Verified RealEstate™

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.

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

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+91 9996 12 9996
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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: - Plots in Survey Number: 229/2A, Appaneri Village, Appaneri Panchayat, Kuruvikulam Panchayat Union, Kovilpatti Taluk, Thoothukudi District.

Date: 18.05.2025

M/s. Smart Realtors (Name of the Promoter).

3B3, Gaiety Palace, 1L, Blackers Road, Off. Mount Road, Chennai - 600002.

Subject: Certificate for SHRI KRISHNAA GARDENS PHASE 2 (Name of the Project)

Ref:_____ (TNRERA Register Number)

Sir,

I, M.Muthuraj (Name of the Architect/ Licensed Surveyor) having License No. RE-I/ TKDTCP/June/1/2023, had undertaken assignment as an Architect/Licensed Surveyor for the assessment and verification of development of work done at SHRI KRISHNAA GARDENS PHASE 2 (name of the project) situated on the Plot bearing Survey No. 229/2A, Appaneri Village demarcated by its boundaries (latitude and longitude of the end points) 09° 11' 30.94" N, 77° 51' 0.67" E to the North, 09° 11' 22.73" N, 77° 51' 0.81" E to the South, 09° 11' 27.19" N, 77° 51' 1.19" E to the East, 09° 11' 27.28" N, 77° 51' 0.28" E to the East of Division Village Appaneri, Taluk Kovilpatti, District Thoothukudi measuring 5950.00 sq. mts. Being developed by M/s. Smart Realtors (Name of the Promoter).

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 by

The President, Appaneri Panchayat, Kuruvikulam Panchayat Union,(name of the sanctioned authority) *vide* Planning Permission No. 18/2026, dated 06/05/2026 including all amenities and facilities as committed by the promoter to the allottes.

Er.M.MUTHURAJ. B.E.,
Registered Engineer-Grade-I
Regn.No-RE-I/TKDTCP/June/1/2023
S.M.BUILDERS
D.No-27A, Ettayapuram Road,
Near Veterinary Hospital,
Kovilpatti - 628501, Mob-9500309904.

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg.License No RE-I/ TKDTCP/June/1/2023)
Enclosed:
Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THOOTHUKUDI DISTRICT

106J/37, Millerpuram 2nd Street,
Thoothukudi – 628 008.
Phone : 0461 2322651
E-mail: dtcpttkddistrict@gmail.com

Roc. No. 1766/2020 தூமா அ-2, Date 22.06.2023

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru M. MUTHURAJ** has enrolled as **Registered Engineer Grade I (RE)** with office of the District Town and Country Planning Office, Thoothukudi District qualification of **B.E., (Civil Engineering)** and experience in the Construction field for **10 Years 11 Months**.

He has been given the Registration No. **RE-I/TKDTCP/June/ 1/2023** on **22.06.2023.** 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 21.06.2028.

22 JUN 2023



22/06/23

(R. REYSHMA)
Assistant Director of Town and Country Planning
District Town and Country Planning Office
Thoothukudi District

22.6.2023

To

Thiru M. MUTHURAJ
49A, Stalin Colony 2nd Street,
Kovilpatti - 628 501
Thoothukudi District

