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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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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor
(Certificate for the purpose of completion of Layout Project)

Address of the Project: '**Jaison city**' S.No:2069/3, 2073/2B2, Perungudi Village part-2, Kavalkinaru Village Panchayat, Vallioor Panchayat Union, Radhapuram Taluk, Tirunelveli district, Tamilnadu State.

Date:24.12.2025

1.Thiru.S.M.Nelson, 2.Thiru.Jaison, 3.Thiru.P.Mohan, (Name of the Promoter)

5/13A, Panchayat street,
Kavalkinaru, Radhapuram,
Tirunelveli- 627105. (Address of the Promoter)

Subject : Certificate for **'Jaison city**' LAYOUT
Ref :**TNRERA/PLI/ /2025** (TNRERA Registration Number)

Sir,

I, E.SESHA SHINEE B.E., having License No: RE-I/TVLD/02/2020 had under taken Assignment as an Licensed surveyor for the assessment and verification of development of work done at '**Jaison city**' situated on the bearing S.No: S.No:2069/3, 2073/2B2, demarcated by its boundaries Latitude 8.279178 Longitude77.569685 to the North, Latitude 8.279463 Longitude 77.57024 to the East, Latitude 8.279172 Longitude 77.570005 to the South, and Latitude 8.280079 Longitude 77.569986 to the West of division Perungudi Village part -2, Kavalkinaru Village Panchayat, Vallioor Panchayat Union, Radhapuram Taluk, Tirunelveli district, Tamilnadu State Measuring 8500.00 Sq.mts being developed by**1.Thiru.S.M.Nelson, 2.Thiru.Jaison, 3.Thiru.P.Mohan,**

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 road work by BT surface and handed over to local body in all respects as per the plotting layout plan sanctioned by The Joint Director of District Town Planning Office, Tirunelveli vide planning permission ROC No.TWJ1937H/2025/TCP Dated: 08.10.2025 and Approved Layout No: SWP/105/2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

E. SESHASHINEE, B.E.,
ENGINEER GRADE I - RE
Regn.No: RE-I/TVLD/02/2020

Enclosed:
Photographs of all sides of Site:

D T C P

Office of the District Town And Country Planning
Tirunelveli District,
South Bypass Road, Tirunelveli – 627 005.

Phone : 0462 2902318
E-mail: ddtcptnv@gmail.com
Website: www.tn.gov.in/tcp

Roc. No.3734 /2020/ TVLD-3

Date 01.09.2020.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Tmt.E.SESHASHINEE,** has enrolled as **Engineer Grade I - RE** with office of the District Town and Country Planning, Tirunelveli District, who has the qualification of **CIVIL ENGINEERING (B.E.,)** and experience in the relevant field for **9 years.**

He has been given the **Registration No.RE-I/TVLD/02/2020 01.09.2020.** 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 **31.08.2025.**



D.T & CP TVLI.

01/9/2020. 9.20

(C.MATHIVANAN)
Joint Director,
District Town and Country Planning,
Tirunelveli District.

To
Tmt.E.SESHASHINEE, B.E.,
4/3A, Kamatchiamman kovil Street.,
Udayarpatti,
Tirunelveli-617 001.

DTCP, Tirunelveli Roc. No.544/2022/TVL 3 Dated :03.09.2024
This Certificate is Renewed From 01/09/2025 and
Valid Upto 31/08/2030

03/09/2024

(P. RANGANATHAN)
Joint Director,
District Town and Country Planning Office,
Tirunelveli-5.

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.