayat, MANNARGUDI Taluk & Union, THIRUVARUR District measuring 7471.00 sq.mts. Being developed by B.RAJKUMAR, S/o.BALASUBRAMANIAN, 27 - NARMATHAI STREET, YAGAPPA NAGAR, THANJAVUR, THANJAVUR DISTRICT – 613007.**

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 **Deputy Director/Assistant Director , District Town and Country Planning Office, THIRUVARUR** vide Planning Permission **SWP No:52/2025** dated **17/09/2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

08/12/2025

Jc. Er. M.P. KARTHIKEYAN
B.E.,MIE.,M.Sc.,(REV).,AIV.,C.ENGG.,
DTCP Reg. Structural Engineer,
DTCP Reg.Engineer,
Taluk Office Road,
MANNARGUDI, Cell: 94424 02293.

Enclosed:
Photographs of all sides of site

LAYOUT PROJECT COST

From :

(a)	Name	:	**B.RAJKUMAR,**
(b)	Father's Name	:	**S/o.BALASUBRAMANIAN.**
(c)	Occupation	:	**Business.**
(d)	Permanent Address:		27 - Narmathai Street, Yagappa Nagar, Thanjavur, Thanjavur District – 613007.

To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Plot Nos: 586, 587 & 588,
TNRERA Building,
1st & 2nd Avenue, Anna Nagar East,
(Near Valliyammai School),
Chennai - 600 102.

Dear Sir,

I, **B.RAJKUMAR, S/o.BALASUBRAMANIAN,** Project for the Layout Project **"SRI AMMAN NAGAR"** situated at Survey No: **515/2, 516/2, 516/3, 516/4A,516/4C2,516/8A1,516/8A2,516/8B1,516/8B2. Edaiyarnatham** Village & Panchayat, Mannargudi Taluk & Union, Thiruvarur District, Tamil Nadu.

Land Cost	:	**Rs. 40,00,000**
Development Cost	:	**Rs. 50,00,000**
Expense	:	**Rs. 10,50,000**
Total Project Cost	:	**Rs. 1,00,50,000**

(Rupees One Crore Fifty Thousand Only)

B. Rajal

Signature of the Applicants.

PROJECT DETAILS OF EXTENT Sq.Mts.

I, **B.RAJKUMAR, S/o.BALASUBRAMANIANS,** Project for the Layout Project **"SRI AMMAN NAGAR"** situated at Survey No: **515/2,516/2,516/3, 516/4A,516/4C2,516/8A1,516/8A2,516/8B1,516/8B2** Edaiyarnatham Village & Panchayat, Mannargudi Taluk & Union, Thiruvarur District, Tamil Nadu.

Total Land Area	:	**7471.00 sq.mt**
Public Usage Road & Corners	:	**2496.43 sq.mt**
OSR	:	**Paid Amount= Rs : 3,20,862.00**
PANCHAYAT	:	**25.70 sq.mt.**
TANGEDCO	:	**25.84 sq.mt.**

Project Register Fee Details as per DTCP (Selling Area *%)

(7471.00 – 2496.43 – 25.70 – 25.84 = 4923.03)

