Verified RealEstate™

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 Architect/Licensed Surveyor**

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

Address of the Project Survey Numbers: S.No- 8/6D3 of Keelamathur Village - Keelamathur Panchayat- Madurai West Taluk -Madurai District.

Date:21.09.2026

Mrs. Renukkadevi (Name of the Promoter)
Door No:34, Dhanapamudali Street,
Madurai 625001 (Address of the Promoter)

Subject: Certificate for **"SELVA VINAYAGAR NAGAR"**

Sir,

I, R.THIRUPATHI RAJA (name of the Architect/Licensed Surveyor) having Registration No. RE -35/2 02 6 ( GR- II) had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "**SELVA VINAYAGAR NAGAR**" situated on the Plot bearing S.No – 8/6D3 demarcated by its boundaries (latitude and longitude of the end points) 9.96618° and 78.032418° of Keelamathur Village - Keelamathur Panchayat- Madurai West Taluk -Madurai District measuring 4700.00 sq.m The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Mrs. Renukkadevi. (Name of the Promoters)

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 DTCP (Name of the sanctioned authority) vide Planning Permission No.38/2026 dated 22/01/2026. Local Body / Town Panchayat /

Municipality No. ONLINE/003/Keelamathur/2026 dated 20.03.2026. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

| S.No. | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1. | Over Head Tank | water supply facility from local body |
| 2. | Street lights | Yes |
| 3. | Storm water drain | Yes |
| 4. | Roads | Yes |
| 5. | Others | - |

*Yours Faithfully,*



**Directorate of Town and Country Planning Department**
**(Government of Tamil Nadu)**

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE**
**MADURAI**
**Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.**
Phone: 0452-2530544, E.mail –ID :dtcpmadurai@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.R.THIRUPATHI RAJA** has enrolled as **REGISTERED ENGINEER GRADE-II** with this office, who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **7 Years 10 Months.**

He has been given the **Registration No.RE/GR-II/35/2026/DTCP/MADURAI on 29.06.2026.**

He shall be required to comply with the duties and responsibilities prescribed by 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) Department, Dated: 04.02.2019** and Amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**

**NOTE**

**Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/ invalid if documents are found incorrect/ forged.**



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் 29 JUN 2026 மதுரை மாவட்டம்

**This Registration is valid upto 28.06.2031.**

29/06/2026

Assistant Director / Member Secretary (i/c),
District Town And Country Planning Office,
Madurai District.

29/6/26

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

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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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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.