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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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LAND OWNERSHIP FLOW CHART

Sl No	Survey Number as per approved plan	Sale deed				Patta			
		Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	Patta No	Owner	Survey Number	Extent Sq.m
1	9/1B2	3139/03-05-2024	N. Sivaprakasam	9/1B2	0.42 (1700.68)	-	N. Sivaprakasam	9/1B2	1700
2	9/1B3	3139/03-05-2024	N. Sivaprakasam	9/1B3	0.0425 (171.99)	-	N. Sivaprakasam	9/1B3	448
3	9/1B3	3139/03-05-2024	N. Sivaprakasam	9/1B3	0.085 (344.98)				
4	9/1B3	3138/03-05-2024	N. Sivaprakasam	9/1B3	0.0425 (171.99)				
5	9/1B4	3138/03-05-2024	N. Sivaprakasam	9/1B4	0.235 (951.02)	-	N. Sivaprakasam	9/1B4	1902
6	9/1B4	3139/03-05-2024	N. Sivaprakasam	9/1B4	0.235 (951.02)				
Total					**0.6975 (4291.68)**				**4050 Sq.m**

KARPAGAM BUILDERS
N Sivaprakasam
Proprietor

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :33ADIPS5904N2Z3

1.	**Legal Name**	NARAYANAN SIVAPRAKASAM			
2.	**Trade Name, if any**	SIVAPRAKASAM N			
3.	**Additional trade names, if any**	DESQ WORKSPACE,KARPAGAM BUILDERS			
4.	**Constitution of Business**	Proprietorship			
5.	**Address of Principal Place of Business**	23, RAMALINGAM NAGAR CROSS 4, SAIBABA COLONY, COIMBATORE, Coimbatore, Tamil Nadu, 641011			
6.	**Date of Liability**				
7.	**Date of Validity**	From	24/08/2017	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Tamil Nadu Goods and Services Tax Act, 2017			

Signature

Validity unknown

Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07
Date: 2023.08.09 14:01:35 IST

Name	MARIMUTHU SASIKUMAR
Designation	Assistant Commissioner
Jurisdictional Office	METTUPALAYAM RD
Date of issue of Certificate	09/08/2023

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 09/08/2023 by the jurisdictional authority.

For KARPAGAM BUILDERS

Proprietor

Annexure A

सत्यमेव जयते

Goods and Services Tax Identification Number: 33ADIPS5904N2Z3

Details of Additional Place of Business(s)

Legal Name	NARAYANAN SIVAPRAKASAM
Trade Name, if any	SIVAPRAKASAM N
Additional trade names, if any	DESQ WORKSPACE,KARPAGAM BUILDERS

Total Number of Additional Places of Business(s) in the State 2

1	PLOT 1 AND 2 INDUSTRIAL ESTATE, NORTHEN EXTENSION AREA, EKKATTUTHANGAL GUINDY, OPP ADAYAR ANANDHA BHAVAN, Chennai, Chennai, Tamil Nadu, 600097
2	10, RAMALINGAM NAGAR 4TH CROSS, ANNAPOORNA GOWRI SHANKAR BACK SIDE, Sai Baba Colony, Coimbatore, Coimbatore, Tamil Nadu, 641011

For KARPAGAM BUILDERS

N Sivaprakasam

Proprietor

Goods and Services Tax

For KARPAGAM BUILDERS

Proprietor

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33ADIPS5904N2Z3

Legal Name	NARAYANAN SIVAPRAKASAM
Trade Name, if any	SIVAPRAKASAM N
Additional trade names, if any	DESQ WORKSPACE,KARPAGAM BUILDERS

Details of Proprietor

1	Name	NARAYANAN SIVAPRAKASAM
	Designation/Status	PROPRIETOR
	Resident of State	Tamil Nadu

For KARPAGAM BUILDERS

Proprietor

Goods and Services Tax

PROCEEDINGS OF THE COMMISSIONER OF COIMBATORE CITY MUNICIPAL CORPORATION
COIMBATORE - 641001

PRESENT : Mr. M PRATHAP, I.A.S.