Rs.= 4923.03 X 10.76391 X 1 = 52,992.00/-

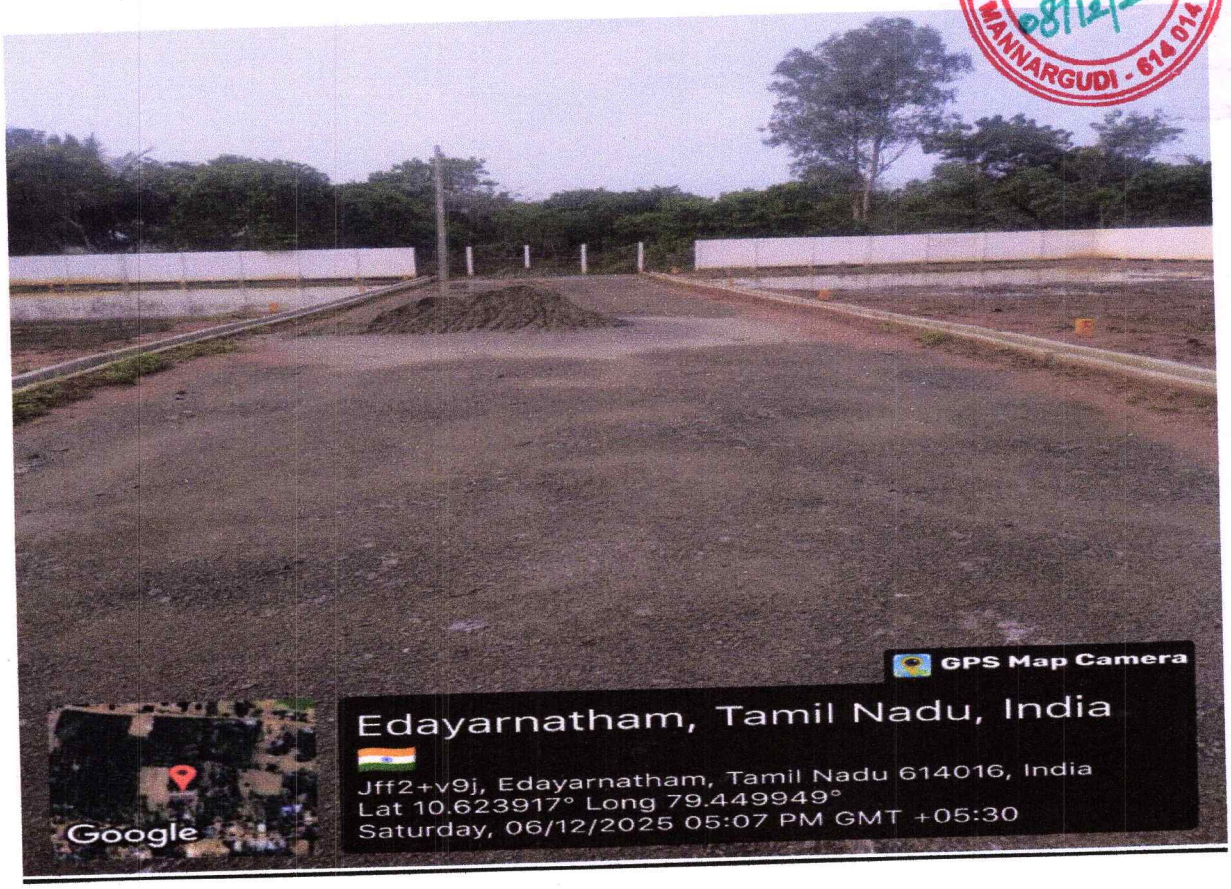
PROJECT ADDRESS

I, **B.RAJKUMAR, S/o.BALASUBRAMANIANS,** Project for the Layout Project **"SRI AMMAN NAGAR"** situated at Survey No: **515/2,516/2,516/3, 516/4A,516/4C2,516/8A1,516/8A2,516/8B1,516/8B2** Edaiyarnatham Village & Panchayat, Mannargudi Taluk & Union, Thiruvarur District, Tamil Nadu.

