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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Form-5

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

Address of the Project at Survey No. 12/4 Area Extend of 4100 Sq.m or 1.01 Acre in Ilandaikulam Village, in Madurai Corporation, Madurai East Taluk, Madurai District, Tamilnadu.

S.Raja

12 Alagar Nagar 1st Street,

K-Pudur,Madurai – 625007

23/08/2024

Subject: Certificate for Residential Layout Development

Ref: New Registration

Sir,

I,P.Vijayalakshmi (name of the Architect/ Licensed Surveyor) having License No RE/Gr.III/MR/July'2020/057 on 14.07.2020 for the assessment and verification of development of work at bearing Survey no. 12/4 Area Extend of 4100 Sq.m or 1.01 Acre Demarcated by its boundaries (latitude and longitude of the end points) **9.945295,78.171431** to the North **9.944745,78.170819** to the West **9.944460,78.171838** to the East **9.944206,78.171441** to the South of Division, Ilandaikulam Village, Madurai Corporation Limit, Madurai East Taluk, Madurai District Measuring area of 4100 Sq.m or 1.01 Acre Being developed by S.Raja

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 *vide* Planning Permission No.ம.வ/ம.உ.தி.கு.எண்:164/2024(Online), திட்ட அனுமதி எண்: 182/2024 நாள்:24/06/2024 (ROC No.23951/2024/SWP-T07H1HR4/2024/TCP) Madurai Corporation Approval No.1680/2024, Date: 07/08/24 at present Completed the Tar road facilities as committed by the promoter to the allottes.

Yours Faithfully,

P. Vijayalakshmi

Er.(Mrs). P. Vijayalakshmi, B.E.,
Consulting Civil Engineer
DTCP Registered Engineer Grade - III
RE/Gr.III/MR/July '2020/057'
Periyakulam, Theni - 625 203.

Enclosed Photographs of all sides of site

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
Regional Deputy Director of Town and Country Planning
Madurai Region
No 4, Hakkim Ajmalkhan Road,
Chinnachokkikulam,
Madurai -2
Website : www.tn.gov.in/dtcp
mail ID : dydtcpmdurgn@gmail.com
Phone No. 0452 – 2521589

Roc.No.1760/2019/MR 2 **Dated.14 .07.2020**

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mrs.P.VIJAYALAKSHMI** has enrolled as **Registered Engineer Grade-III (RE)** with **Deputy Director of Town and Country Planning, Madurai Region,** who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **3** years.

He has been given the Registration No. **RE/Gr.III/MR/July'2020/057** on 14.7.2020. 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, MAWS(MA1) Dept.dated 04.02.2019.

This Registration is valid upto **13 .07.2025**.



இயக்குனர்,
மதுரை-மண்டலம்,
மதுரை.

14/7/2020
Deputy Director of
Town and Country Planning,
Madurai Region.

14-7-2020

14/7/20

To
Mrs.P.Vijayalakshmi,
W/o. R.Ramkumar,
1/323-32, Anna mandram west Street,
G. Kallupatti,
Periyakulam Taluk,
Theni - 625203.

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.