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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+91 9996 12 9996
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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)

1. Address of the Project: K.V.P NAGAR, SF No-28/2A2B at Jadayampalayam Village, Mettupalayalam Taluk, Coimbatore District.

Date: 08.02.2024

Mr.R.K.Palanisamy (Name of the Promoter) No.4/51-B, Ramampalayam,Jadayampalayam Village, Mettupalayam Taluk, Sirumugai,Coimbatore District. (Address of the Promoter)

Subject: Certificate for K.V.P NAGAR (Name of the project)

Ref:APPLIED (TNRERA Registration Number)

Sir,

I SANTHOSHKUMAR V(name of the Architect/ **Licensed Surveyor**) having License No. RE-GR-III/05/2021/CDTCP had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at K.V.P NAGAR (name of the project) situated on the Plot bearing Survey no./Plot no 28/2A2B demarcated by its boundaries (latitude 11.17401 and longitude 76.59156 of the end points) S.F.NO.28/2A2A to theNorth to the South to S.F.NO.28/2B2 the East S.F.NO.575 ROAD to the West of S.F.NO.28/2A1A2 & 28/2A1A1 Division JADAYAMPALAYAM VILLAGE, METTUPALAYAM TALUK, COIMBATORE DISTRIC. Measuring 5050 sq.m. Being developed by R.K.Palanisamy.

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 COIMBATORE** (Name of the sanctioned authority) *vide* L.P / CDTCP.NO-356/2023 dated24.11.2023 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RE-GR-III/05/2021/CDTCP**)

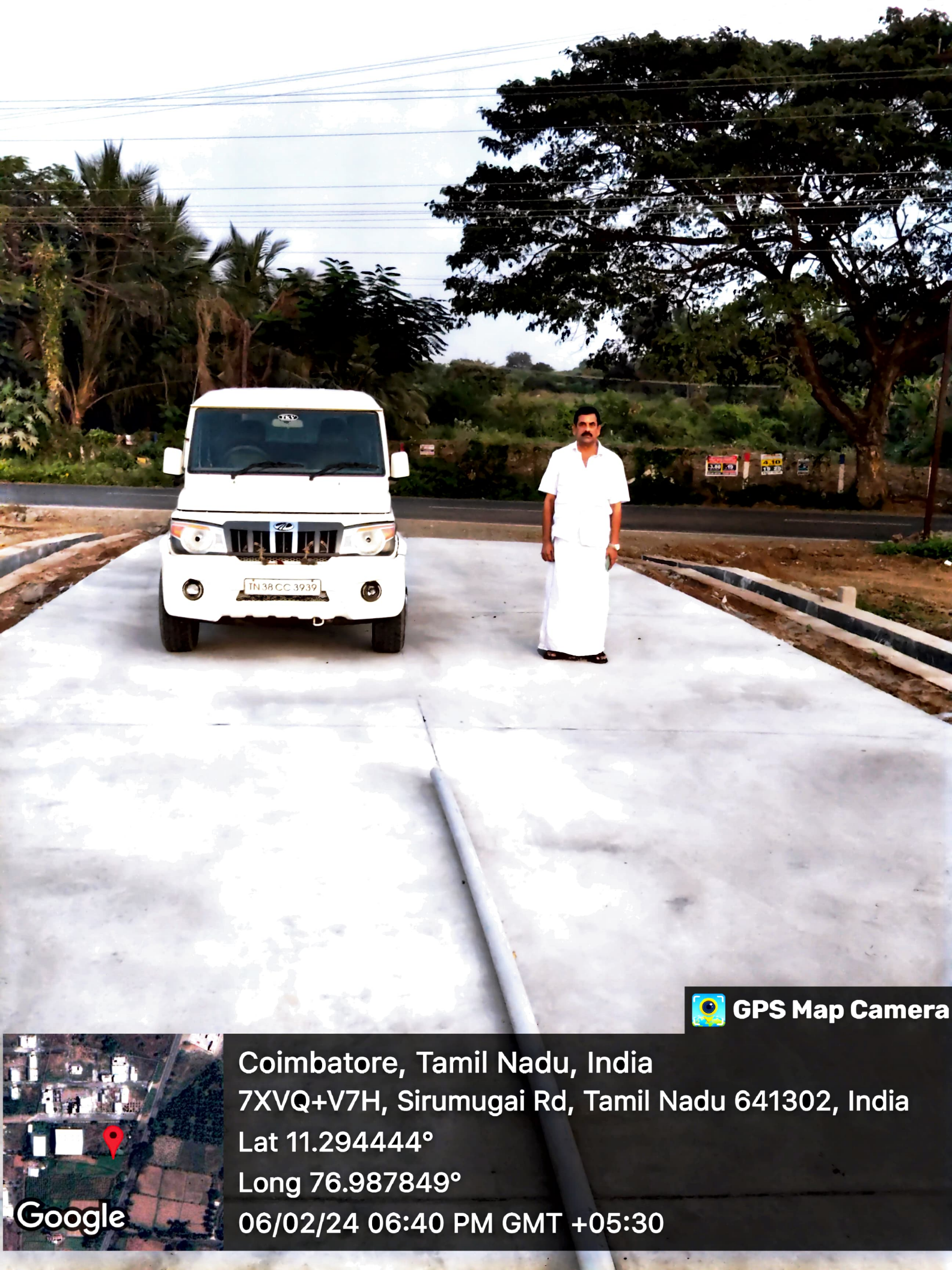
Enclosed:

Photographs of all sides of site

Er. V. SANTHOSHKUMAR, BE
DTCP - REGISTERED ENGINEER
Reg. No: RE-GR-III/05/2021/CDTCP
SS ASSOCIATES
No: 17A/63 Lakshmipuram, Ganapathy,
Coimbatore-641 006
Ph: 88382 90796, 759819 9885


GPS Map Camera
Coimbatore, Tamil Nadu, India
7XVQ+V7H, Sirumugai Rd, Tamil Nadu 641302, India
Lat 11.294419°
Long 76.987924°
06/02/24 06:40 PM GMT +05:30
Google


GPS Map Camera
Jadayampalayam, Tamil Nadu, India
7XHJ+7P4, Annur - Avinashi - Mettupalayam Rd, Jadayampalayam,
Tamil Nadu 641104, India
Lat 11.278039°
Long 76.981685°
06/02/24 06:40 PM GMT +05:30
Google


TN 38 CC 3939
GPS Map Camera
Coimbatore, Tamil Nadu, India
7XVQ+V7H, Sirumugai Rd, Tamil Nadu 641302, India
Lat 11.294444°
Long 76.987849°
06/02/24 06:40 PM GMT +05:30
Google

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.