Online Application No. : 162/CP/23-24/0101761 **Date : Generated Date :27-Sep-2023 13:40:32**

B.A No : 162/BPA/2023/05626

B.L No : 162/BL/2023/02/024/03607

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : S.F.No-364/1PART SF NO-364/1, 363, V.K ROAD, WARD-024, EAST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of Mr. N.VASANTHA K.M.PERIAKARUPPAN, Dated : 06/Sep/2023
2. Technical Approval Date : 27/09/2023

ORDER :

Building Permit is granted to Mr. N.VASANTHA K.M.PERIAKARUPPAN to construct New Constructed Building S.F.No-364/1PART SF NO-364/1, 363, V.K ROAD, WARD-024, EAST ZONE as per approved plan for Five years from 27/09/2023 to 26/09/2028 subject to the condition as detailed below.

Number of Dwelling : 0 **Height of the Building : 7.000 (Mtr)**

S.No	Build Floor Name	UsageName	Build up Sqft
1	Ground Floor	RESIDENTIAL	9661.790
2	First Floor	RESIDENTIAL	9660.280
3	Third Floor	RESIDENTIAL	10651.850
4	Fourth Floor	RESIDENTIAL	10721.900
5	Fivth Floor	RESIDENTIAL	1096.620
6	Sixth Floor	RESIDENTIAL	1096.620
7	Seventh Floor	RESIDENTIAL	1096.620
		Total Sqft	**43985.680**

S.No	Fees Description	Amount.
1	Scrutiny fee	8700.00
2	Display Board Deposit	10000.00
3	Flag Day Collection Fund	10000.00
4	Building Debries Removal	198900.00
5	Building Licence	257950.00
6	Under Ground Drainage Deposit	320000.00
7	Manual Workers Welfare Fund of TNCWW Board Charge	885000.00
	Total Amount	**1690550.00**

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/23-24/0130212	26/Sep/2023	1690550.00	Online

S.No	Fees Description	DD/Challan No	DD/Challan Date	Amount

Schedule – I
Duties and Responsibilities of Owner / Developer / Power of Attorney Holder

S.No.	Condition Name -
1	**A Black Board, measuring 2' X 1' and engraving the details of Name of the building owner building License No date of license, extension of period, name of the Contractor, who is executor of the work, in white color, should be displayed in the front of the building so as to enable to find it out easily**
2	**The approved / revised plan should be made available at the premises, for inspection of the Authorities concerned on demand and enclose all forms mentioned in TNCDBR – submit whenever applicable.**
3	**Should apply, in the prescribed form the assessment of property tax, for the constructed building as per section 129 of City Municipal Corporation Act 1981, along with a copy of the approved plan, within 15 Days, from the date of completion of building or date of occupation whichever is earlier.**
4	**The Construction should be only in accordance with the approved plan. No electricity and Water Supply Connection is permissible, for the deviated/unauthorized construction of buildings.**
5	**If any deviation of approved plan is required, a revised plan should be submitted for approval and construction should commence only after a fresh license is obtained prosecution will be launched against the defaulters, under section 447 of Corporation Act or unauthorized construction will be demolished by the office under section 296 of Corporation Act.**
6	**The Electricity Service connection if any should be removed, before the commencement of the Construction, in the case of reconstruction of existing building.**
7	**The new building should not be occupied, unless order is obtained from the Corporation under Section 26, 33 of the Public Health Act.**
8	**No debris should be dumped on the public streets.**
9	**Tree planting should be done in the vacant place of the site.**
10	**Rain Water Harvesting should be provided on completion of the Building**
11	**Solar Water Heater should be erected on completion of the Building.**
12	**Mosquito breeding should be controlled in their respective premises, if not a fine of Rs.1000/ will be imposed by the Corporation.**
13	**Segregation of garbage for disposal should be done by the occupancies, if not a fine of Rs.100/ will be imposed by the Corporation.**

Schedule – II
Duties and responsibilities of Registered Engineer (RE)