AERIAL PHOTO









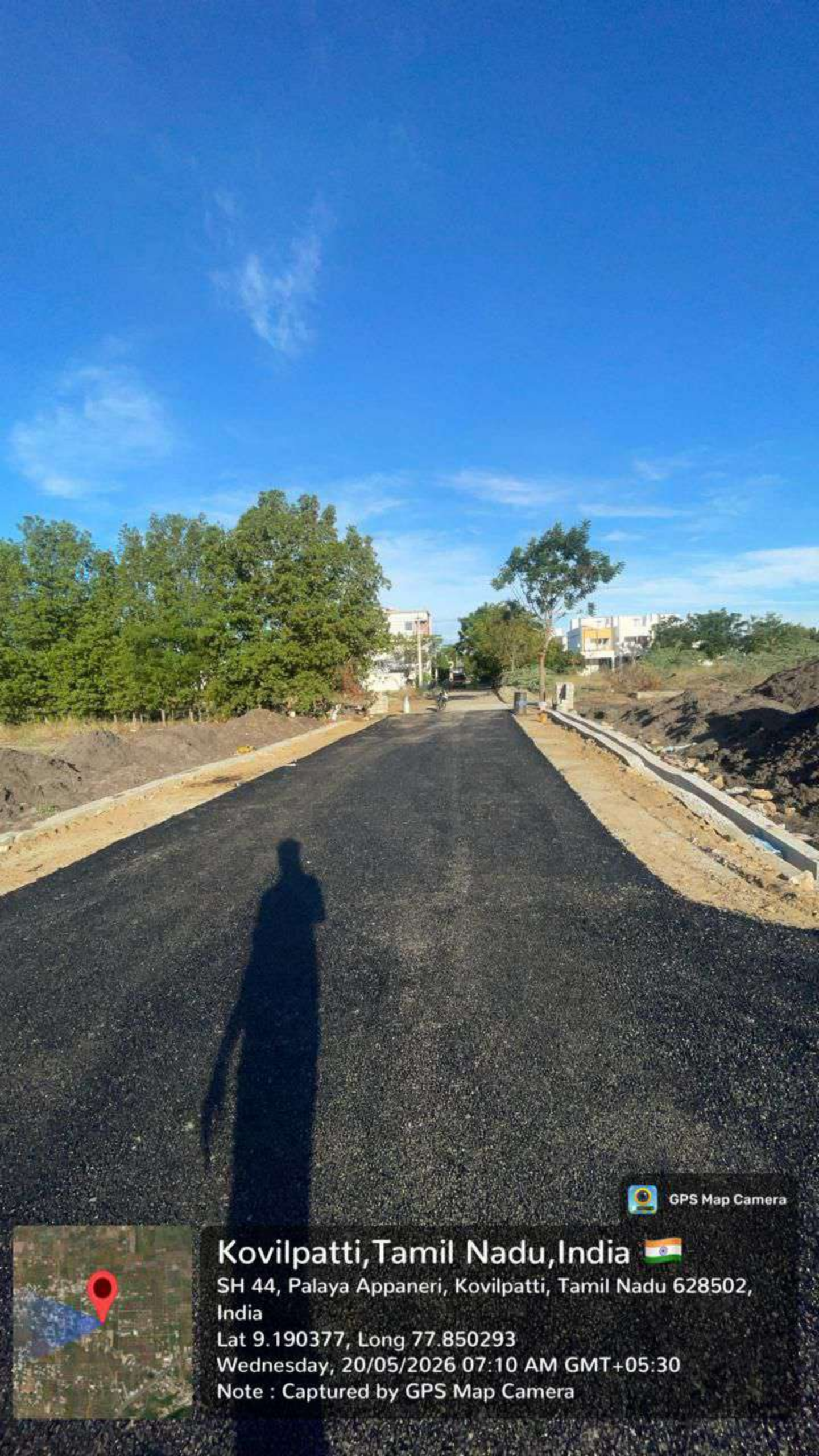




GEO TAGGING PHOTO


GPS Map Camera
Kovilpatti,Tamil Nadu,India
SH 44, Palaya Appaneri, Kovilpatti, Tamil Nadu 628502, India
Lat 9.190366, Long 77.850112
Wednesday, 20/05/2026 07:09 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kovilpatti,Tamil Nadu,India
SH 44, Palaya Appaneri, Kovilpatti, Tamil Nadu 628502, India
Lat 9.190348, Long 77.850283
Wednesday, 20/05/2026 07:10 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kovilpatti,Tamil Nadu,India
SH 44, Palaya Appaneri, Kovilpatti, Tamil Nadu 628502, India
Lat 9.190377, Long 77.850293
Wednesday, 20/05/2026 07:10 AM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Kovilpatti,Tamil Nadu,India
SH 44, Palaya Appaneri, Kovilpatti, Tamil Nadu 628502, India
Lat 9.190481, Long 77.850293
Wednesday, 20/05/2026 07:10 AM GMT+05:30
Note : Captured by GPS Map Camera

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.