

RE

REGULATORY RECORD

RERA Document

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Form-5

Certificate by Architect / Licensed Surveyor

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

Address Of The Project : S.F.No.325/1A, Pogalur Village, Annur Taluk, Coimbatore District.

Coimbatore District

From

Mrs S SUGANTHI AND Mr.E SAKTHIVEL

56/A2A, Palam Crest, Subathal Layout

Rathinapuri, Coimbatore-641027

Subject: Certificate for Proposed Layout at S.F.No.325/1A, Pogalur Village, Annur Taluk, Coimbatore District

Ref:

TNRERA/PLI/9621/2025 Dated: 11-12-2025

Respected Sir,

I, Venkatesh A S having License No. **Gr1.081.2019** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Proposed Layout at Pogalur situated on the Plot bearing Survey no./ Plot no. S.F.No.325/1A, Pogalur Village, Annur Taluk, Coimbatore District demarcated by its boundaries of Co-Ordinates **11°16'17.2"N 77°01'45.3"E** to the North S.F.No.327 (9.15m wide Existing Road) to the South S.F.No.324 to the East S.F.No. 325/1B1A1A1B the West of S.F.No.327 (9.15M ROAD) Division Pogalur Village, Annur Taluk, Coimbatore District, measuring 9590.96 sq. mts. Being developed by **Mrs S SUGANTHI AND Mr.E SAKTHIVEL**.

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 **Directorate of Town & Country Planning Via Layout Approval No. L.P/R(C) No. 176/2024 of ROC No. CBEREG/ZKLF2AT5/2024/2024/TCP Dated at 3.06.2026 & Pogalur Village Panchayat through ROC No. 03/2024-2025/LA Dated at 09.12.2024** vide Planning Permission including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Registered Professional : Registered Engineer

Registered Number : Gr1/081/2019

Grade : Grade I

Enclosed: Photographs of all sides of site

Date: 09.12.2025


A.S. VENKATESH M.E.(STR)
Registered Engineer Gr - I - 081/2019
4/14, Vippin Illam, Sathya Nagar,
S.M Palayam, G.N. Mills (Po), Cbe - 29.
Ph: 98430 49298



COIMBATORE CITY MUNICIPAL CORPORATION

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.A.S.VENKATESH has enrolled himself as **Registered Engineer Grade- I (RE)** with The Commissioner, Coimbatore City Municipal Corporation, Coimbatore, the council of Architect Register No.081/2019 which is valid upto.31.03.2024.

He has been issued with the Registration No.Gr-I-081/2019. He shall abide by the duties and responsibilities of 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) Dept.. Dated. 04.02.2019.

This Registration is valid upto.31.03.2024.



R. Jeyapalan
FOR COMMISSIONER
COIMBATORE CORPORATION
Executive Engineer (Planning
Town Planning,
City Municipal Corporation,
Coimbatore - 641 001.
2/10/2020

COIMBATORE CITY MUNICIPAL CORPORATION
RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 162/CP/23-24/0295711

Dated:17-Dec-2025

LICENSE No. :081/01/2019

Under the by-laws made by the COIMBATORE CITY MUNICIPAL CORPORATION municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate, the Executive Authority of the COIMBATORE CITY MUNICIPAL CORPORATION hereby licenses **Mr/MrsVENKATESH.A.S** Residing at Door No **4/14,Vippinillam,Coimbatore,S.M.Palayam,0.** to be a for a period of Five year from **01/Apr/2024 to 31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or engages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Corporation by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisfy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans. That no encroachment are made into any street or other Municipal or Government land.

Station: COIMBATORE

Dated: 17-Dec-2025

Commissioner,
COIMBATORE CITY MUNICIPAL
CORPORATION

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](#)



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

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

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

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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

