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RE REGULATORY RECORD

RERA Document

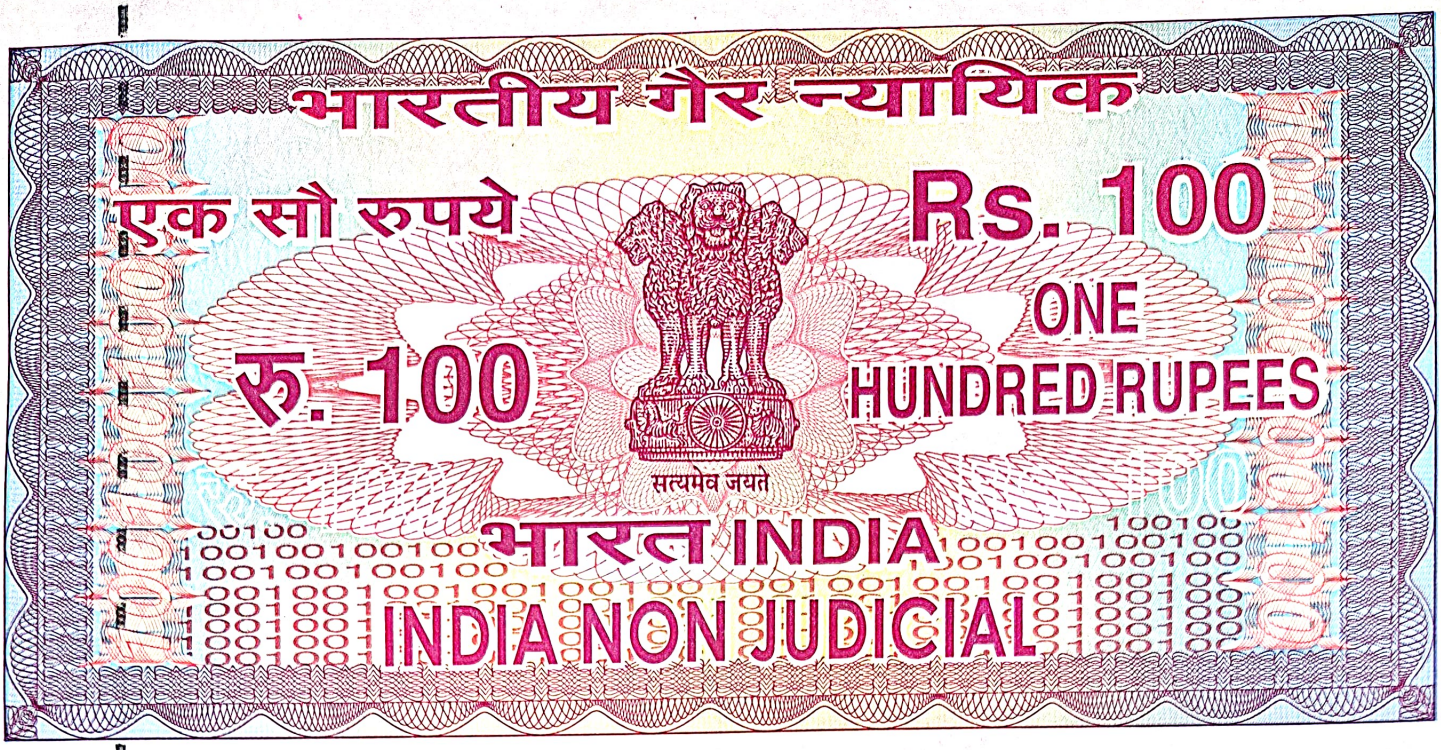
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU 24.4.26

K.M.SENTHIL MURUGHAN
SANKARANKOVIL

மாவட்ட ஆட்சியர் அலுவலகம் தென்காசி 627811 மே 05-2025

ES 287331

A. காந்திமதி
உரிமம்: 10655/C/85
ஸ்டாம்பு வெண்டர்
தென்காசி

AFFIDAVIT / DECLARATION

Affidavit cum Declaration of Mr. K. M. SENTHIL MURUGHAN, promoters of the proposed project "MAHARAJA NAGAR PHASE 2", situated at Survey No. 101/3D, 112/1, 112/2, 112/3, 112/4, 112/5, 112/6 of POIGAI VILLAGE AND PANCHAYAT, SANKARANKOIL TALUK, TENKASI DISTRICT;

I, Mr. K. M. SENTHIL MURUGHAN promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I am herewith submitting that, the proposed layout development is situated only at Survey No. 101/3D, 112/1, 112/2, 112/3, 112/4, 112/5, 112/6 of POIGAI VILLAGE.

I am hereby submitting that, the Survey No. 101/2 and 102/1A are unrelated to this layout development at Survey No. 101/3D, 112/1, 112/2, 112/3, 112/4, 112/5, 112/6. These Survey numbers are the East border of the proposed layout. The Survey No. 101/2 and 102/1A are part of Regularized Layout Approval No. 05/2021 by the DTCP Tenkasi.

I am herewith enclosing the FMB Sketch issued by the DTCP Tenkasi for your perusal. I am herewith submitting that the plots numbered in Survey No. 101/2 and 102/1A are unrelated to the Layout for which this application was made. All the 198 plots approved by the DTCP lies only within the Survey No. 101/3D, 112/1, 112/2, 112/3, 112/4, 112/5, 112/6.

Hence, I humbly request you to accept the above clarification / declaration and issue the registration certificate.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at TIRUNELVELI on this 24th day of APRIL 2026.

Deponent

COMBINED FMB PLAN SHOWING THE PROPOSED HOUSE SITES IN S.NO: 101/3D, 112/1, 112/2, 112/3, 112/4, 112/5, AND 112/6, POIGAI VILLAGE,

POIGAI PANCHAYAT, SANKARANKOVIL PANCHAYAT UNION, SANKARANKOVIL TALUK, TENKASI DISTRICT.

SITE AREA DETAILS: (As Per Patta)

S.No: 103/3D	-	4150.00 Sq.mt	(1.03Acre)
S.No: 112/1	-	5700.00 Sq.mt	(1.41Acre)
S.No: 112/2	-	5500.00 Sq.mt	(1.36Acre)
S.No: 112/3	-	4950.00 Sq.mt	(1.22Acre)
S.No: 112/4	-	5000.00 Sq.mt	(1.24Acre)
S.No: 112/5	-	4800.00 Sq.mt	(1.19Acre)
S.No: 112/6	-	5200.00 Sq.mt	(1.28Acre)
Total Site Area	-	35300.00 Sq.mt	(8.73Acre)



Office Use

Applicant

B. PALANIVEL, D.C.E.,B.B.A.,M.B.A.,
REGISTERED ENGINEER GRADE-III (RE)
REGN. No: RE/Gr.III/TVL/MARCH/2019/001
(BARATHAR STREET)
NEAR SUBAM KALYANA MANDAPAM
19-B, GANANATHA NAYANAR STREET
PALAYAMKOTTAI - 627 002.
Phone No: 0462-2579705

Engineer

Sheet No : 3

A-24		2025
23	10	2025

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.