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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project: Survey No: 398/1A, 399/1B in "ROSE GARDEN", Kandhasamypuram Village, Arumuganeri Town Panchayat, Tiruchendur Taluk, Thoothukudi District

Date: 29.09.2025

Name of the Promoter: **Mrs.J.Margaret Sharlina**

Address of the Promoter: 23/54A, West Street, Adaikalapuram, Tiruchendur

Subject: Certificate for proposed completed project in **Sy.No: 398/1A, 399/1B in "ROSE GARDEN", Kandhasamypuram Village, Arumuganeri Town Panchayat, Tiruchendur Taluk, Thoothukudi District.**

Ref: TNRERA Registration Number: TNPLI43712025

Sir,

I, Er.K.Narayanan having License No. 139/LS/2022/00025 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "ROSE GARDEN" situated on the Plot bearing Survey no.398/1A, 398/1B demarcated by its boundaries (latitude and longitude of the end points) 08°31'55"N and 78°05'50.6"E to the North, 08°31'52"N and 78°05'51"E to the South, 08°31'54"N and 78°05'52"E to the East 08°31'53"N and 78°05'50"E to the West of Kandhasamypuram Division, Kandhasamypuram Village, Tiruchendur Taluk Thoothukudi District measuring 2725.00 sq. mts. Being developed by **Mrs.J.Margaret Sharlina**

Based on site inspection carried out by me with respect to each of the plots 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 Directorate of Town and Country Planning, Thoothukudi District vide **Planning Permission No. ROC No: 84JBFJM8/THOOTHUKUDI/2024/TCP** and **SWP/DTCP/THOOTHUKUDI/LAYOUT/No:92/2024**, dated:05.07.2024 and Executive Officer, Arumuganeri Special Grade Town Panchayat *vide* **ROC No: 10/2024**, dated: 20.01.2025 AND including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.K.Narayanan, B.E., M.I.S.T.
VIVEGA CONSTRUCTIONS
Licensed Surveyor & Dist. Panel Engineer
Reg.No.D.Dis:C1/29019/01
34, Kamaraj Road,
Tiruchendur 628 215
Ph: 245064, Cell: 98421 45064

Reg. License No: 139/LS/2022/00025
KAYALPATTINAM AND TIRUCHENDUR MUNICIPALITY.

Town and Country Planning Department(Planning Permission)

51,West car street, Thoothukudi- 628 002.

ROC No. 84JBFJM8/THOOTHUKUDI/2024/TCP Date : 05/07/2024

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Executive officer,
Arumuganeri Town Panchayat,
Tiruchendur Taluk,
Thoothukudi District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office – Thoothukudi District – Tiruchendur Taluk – Arumuganeri Town Panchayat – Kandasamypuram Village – S.F.No.398/1A, 399/1B - Site Extent of 0.67 Acres or 2725.00 Sq.m- Technical Clearance issued - forwarded for further action - Regarding.

Ref :
1. Applicant Tmt..J.Margaret Sherlina, Raja, Online Application No. 84JBFJM8, Dated: 25.03.2024.
2. District Town and Country Planning Office, Thoothukudi District, Road Pattern Issued on dated: 07.06.2024.
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/9770/2023, Dated: 16.11.2023.
4. Applicant Tmt..J.Margaret Sherlina, Gift deed (Local Body) document no. 2038/2024, dated: 13.06.2024 and Gift deed (TANGEDCO) document no.2039/2024, dated:13.06.2024
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 20.06.2024 (Requiring payment of Centage Charge).
16. Applicant Tmt. J.Margaret Sherlina, letter dated 04.07.2024 (Payment of Centage Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout at Thoothukudi District, Tiruchendur Taluk, Arumuganeri Town Panchayat, Kandasamypuram Village, S.F.No. 398/1A, 399/1B, Site Extent of 0.67 or 2725 Sq. m.

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Thoothukudi District Town and Country Planning on 07.06.2024. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 13.06.2024. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO.92/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions
1. All plots fall within 30m from burial tombs, so bore well should not be dug and piped Water supply should be provided in the Layout.
2. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.
b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
3. With reference to the 11thcited and 12thcited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 NonTaxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
1.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
2.According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, is any dispute arises over individual rights, they can settle it before the

appropriate
competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
3.As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.4088.00, Dated: 23.03.2024
Centage Charges - Rs .3600.00, Dated: 04.07.2024

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no.2038/2024, dated: 13.06.2024 (Original).
Copy to
1.Tmt..J.Margaret Sherlina,
No.23/54A, Mela Street,
Adikkalapuram,
Tiruchendur- 628217

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set

3. Sub-Register,
Kayalpattianam Sub-Register Office,
Thoothukudi District. – 1 Set

4. Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

5. Tahsildar,
Tiruchendur Taluk,
Thoothukudi District– 1 Set

6. Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Thoothukudi Electricity Distribution Circle,
Thoothukudi District– 1 Set and Gift deed document no.
2039/2024, dated: 13.06.2024 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4088	23/03/2024
2	OSR Fee		
3	Centage Charges	3600.00	04/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Thoothukkudi District.