LAYOUT PHOTOS



Date 08/12/2025
MANNARGUDI - 614 014

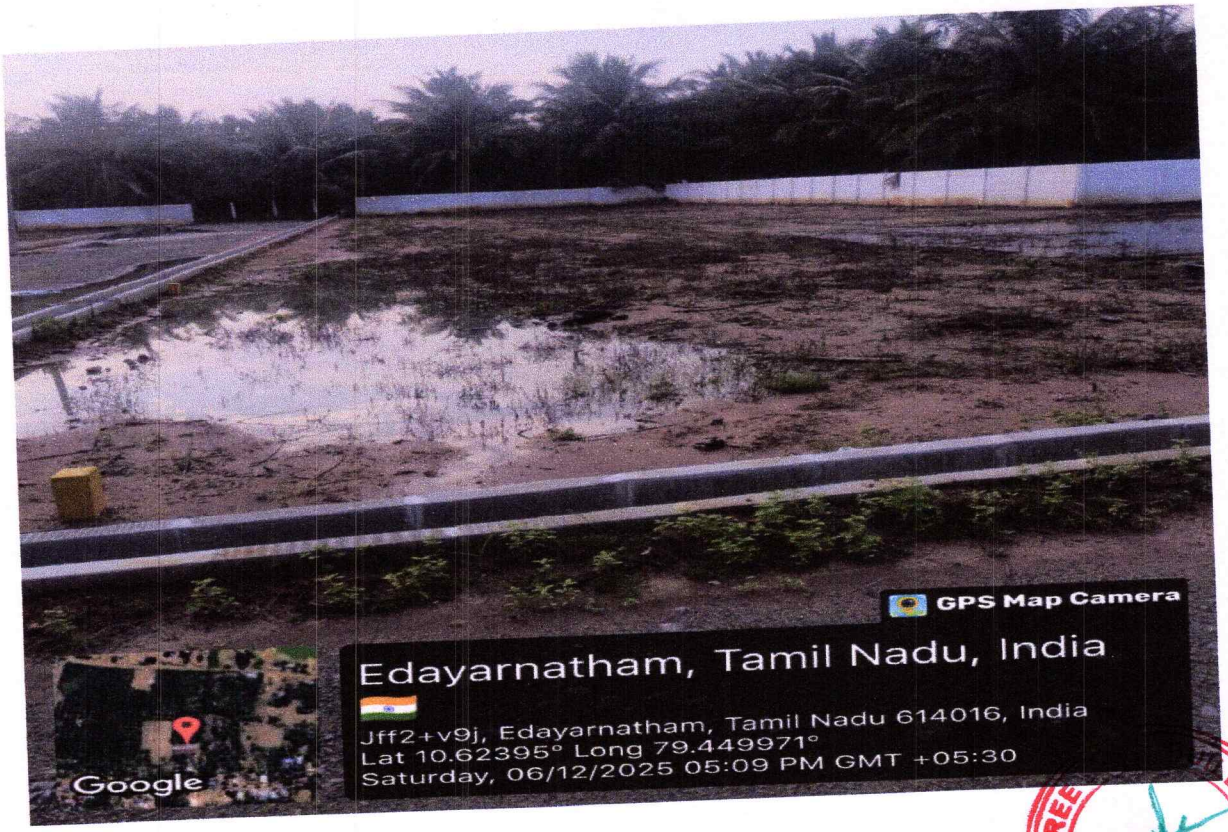


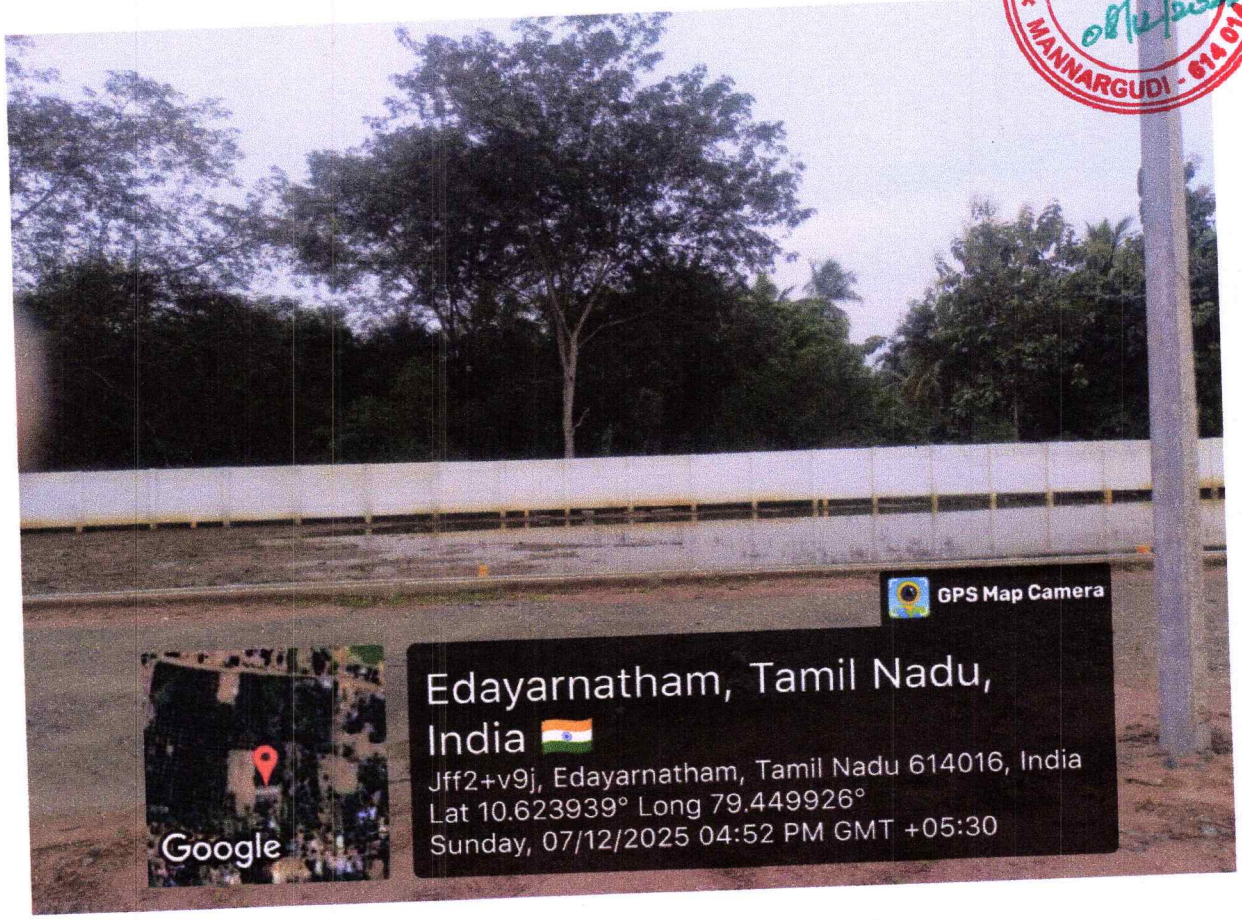
LAYOUT PHOTOS





LAYOUT PHOTOS





SREE * MANNARGUDI - 614 014 * DERS
Date: 08/12/2025

Department of Town and Country Planning

Office of the Thiruvarur District Town and Country Planning

Room No.306,307- 3rd Floor, Collector Office Annex Building, Thiruvarur

Phone – 04366 290799, Email – tvrdtcp@gmail.com

www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **P.KARTHIKEYAN** has enrolled as **Registered Engineer Grade-I (RE)** with **Department of Town and Country Planning** who has the qualification of **Bachelor of Degree in Civil Engineering** and experience in the relevant field for **18 years**.

He has been given the Registration No. **TVR/RE-I/2025/001** on **21.02.2025**. 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 **20.02.2030 .**



21 FEB 2025

21/02/25

Assistant Director,
District Town and Country Planning,
Tiruvarur District.

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,
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.