S.No.	Condition Name -
1	**xiv. All Rules mentioned in TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019 should be strictly followed.**
2	**He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plants but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and for making adequate provisions for services and equipments and protection from fire hazards as per NBC**
3	**He shall be responsible to see that the structure serviceable for its intended uses.**
4	**To inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC. He is responsible for quality of material and execution.**
5	**He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under the rule and obtain the same and keep it ready in the site for inspection by competent authorities.**
6	**He is solely responsible for obtaining the certificates required under this rule from the registered professionals. (Form 2, Form 3, Form 4, Form 5 & From 6) and it is mandatory to submit all the forms during development stage at construction. (TNCDBR- page no : 132)**
7	**In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.**
8	**In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.**
9	**If the services of the registered engineer on record are terminated, he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The registered engineer appointed as replacement of the preceding engineer shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.**
10	**If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately.**
11	**The registered engineer appointed shall inform the competent authority immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.**
12	**He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts.**

Schedule – III
Registered Construction Engineer (RCE)

All construction works (except the small developments defined in the clause (1) (a) rule 35) shall be carried out under the supervision of a CER.

S.No.	Condition Name -
1	**To adhere strictly to the structural drawings, specifications and written instructions of the Registered Structural Engineer on Record and Registered Architect on Record or Registered Engineer on Record**
2	**To ensure that the structural components are executed without any deviation of the submitted structural drawing and to submit form 7 with Building Completion certificate. (page no:137)**
3	**To follow the provisions of NBC. or I.S. specifications as regards materials, components, quality control and the process of construction.**
4	**He shall be responsible to see that the structure serviceable for its intended uses.**
5	**He is responsible for quality of material and execution.**
6	**To provide for safety of workers and others during excavation, construction and erection.**
7	**To bring to the notice of the registered Structural Engineer on record and Registered Architect on record or Registered Engineer on record and situation of circumstances which in his opinion are liable to endanger the safety of the structure. The Registered Architect or Registered Engineer will in turn intimate to the competent authority**
8	**To deposit with the Registered Architect or Registered Engineer for submission to the competent authority one set of working drawings of the works executed along with the progress certificates before proceeding with the next stage of the work.**
9	**He/she shall be in overall charge of the site and responsible for overall supervision of the work.**
10	**He/she shall ensure that the work under his charge is carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect on record or Registered Engineer on record.**
11	**He/she shall take adequate measures to ensure that no damage is caused to the work under construction and adjoining properties.**
12	**He/she shall also ensure that no undue inconvenience is caused in the course of his/her work to the people in the neighbourhood.**
13	**He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his/her work. If there are deviations to approved plan/unauthorized additional construction, the same has to be intimated to Registered Architect or Registered Engineer who will in turn will inform the same to the competent authority**

To,

1. **Mr.. N.VASANTHA K.M.PERIAKARUPPAN,**

Address : SF NO-364/1, 363,V.K ROAD, WARD-024, EAST ZONE

Mobile No : 9566901116

2. **Registered Engineer (RE)**
3. **Registered Construction Engineer (RCE)**

FOR COMMISSIONER
COIMBATORE CITY MUNICIPAL CORPORATION

Copy :

1. **Commissioner CCMC (To File)**
2. **Town Planning Section, CCMC.**
3. **Assistant Executive Engineering - Planning, (NORTH) Zone.**
4. **Assistant Revenue officer.**

உள்ளூர் திட்டக் குழுமம், கோயம்புத்தூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 162/CP/23-24/0101761 நாள்:27-Sep-2023

பி.ஏ எண் : 162/BPA/2023/05626

கட்டிட அனுமதி எண் : 162/BL/2023/02/024/03607

திட்ட அனுமதி எண் : 01050/2023/MH2/E

மனுதாரர் பெயர் : திரு ....

முகவரி : SF NO-364/1, 363,வி.கே.ரோடு, வார்டு-024, கிழக்கு மண்டலம்

மனுவின் நாள் : 06-Sep-2023

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : 26 பகுதி : 01

கதவு/மனை எண் : S.F.No-364/1PART நகரளவுஎண் : 9

தெரு : வி.கே.ரோடு

அபிவிருத்திக் கட்டணம் : செலான் நெ: 162/CP/23-24/0130212 நாள் : 26-Sep-2023
கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 9, வி.கே.ரோடு, வார்டு-024, கிழக்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 27-Sep-2023 முதல் 26-Sep-2028 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

....
SF NO-364/1, 363,வி.கே.ரோடு, வார்டு-024, கிழக்கு மண்டலம்

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி
கிழக்கு மண்டலம்

This Order is electronically generated and does not require signature

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

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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

Verified RealEstate
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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.