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 completion of Layout / Sub-Division Project)

Address of the Project : **IMPERIAL GARDEN** TN / 11 / Layout / 1328 / 2023 dt. 17.04.2023. Technical Sanction has been accorded by the Joint Director, Director of Town and Country Planning, Coimbatore District for the Layout Plan No. L.P. /R (C) No. 48/2023 in

Letter ROC. No. CBEREGN / ISIFPZDO / 2023 / 2022 / TCP Dated 17.02.2023.

Date :: 21-05-2024

Name of the Promoter :: **ALTIS URBAN ESTATE**

Address of the Promoter :: Blue Haven, 4th floor, No.19 Harrington Road, Chetpet, Chennai 600031

Subject :: Certificate for **ALTIS URBAN ESTATE**

Ref :: TN / 11 / Layout / 1328 / 2023 dt. 17.04.2023. Technical sanction has been accorded by the Joint Director, Director of Town and Country Planning, Coimbatore District for the Layout Plan No. L.P. /R (C) No. 48/2023 in Letter ROC. No. CBEREGN / ISIFPZDO / 2023 / 2022 / TCP dated 17.02.2023.

Layout Permission has been issued by the President, Masagoundan Chettipalayam Panchayat, Annur Panchayat Union & Taluk, Coimbatore District for the Layout in Letter No. 1771/2016/B1 dt. 17.03.2023.

Sir,

I, **S.P.GOKUL**, having License No. Council of Architecture, REG.No. CA/2017/81733 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **"IMPERIAL GARDEN"** (ROC No.CBE REGN/ISIFPZDO/202/2022/TCP dt. 01.02.2023, in S.Nos.591/2B & 592/1B, in Masagounden Chettipalayam Village & Panchayat, Annur Panchayat Union & Taluk, Coimbatore District, Tamilnadu & Total No. of Plots – 210 Nos. (Including 47 EWS Plots) + 2 Parks, demarcated by its boundaries.

+91 90948407455

pcubedesignstudio21@gmail.com

Poo Thottam , PG Pudur, SS Kulam (VIA), Coimbatore- 641 107.

| | | |
|---|---|---|
| Land in R.S.Nos.591/2A, 592/2 & 592/4A | :: | To the North |
| Land in R.S.Nos. 591/1B, 592/1A | :: | To the South |
| Land in R.S.No. 591/2A | :: | To the East |
| Land in R.S.No. 593, 592/3A1, 592/2 | :: | To the West |

Of Masagounden chettipalayam Village, Coimbatore District, Tamilnadu measuring **39035.00 Sq.Mts** being developed by **M/s.ALTIS URBAN ESTATE.** Based on the site inspection carried out by me concerning each of the Plot(s) of the aforesaid Layout / Sub-Division Project, I certify that as of the date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **TN / 11 / Layout / 1328 / 2023 dt. 17.04.2023.** Technical Sanction has been accorded by the Joint Director, Director of Town and Country Planning, Coimbatore District for the **Layout Plan No. L.P./R (C)No. 48/2023** in Letter **ROC. No. CBEREGN / ISIFPZDO / 2023 / 2022 / TCP dated 17.02.2023**, including all amenities and facilities as committed by the promoter to the allottees.

Yours faithfully,

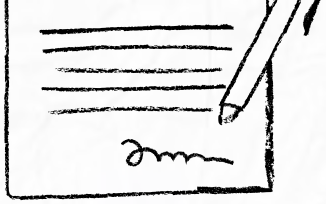

**Ar. S.P.GOKUL, M.Arch (RED)**
Registered Architect (CA/2017/81733)
Licensed Building Surveyor
Reg. No: 162/LS/2023/00047
Poo Thottam, Ponnegounden Pudur, SS Kulam (Via),
Coimbatore - 641 107. Cell: 90948 40755


Imperial Garden
allis
SRISTISHAKHA FIELDS
Imperial Garden
2&3 BHK
9791 500 600
allis
Imperial Garden




GO
SLOW
Imperial
Garden
PHASE I
PLOT NO
22 - 42


IMPERIAL GARDEN



## 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

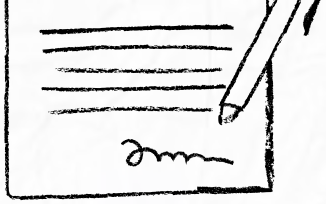
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### 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