Enclosure

1.Layout original map and Condition – 2 set

Layout Application - Final Approval Letter

Roc No: 10/2024 Date: 1/20/25 7:39 PM

From:

Executive officer

133A, L.F.Road, Arumuganeri-628 202

To :

MARGARET SHARLINA J

Online Application Number: 84JBFJM8

Sir/ Madam,

Sub :

Subdivision Approval - Thoothukudi District - Arumuganeri Special Status Town Panchayat - Kandasamypuram Village Land Survey No. 398/1H and 399/1Kshal 2725 sq.m. (0.67 acres) area vacant land has been divided into residential areas (flats) and constructed as a subdivision - Technical approval granted - Issuance of subdivision approval - Regarding.

Ref :

1. Application of the petitioner Mrs. Margaret Shalina, K/P. Plato Peter, Aadikalpuram, Arumuganeri dated. 05.07.2024
2. Technical Approval No. 84DukshakuduA8/Koozhateedee 07.08.2024
4. Circular letter of the Director of Town and Country Planning, Chennai, No. 19799/2020 dated 24.12.2020
5. Government Order No. 138, Housing and Urban Development Department, dated 04.06.2004
6. Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017
7. Joint Director, Agriculture Department, letter No. 3/8603/2021 dated 03.09.2021
8. Government Order No. 18, Municipal Administration and Drinking Water Supply Department, dated 04.02.2019 and Government Order No. 16, Municipal Administration and Drinking Water Supply Department, dated 30.01.2020
9. Government Order No. 141, Housing and Urban Development Department (Nov.4(1) Dated. 23.09.2020
10. Government Order No. 181, Housing and Urban Development Department (Nov.4(1) Dated. 09.12.2020

11. Government Letter No. 19113/Nov.4(3)/2017-1, Housing and Urban Development Department, Dated 30.08.2017
12. City Planning Commissioner, Chennai's Circular No. 13686/2017 L A1, Dated 08.09.2017
13. City Planning Director, Chennai Circular Letter
Nov.4367/2019 P A2 Dated 14.10.2019
14. City Planning Director, Chennai Circular Letter No. 4367/
2019 B A2 Date 05.02.2020

Body:

In the Arumuganeri Special Status Urban Panchayat area of Tootukudi District, Kandasamypuram Village, Land No. 398/1H and 399/1Kshal, measuring 2725 sq.m. (0.67 acres), the vacant land has been divided into 11 residential plots and has been handed over to the Urban Panchayat for the maintenance of the Urban Panchayat in the future, subject to all the conditions specified in the technical permission granted as per the details in the deed records.
It has been decided to grant the approval of the plot as per the resolution of the Arumuganeri Urban Panchayat Council as per the resolution of the Arumuganeri Urban Panchayat Council as per the details in the deed records.
Therefore, since the procedures for approving the plot have been made by the land owner, the approval of the plot is granted and an order is issued for granting the approval of the plot only for the 11 residential plots listed in the above plot number, subject to the following additional conditions.
Conditions
1. The number of the approval, technical permission and subdivision approval should be mentioned on the advertisement board and a photograph should be taken.
2. After the approval is granted or after the technical permission is obtained, no change in the dimensions of the land subdivision should be made without the prior permission of the Deputy Director of Urban Planning, Thoothukudi.
3. The land owner should subdivide the areas handed over to the Town Panchayat (through deed registration) at the subdivision office and hand them over to the local government or the land owner should write and sign the deed giving his consent to the subdivision through the Town Panchayat by paying the cost of this to the Town Panchayat.
4. When constructing a house on the flats for which subdivision approval has been granted, the concerned flat owners should submit separate drawings and obtain building approval from the Town Panchayat, and the land owner should advise the land owner when selling it.
5. The areas handed over to the Town Panchayat or the government through a donation deed should not be leased out, the land owner should not sell the flats or take it as his own. The landowner has no rights in this.

Executive officer

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

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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

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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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