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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 No: 639/6A1 in Ratchandarthirumalai Village, Ratchandarthirumalai Panchayat, Thogaimalai Panchayat Union, Kulithalai Taluk, Karur District, Tamilnadu.**

Date: 27.10.2026

S. Veni (Name of the Promoters)

No.15, Nesavalar Colony East, Navabthottam, Tiruchirappalli- 620003. (Address of the Promoter)

Subject. Certificate for **"RAGAVI GARDEN"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. G Vaishnavi** (name of the Architect/ Licensed Surveyor) having License No. **RE/Gr.III/DTCP/TRICHY/JAN2023/391** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"RAGAVI GARDEN"** (name of the project) situated on the Plot no./ bearing **Survey No: 639/6A1** demarcated by its boundaries (latitude and longitude of the end points) **10.765602 and 78.561535** to the North **10.76614 and 78.560686** to the South **10.766012 and 78.56156** to the East **10.766177 and 78.561036** to the West of Division Ratchandarthirumalai Village, Ratchandarthirumalai Panchayat, Thogaimalai Panchayat Union, Kulithalai Taluk, Karur District, Tamilnadu, measuring **1.82 Acre (7400.00 Sq.mts).** Being Developed by **S. Veni** (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, Karur** (Name of the sanctioned authority) vide Planning Permission No. **LP/DTCP/KARUR/Layout No. 163/2025** dated **25/11/2025 and Localbody No. B4OG3I7X/2025/TCP dated 29.11.2025.** 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.	Shaded Trees	Yes
5.	Pipe line fixing	Yes
6.	Localbody NOC for Water supply facilities	Yes

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.G.VAISHNAVI, D.C.E.,
REGISTERED ENGINEER GRADE-III
RE/Gr. III/DTCP/TRICHY/JAN 2023/391
No. 51, Aannaikatti Maidanam,
Beemanagar, Trichy-1.

DIRECTORATE OF TOWN AND COUNTRY PLANNING

(Government of Tamil Nadu)
(807 Anna Salai, Chennai 600 002)

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING

(Kajamalai Main road, Kajamalai, Tiruchy 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mrs.G.VAISHNAVI** 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 for 6 years.

She has been given the Registration No. **RE/Gr.III/DTCP/TRICHY/JAN2023/391 on 10.01.2023**

She 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 04.02.2019.

This Registration is valid up to 31.03.2028



Joint Director/Member Secretary, District
Town And Country Planning,
TiruchirappalliDistrict.

அனுப்புநர்

திரு.சோ.பாலசுப்ரமணி,

தனி அலுவலர்/

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),

ஊராட்சி ஒன்றியம்,

தோகைமலை.

பெறுநர்

தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை

ஆணையம் (TNRERA),

எண்.133, G Block, 1 ஆம் அவன்யூ,

அண்ணாநகர் கிழக்கு,

சென்னை – 600 002.

நக.ஆ1/3239/2025 நாள்.20.09.2026

அய்யா/ அம்மையீர்,

பொருள்- கரூர் மாவட்டம் – குளித்தலை வட்டம் - தோகைமலை ஊராட்சி ஒன்றியம் -இராசண்டர் திருமலை ஊராட்சி & கிராமம் - சர்வே எண்.639/6A1-ல் அமைந்துள்ள மனைப்பிரிவிற்கு குடிநீர் இணைப்பு வசதி – ஊராட்சியின் மூலம் வழங்கப்படும் என சான்று வழங்குதல் - தொடர்பாக.

.....

கரூர் மாவட்டம், குளித்தலை வட்டம், தோகைமலை ஊராட்சி ஒன்றியம், இராசண்டர் திருமலை ஊராட்சி & கிராமம். சர்வே எண்.639/6A1-ல் அமைந்துள்ள மனைப்பிரிவின் மொத்த பரப்பளவு 7400.00 (1.82 ஏக்கர்) சதுர மீட்டர் ஆகும். இம்மனை பிரிவிற்கு தார்சாலை, தெருவிளக்கு, குடிநீர் குழாய்கள் மற்றும் மழைநீர் வடிகால் போன்றவை மனுதாரர் சொந்த செலவில் ஏற்படுத்தப்பட்டுள்ளது. இதில் எதிர்காலத்தில் குடியிருப்புகள் அமையும் நிலையில் அங்கு வசிப்பவர்களுக்கு தேவையான குடிநீர் இணைப்பு வசதி வழங்குவதற்கு இராசண்டர் திருமலை ஊராட்சி மூலம் உரிய நடவடிக்கை மேற்கொள்ளப்படும்.

எனவே மேற்படி மனைப்பிரிவில் இராசண்டர் திருமலை ஊராட்சி குடிநீர் விநியோக வலையமைப்பிலிருந்து தேவையான குடிநீர் குழாய் இணைப்பு வசதி ஊராட்சியின் மூலம் வழங்கப்படும் என இதன் மூலம் சான்றளிக்கப்படுகிறது.

தனிஅலுவலர்/

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),

தோகைமலை ஊராட்சி ஒன்றியம்.

