Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project : R.S.F.No:363/2B with extent 1.75 Acre Nanjai Uthukuli "B" Village, Modakurichi Taluk and Erode District, Tamilnadu..

Date:13/09/2025

Name of the Promoters : **Mr.S.Eswaramoorthi and 3 Others,**

Address of the Promoters : D.No.125, Kongu nagar,
Ellapalayam, Periyasemur Village,
Erode Taluk,
Erode -638 004.

Subject: Certificate for "**VEL GARDENS**" Nanjai Uthukuli "B" Village
Ref: (TNRERA Registration Number)

Sir,

I, R.Kumarianandan having License No. **DTCP/NAMAKKAL/RE/-II/003/2021 on 14.09/2021** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at "**VEL GARDENS**" situated on the Plot bearing Survey no :363/2B demarcated by its boundaries (latitude and longitude of the end points) 11.274382 77.760634 to the North 11.274242 77.760998 to the South 11.273046, 77.760567 to the East 11.273103 77.760899 to the West of Division Nanjai Uthukuli "B" Village, Modakurichi Taluk and Erode District measuring 7084.00 Sq.m. Being developed "**VEL GARDENS**".

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 SWP/DTCP/ERODE Approved No:183/2025 dated 05/06/2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

13/09/2025

Er. R. KUMARIANANDAN, B.E.,M.E.,R.E.,(Dtcp&Corp)
Registered Engineer & Consulting Civil Engineer
DTCP Reg. No.:DTCP/NAMAKKAL/RE-II/003/2021
Erode Corp Reg No : 056/L5/2025/00019
D.No:H40/120, First Floor, Near IOB & BOB Bank,
Opp. Green Park Apartments, Periyar Nagar,
Erode – 638 009. Ph: 9698828102

Enclosed:

Photographs of all sides of site

DIRECTORATE OF TOWN & COUNTRY PLANNING

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

NAMAKKAL DISTRICT

D.no-6/1217, Paramathi Road (South Side)
Namakkal-637001.
Ph: 04286-290067
E-mail: dtcp.namakkal@gmail.com



PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.R.KUMARIANANDAN** has enrolled as **REGISTERED ENGINEER GRADE-II (RE-II)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E.(CIVIL ENGINEERING)** and experience in the relevant field for **FIVE** Years.

He has been given the Registration No. **DTCP/NAMAKKAL/RE-II/003/2021.** 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 up to: 13.09.2026

Place: Namakkal-01
Date: 14.9.21

14 SEP 2021

14/9/21

ASSITANT DIRECTOR
DISTRICT TOWN &COUNTRY PLANNING OFFICE, NAMAKKAL DISTRICT
NAMAKKAL-637001.

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

Verified RealEstate™

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.