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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project - **Survey No: 314/3A2 and 315/1A2 in Keela Tiruchendur Village, Tiruchendur Municipality, Tiruchendur Taluk, Thoothukudi District, Tamilnadu.**

Date: 21.09.2026

M. Arumugam (1), A. Gopal (2), E.Shanmugam (3) and N. Karthick (4), (Name of the Promoter)

No.9/45, Therkkupputhu Street, Tiruchendur, Thoothukkudi - 628215 (Address of the Promoter)

Subject. Certificate for **"ANU AKSHAYA CITY"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. E. Santhanam,** (name of the Architect/ Licensed Surveyor) having License No. **RE/GrIII/TKDTCP/JULY/13/2025** assessment and verification development work done at **"ANU AKSHAYA CITY"** (name of the project) situated on the Plot no./ bearing **Survey No: 314/3A2 and 315/1A2** demarcated by its boundaries (latitude and longitude of the end points) 8.513992 to the North 8.513992 to the South 78.10309 to the East 78.10309 to the West of Keela Tiruchendur Village, Tiruchendur Municipality, Tiruchendur Taluk, Thoothukudi District, Tamilnadu., measuring **1.64 Acre (6660.00 Sq.mts).** Being Developed by **M. Arumugam (1), A. Gopal (2), E.Shanmugam (3) and N. Karthick (4),** (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, Thoothukudi** (Name of the sanctioned authority) vide **Planning Permission No. SWP/DTCP/ Thoothukudi/Layout No. 196/2025 dated 20/11/2025 and Municipality No. 04/2026-27 dated 07.08.2026.** 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.	Road	Yes
2.	Street light	Yes
3.	Storm water drains	Yes
4.	Water pipe line	Yes

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

E.SANTHANAM, D.C.E.,
REGISTERED ENGINEER GRADE - III
THOOTHUKUDI CORPORATION: 138/LS/2020/00011
THOOTHUKUDI LPA : RE/Gr.'III' /TKDTCP/July/13/2025
48, SARANGAPANI STREET, THOOTHUKUDI-628 002
CELL: 9600864733 / OFF: 0461-3567976
Email: srikumaranaso@gmail.com

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. 826/2024 தூமாஅ-1, Date 14.07.2025

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru E. SANTHANAM** has enrolled as **Registered Engineer Grade III (RE)** with office of the District Town and Country Planning Office, Thoothukudi District who has the qualification of **DCE., (Civil Engineering)** and experience in the Construction field for **5 years**.

He has been given the Registration No.**RE/Gr.III/TKDTCP/July/13/2025** issued on **14.07.2025.** 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 13.07.2030.



24 JUL 2025

(C. ANUJA)
Assistant Director of Town and Country Planning
District Town and Country Planning Office
Thoothukudi District

To
Thiru E. SANTHANAM
48, Sarangapani Street,
Thoothukudi – 628 002
Thoothukudi District

Scanned with OKEN Scanner

GPS Map Camera

Keela Thiruchendur, Tamil Nadu, India

G462+prx, Sh 40, Keela Thiruchendur, Tamil Nadu 628215, India

Lat 8.51379° Long 78.102804°

Saturday, 12/09/2026 04:45 PM GMT +05:30

GPS Map Camera

Keela Thiruchendur, Tamil Nadu, India

G462+prx, Sh 40, Keela Thiruchendur, Tamil Nadu 628215, India

Lat 8.513992° Long 78.10309°

Friday, 18/09/2026 01:53 PM GMT +05:30

GPS Map Camera

Keela Thiruchendur, Tamil Nadu, India

G464+r23, Keela Thiruchendur, Tamil Nadu 628215, India
Lat 8.51441° Long 78.103869°
Friday, 18/09/2026 01:49 PM GMT +05:30


426
GPS Map Camera
Keela Thiruchendur, Tamil Nadu, India
G462+prx, Sh 40, Keela Thiruchendur, Tamil Nadu 628215, India
Lat 8.513927° Long 78.103079°
Saturday, 12/09/2026 04:46 PM GMT +05:30
Google

GPS Map Camera

Keela Thiruchendur, Tamil Nadu, India

G462+prx, Sh 40, Keela Thiruchendur, Tamil Nadu 628215, India
Lat 8.513837° Long 78.102737°
Saturday, 12/09/2026 04:44 PM GMT +05:30









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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.