GPS Map Camera

R.t.malai, Tamil Nadu, India

Qh86+ph, R.t.malai, Tamil Nadu 621313, India

Lat 10.766098° Long 78.561024°

Saturday, 10/10/2026 11:41 AM GMT +05:30

RAGAVI GARDEN

GVS GROUPS
PRIVATE LIMITED

ஸ்ரீ கே லை ன் புரா மனா ட் ஸ்

ஸ்ரீ கே லை ன் புரா மனா ட் ஸ்

GPS Map Camera

R.t.malai, Tamil Nadu, India

Qh86+ph, R.t.malai, Tamil Nadu 621313, India

Lat 10.765716° Long 78.561539°

Saturday, 10/10/2026 11:45 AM GMT +05:30

GPS Map Camera

R.t.malai, Tamil Nadu, India 🇮🇳

Qh86+ph, R.t.malai, Tamil Nadu 621313, India

Lat 10.766035° Long 78.561509°

Saturday, 10/10/2026 11:44 AM GMT +05:30

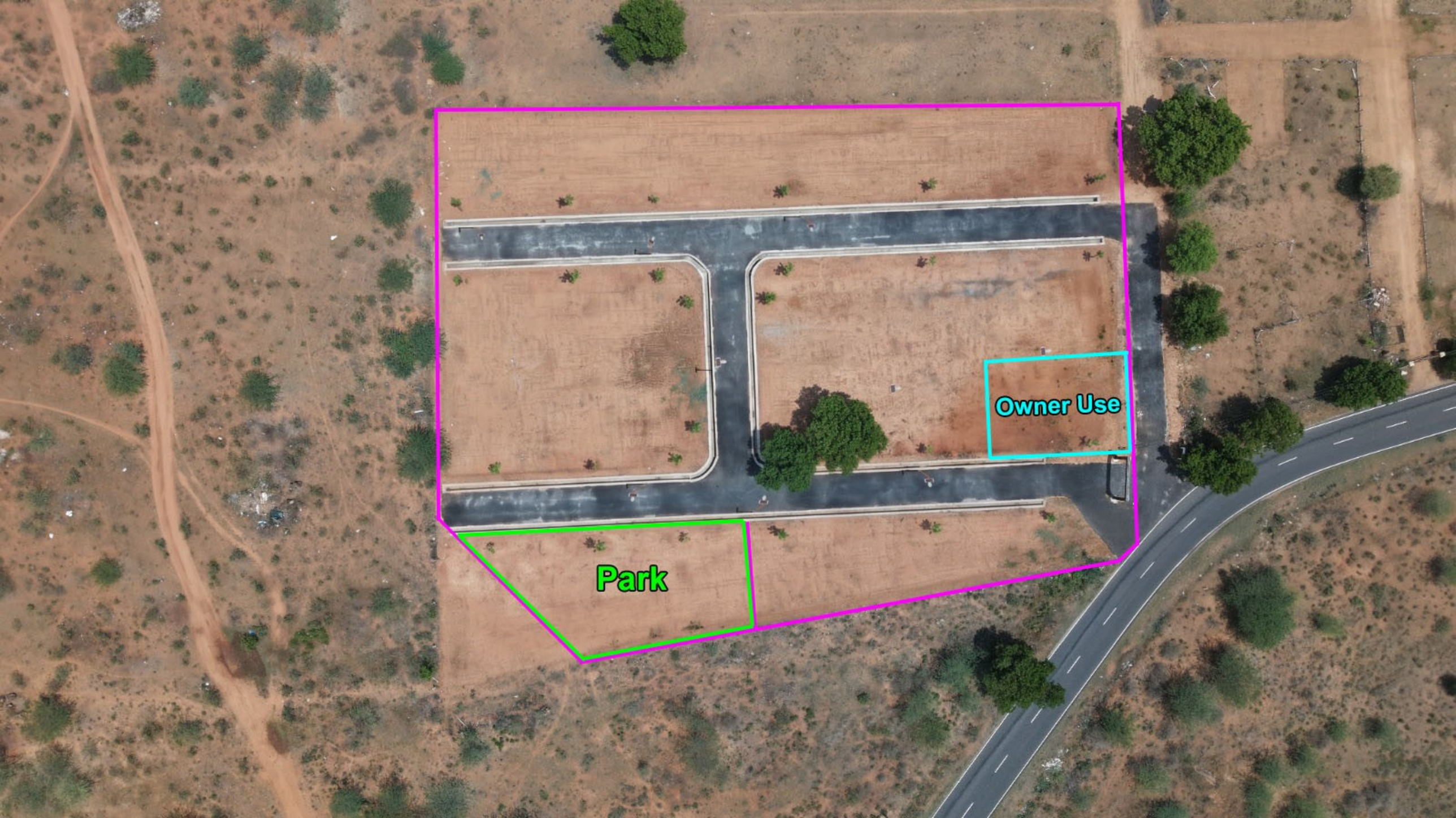
GPS Map Camera

R.t.malai, Tamil Nadu, India

Qh86+ph, R.t.malai, Tamil Nadu 621313, India

Lat 10.766097° Long 78.561022°

Saturday, 10/10/2026 11:41 AM GMT +05:30


Owner Use
Park


Park
Owner Use






RAGAVI GARDEN

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
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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.