

RE

REGULATORY RECORD

# RERA Document

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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 Architect/Licensed Surveyor

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

Address Of The Project: **Maravanmadam Village & Panchayat, Thoothukudi Taluk,  
Thoothukudi District, Tamil Nadu.**

DATE : 16-03-2026

**RATHAKRISHNAN, MAHALAKSHMI, ANBARASI, S.GNANADURAI & ANTONY RATHI**  
34, Chidambaranagar 3<sup>rd</sup> Street,  
Thoothukudi-628008.

Subject: Certificate For **"RK NAGAR PHASE - 2"**  
Ref (TNRERA Registration Number)

Sir,

I, Er. S.Ponmanikandan (Licensed Surveyor) LicensesNo.REI/TKDTCP/October/2/2023 Having Licenses Had Undertaken Assignment As An Licensed Surveyor For The Assessment And Verification Of Development Of Work Done At **"RK NAGAR PHASE - 2"** (Name Of Project) Situated On The Plot Bearing **Survey No: 71/6A, 71/6B, 71/6C, 71/7, 86/1, 86/2, 86/3, 86/4, 86/5, 86/6, 86/8, 86/9, 86/10.** Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) To The North 8.771102 To The South 78.073458 To The East 8.771102 To The West 78.073458 Of Division Maravanmadam Village & Panchayat, Thoothukudi Taluk, Thoothukudi District, Tamil Nadu, Measuring **4.53 ACRE** (18350.00SQ.M) Being Developed By **RATHAKRISHNAN, MAHALAKSHMI, ANBARASI, S.GNANADURAI & ANTONY RATHI.**

**SITE ADDRESS** - The Plot Bearing **Survey No: 71/6A, 71/6B, 71/6C, 71/7, 86/1, 86/2, 86/3, 86/4, 86/5, 86/6, 86/8, 86/9, 86/10.** Of Division Maravanmadam Village & Panchayat, Thoothukudi Taluk, Thoothukudi District, Tamil Nadu.

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 a son date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, Thoothukudi** (Name of the sanctioned authority) vide Planning Permission no. 94/2025 **SWP/DTCP/Thoothukudi/LAYOUT NO: 153/2025** (Date: 23.09.2025) And **Panchayat Approval No: 14/2025 - 2026**(Date: 16.02.2026) including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Signature &Name of Architect/ Licensed Surveyor

**MANIKANDAS ASSOCIATES**  
Er. S. PONMANIKANDAN B.Tech.LLB.AIV.AIEI  
Licensed Surveyor / Reg.Engineer (Grade-1)  
Approved Valuer / Chartered Engineer  
149/B, Polepettai West 1st Street,  
Ph: 80567 00160

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

