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 by Architect/Licensed Surveyor

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

ADDRESS OF THE PROJECT: SURVEY NO: 58/2F2, 58/2M1, 58/2M2, 58/2I Of Mappilaioorani And Panchayat, Thoothukudi Taluk, Thoothukudi District.

ANAND AND KANIPAPPA (Name Of The Promoters)
2A/241, MIDDLE STREET,
MADATHUR,
THOOTHUKUDI-628008

Subject: Certificate for **AJMAL NAGAR** _(Name of the project)
Ref (TNRERA Registration Number)

Sir,

S.Ponmanikandan (Licensed Surveyor) Having License No.RE-I/TKDTCP/October/2/2023 Had Undertaken Assignment As An Licensed Surveyor For The Assessment And Verification Of Development Of Work Do Neat **AJMAL NAGAR** Mappilaioorani, (Name Of The Project) Situated On The Plot Bearing Survey No. 58/2F2, 58/2M1, 58/2M2, 58/2I Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) 8°50'04.6"N 78°07'51.6"E The North Vacant The South Vacant To The East ROAD To The West Vacant Survey No: 58/2F2, 58/2M1, 58/2M2, 58/2I Mappilaioorani Village And Panchayat, thoothukudi Taluk, Thoothukudi District
Measuring **1379.00.00** Sq.M Being

Developed By Name Of The AJMAL NAGAR,

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 a son date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Mappilaioorani Village And Panchayat (Name of the sanctioned authority) *vide* **SWP/THOOTHUKUDI/LAYOUT No: 21/2025 (PLANNING PERMISSION NO: 16/2025)** (Date: 12.02.2025) And **Panchayat Approval No:05/2024-2025** (Date: 13.02.2025) including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stam, Signature &Name of Architect/ Licensed Surveyor

MANIKANDA ASSOCIATES
Er. S. PONMANIKANDAN B.Tech.LLB,AIV.AIEI
Licensed Surveyor / Reg.Engineer (Grade-1)
Approved Valuer / Chartered Engineer
149/B, Polepettai West 1st Street,
Ph: 80567 00160

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. 1766/2020 தூமா அ-2, Date 13.10.2023

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru S. PONMANIKANDAN** has enrolled as **Registered Engineer Grade I (RE)** with office of the District Town and Country Planning Office, Thoothukudi District has qualification of **B.E., (Civil Engineering)** and experience in the Construction field for **10 Years 4 Months**.

He has been given the Registration No. **RE-I/TKDTCP/October/ 2/2023** on **13.10.2023.** 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 12.10.2028.



13/10/23

(R. REYSHMA)
Assistant Director of Town and Country Planning
District Town and Country Planning Office
Thoothukudi District

13.10.2023

To
Thiru S. PONMANIKANDAN
S/o P. Sivasekar,
149/8, Polepettai West 1st Street
Thoothukudi - 628008
Thoothukudi District



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