

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Date: 11.05.2026

Address of the Project:

191/2B, 198/1A1A OF AMMAKURICHI VILLAGE AND PANCHAYAT PONNAMARAVATHY TALUK AND PUDUKKOTTAI DISTRICT.

Mr. T.Karthikeyan
s/o Tamilmani
C201, SIDHARTH UPSCALE, 76, KUNDRATHUR MAIN ROAD
PORUR, MADANANDAPURAM, KANCHEEPURAM-600116.

Subject: Certificate for **RESIDENTIAL** LAYOUT PROJRCT COMPLETED. PROMOTED BY T KARTHIKEYAN

Sir,

I, M.CHOKKALINGAM having License No. DTCP/RE/GR-I/SVG/012/025

had undertaken assignment as an Licensed Surveyor for the assessment and verification of

development of work done at S.F.NO: 191/2B, 198/1A1A OF AMMAKURICHI VILLAGE AND PANCHAYAT PONNAMARAVATHY TALUK AND PUDUKKOTTAI DISTRICT TAMILNADU STATE .situated on the Plot demarcated by its boundaries (latitude 10.342874 and longitude 78.536237 of the end points) Vacant Land to the North Existing Road to the South Vacant Land to the East Vacant land to the West of Division Ammankurichi Village and Panchayat , Ponnamaravathy Taluk, Pudukkottai District measuring 3785.00 sq. mts. Being developed by T KARTHIKEYAN

Based on site inspection carried out by me with respect to each of the plot(s) 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 DISTRICT TOWN AND PLANNING AND PANCHAYATH vide Planning Permission No. 48/2025 Lr.no: YX8IOJNW/2025/TCP dated 23.05.2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Enclosed: Photographs


Er. M.CHOKKALINGAM, B.E., A.M.I.E., C.E.,
REGISTERED ENGINEER
DTCP/GR-I/SVG/012/25
Sri Vinayaga Builders
Sri Mathuvajnayaki Illam,
Kavinadu East, Pudukkottai 3.
7502286126, erchokku@gmail.com



**DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COLLECTORATE CAMPUS, SIVAGANGAI
SIVAGANGAI DISTRICT.**

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.M.CHOKKALINGAM**, has enrolled as
REGISTER ENGINEER GRADE I (REI) with **SIVAGANGAI**
DISTRICT TOWN AND COUNTRY PLANNING OFFICE(DTCP) who
has the qualification of Bachelor of civil Engineering (B.E) and experience
in the relevant field for 10 years.

He has been given the Registration .No. RE/GRI/SVG 012/25 on
30.04.2025. 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 up to 29.04 .2030

(Signature)
30/4/25
Assistant Director

District Town and Country Planning office
Sivagangai District

(Signature)
30-4-25

TO
Thiru.M.Chokkalingam,
Sri mathuvanayaki illam,
PM Salai,Kuriyapuram
Kavinadu east,Pudukkottai-622003



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.

