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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Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: S.F.No.45/1A1A in Nagamangalam Kunnathur Village, Manikandam Panchayat Unon, Srirangam Taluk, Trichy District.

Date: 07.09.2026

Mr.T.G.BHAVANI SHANKAR (Name of the Promoter)

FF-1, A-Block Parsan Brigade, 5-A, Reynolds road, Cantonment, Trichy – 620001.(Address of the Promoter)

Subject: Certificate for GREEN VALLEY'S AKSHAYAM (Name of the project)

Ref: TNRERA/PLI/5305/2026 Dated:27-07-2026

(TNRERA Registration Number)

Sir,

I,M.YOKESWARAN (name of the Architect/Licensed Engineer) having License No. RE.GR.III/DTCP/TRICHY/OCTOBER-2024/061 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at GREEN VALLEY'S AKSHAYAM (name of the project) situated on the Plot bearing Survey No./ ~~Plot No.~~45/1A1A demarcated by its boundaries (latitude and longitude of the end points) 10.718992, 78.62256 to the North 10.718244, 78.622177 to the South 10.718301, 78.6236603 to the East 10.718244, 78.622177 to the West of Division Ngamangalam Village, Srirangam Taluk, Trichy District measuring 12876.00 sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Mr.T.G.BHAVANI SHANKAR (Name of the Promoter).

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 Joint Director, Truchirappalli District Town and Country Planning (Name of the sanctioned authority) vide Planning Permission No. SWP/LT01Y8H1/63563/2026/TCP dated 26.05.2026 Local Body / Town Panchayat / Municipality No.01/2026-2027 dated 08.06.2026 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 and Road formation	Yes
2.	Storm water Drainage	Yes
3.	Water Supply Pipe line provided	Yes
4.	Street Lights Provided	Yes
5.	Parks space, Local body use, EB Use are handed over to local body by gift deed	Yes
6.	Others	

Yours Faithfully,

Er.M.YOKEESWARAN
RE/GR-III/086/LS/2019/00027
RE/GR.III/TLPA/043-MAY 2019
Cell:9597312288.

Name
(M.YOKEESWARAN)
Licensed Engineer
(Reg. License No.
RE.GR.III/DTCP/TRICHY/
OCTOBER-2024/061)

Enclosed: Photographs of all sides of site

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING
(Kajamalai Main road, Kajamalai, Tiruchirappalli - 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr.M.YOKEESWARAN** has enrolled as **REGISTERED ENGINEER GRADE-III** with this office who has the qualification of **DIPLOMA IN CIVIL ENGINEERING** and experience in the relevant field.

He has been given the Registration No.**RE.GR.III/DTCP/TRICHY/ OCTOBER- 2024/061 on 04.10.2024.**

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) Department dated 4.2.2019.

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.

This Registration is valid up to 03.10.2029



04 OCT 2024

Joint Director/Member Secretary,
District Town and Country Planning,
Tiruchirappalli District.

04/10/24

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.