Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



**Form-5**

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

Address of the Project in the Name of "Potramarai Garden" at Villangudi Bit II Village S.No. 102/1A1, 102/1B1A, 102/2A, 102/3, 107/1A, 107/1B, 107/3A, 107/3B, 107/5A3, 107/5A4, 107/5A5A1 AND 107/5B having land extend of 18225 Sq.m or 4.51 Acre in Villangudi Bit II Village , Madurai North Taluk, Madurai corporation, Madurai District, Tamilnadu

P.Chandran (Power Agent) and R.Rakesh ((Power Agent) 20/05/2025
Ramasamy Ezhilagam, 2nd Floor,
23, Ponni Nagar, Bye Pass Road,
Chokkalinga Nagar Bus Stop Opp.
Madurai – 625016

Subject: Certificate for Residential Layout Development

Ref: New Registration

Sir,

I,**S.VISHAGAN** (name of the Architect/ Licensed Surveyor) having License No RE.(GR.III) 08/2022 on 08.07.2022 for the assessment and verification of development of work at bearing Village S.No. 102/1A1, 102/1B1A, 102/2A, 102/3, 107/1A, 107/1B, 107/3A, 107/3B, 107/5A3, 107/5A4, 107/5A5A1 AND 107/5B having land extend of 18225 Sq.m or 4.51 Acre in Villangudi Bit II Village , Madurai North Taluk, Madurai corporation, Madurai District, Tamilnadu. Demarcated by its boundaries (latitude and longitude of the end points) 9.954205, 78.076909 to the North 9.952831, 78.076533 to the West 9.952324, 78.077745 to the East 9.951816, 78.076555 to the South of Division Madurai District Town Planning Office, Madurai Corporation, Villangudi Bit II Village, Madurai North Taluk, Madurai District, Tamilnadu, Measuring area of 18225 Sq.m or 4.51 Acre Being developed by **P.Chandran (Power Agent) and R.Rakesh ((Power Agent)**

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 vide Planning Permission No. ம.வ/ம.உ.தி.கு.எண்:398/2024 (ONLINE), திட்ட அனுமதி எண். 439/2024 (ROC NO. 39301/2024/SWP-3L38VSOB/2024/TCP) Date-27/12/2024 and Madurai Corporation Approval No.1734/2025 Date – 16/05/2025 at present completed the Tar road facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

S. Vishagan

Er. S.VISHAGAN, B.E,
A S CONSTRUCTIONS
Registered Engineer
Registration No: RE 08/2022, (Gr-III)
No. 1614, MKP Complex, TNHB
VILLAPURAM, MADURAI-625 012
Mobile: 79049 06945, 94434 18669

Enclosed : Photographs of all sides of site

# MDTCP

**GOVERNMENT OF TAMILNADU**
**TOWN AND COUNTRY PLANNING DEPARTMENT**
**MADURAI DISTRICT OFFICE**

**Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.**
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

**Roc. No.1433/2019/CC** **dated : 08.07.2022**

This is to certify that **Thiru.VISHAGAN.S** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning (MDTCP), who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **4 years .**

He has been given the **Registration No.RE. (Gr.III) 08/2022 on 08.07.2022.** 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: 04.02.2019.**

This Registration is valid up to **07.07.2027.**



ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT.

08.07.2022

S. Vishagan



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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