Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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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:COVAI FAIR LANDS PHASE-I, SF.NO:129/5, 129/6, 130, RAMANATHAPURAM VILLAGE & PANCHAYAT, AVINASHI TALUK & PANCHAYAT UNION, TIRUPPUR DIST.

Date: 08.09.2026

K.SUBRAMANIAM, A.NATARAJAN, T.MUTHURAJ (Name of the Promoter)

1/153C, MUMMY THOTTAM, THOTTIPALAYAM, KARAVAZHI MADAPPUR,SULUR TALUK,COIMBATORE-641668. (Address of the Promoter)

Subject: Certificate for COVAI FAIR LANDS PHASE-I (Name of the project)

Ref: APPLIED (TNRERA Registration Number)

Sir,

I,T.DINESHKUMAR(name of the **Architect/** Licensed Surveyor) having COA Registration No. CA/2017/80991 and DTCP License No. Coimbatore LPA/RA/GR-I/006/2024 had undertaken assignment as an **Architect/** Licensed Surveyor for the assessment and verification of development of work done at COVAI FAIR LANDS PHASE-I (name of the project) situated on the Plot bearing **Survey no**./Plot no. S.F.NO: 129/5, 129/6, 130,demarcated by its boundaries (latitude and longitude , of the end points) 11.214686, 77.149001 to theNorth 11.213227, 77.149883 to the South 11.213817, 77.151170 to the East 11.213736, 77.148529to the West of Village RAMANATHAPURAM Taluk AVINASHI District TIRUPPUR measuring 39750.00 sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority Being developed by K.SUBRAMANIAM, A.NATARAJAN, T.MUTHURAJ (Name of the Promoter).

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 DTCP TIRUPPUR (Name of the sanctioned authority) *vide* Planning Permission No.SWP/DTCP/TIRUPPUR LAYOUT NO:39/2026 dated 24.02.2026 **Local Body/** Town Panchayat/ Municipality No.54/2026 dated 04.03.2026 The following infrastructure/developmentworks in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

| S.No | Infrastructural/ Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1. | Road | Yes |
| 2. | Drains | Yes |
| 3. | Water supply / OHT | Yes |
| 4. | Water Way | Yes |
| 5. | Low voltage power line to be replaced by the applicant | Yes |
| 6. | Street Lights | Yes |

*Yours Faithfully,*

Ar.T.DINESH KUMAR.M.Arch
Registered Architect Grade-I (RA)
CA/2017/80991
Reg No: Coimbatore LPA/RA/GR-I/006/2024

Stamp, Signature & Name (IN BLOCK LETTERS) of **Architect**/ Licensed Surveyor with (COA Registration No. CA/2017/80991 and DTCP License No. Coimbatore LPA/RA/GR-I/006/2024)

Enclosed: Photographs of all sides of site

# GOVT. OF TAMILNADU

# DIRECTORATE OF TOWN & COUNTRY PLANNING

## DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**T.DINESH KUMAR** has enrolled as **Engineer Grade –I(RA)** with District Town and country Planning, Coimbatore who has the qualification of **M.E (Architectural Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/RA/GR-I/006/2024 on 01.08.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu 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 04.02.20219

This Registration Certificate is valid upto **31.07.2029**



**JOINT DIRECTOR (I/C)**

DISTRICT TOWN AND COUNTRY PLANNING,

COIMBATORE

1.8.2024

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

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# 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.