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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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.No: 510/2,4B,5B,6A – Kodumudi "B" Village – Kodumudi Town Panchayat – Kodumudi Taluk – Erode District – Tamilnadu State – India.

Date: 21/09/2026

(Name of the Promoter 1) : M/s."SRI BALAJEASSOCIATES" by its Managing Partner K. Gnanasoundari

(Address of the Promoter 1) : D.No:20/2,Gandhiji Veethi-3,Pannai Nagar,Kollampalayam,

Erode Railway Colony,Erode – 638107.

Subject : Certificate for

Ref (TNRERA Registration Number)

Sir,

I, **Thiru.SANTHOSHKUMAR.V** (Name of the Architect/ Licensed Surveyor) having **License No: RE/GR-I/2022/03/365** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at SITE situated on the Plot no./ bearing **Survey no : R.S.No: 510/2,4B,5B,6A** demarcated by its boundaries (latitude and longitude of the end points) 11.071186, 77.870174 **to the North** 11.070531, 77.870225 **to the South** 11.070760, 77.870314 **to the East** 11.070732, 77.870051 **to the West** of Division Kodumudi "B" Village – Kodumudi Town Panchayat – Kodumudi Taluk – Erode District – Tamilnadu State – India. measuring **1.82 1/2 Acre (7386.00 Sq.mts)**. Being Developed by **M/s."SRI BALAJEASSOCIATES"** by it's Managing Partner **K. Gnanasoundari** (Name of the Promoters)

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 Erode** (Name of the sanctioned authority) vide **Planning Permission : Z3EKQUPA/2025/TCP** dated **14/08/2025 – Local Body – Village Panchayat President – No: 606/2025** dated **21/08/2026.** The following infrastructure/development works 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.

Scanned with OKEN Scanner

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1	Road facility	Yes
2	Drainage	Yes
3	Overhead tank	No but Amount paid to Corporation – Bill Enclosed in Link Document field
4	Street Lights	YES

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

V.S.K

Er.SANTHOSH KUMAR.V
M.E., M.B.A., F.I.V., M.I.E., M.I.G.S.,
CMDA Registered Engineer Grade - I
Regd No : CMDA/RE/GR-I/2022/03/365
Cell : 70107 47671

Scanned with OKEN Scanner

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. SANTHOSHKUMAR. V** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **10** years.

He has been given the Registration No.**RE/GR-I/2022/03/365** on **17.03.2022.** 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 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **16.03.2027**.



17-3-2022
T. ARIVALAGAN
SUPERINTENDENT
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
EGMORE, CHENNAI-600 008.

பேரூராட்சி அலுவலகம்,
கொடுமுடி.
நாள்.21.08.2026.

ந.க.எண்.606/2025

சான்று

ஈரோடு மாவட்டம், கொடுமுடி வட்டம், கொடுமுடி பேரூராட்சி கொடுமுடி "அ" கிராமம், சர்வே எண்.510/2, 4B, 5B, 6A-இல் ஏக்கர் 1.82 ½ (அ) 7386.00 சதுர மீட்டர் கொண்ட நிலத்தில் திருமதி.க.ஞானசௌந்தரி, கபெ.பி.கந்தசாமி ஸ்ரீ பாலாஜி அசோசியேட்ஸ் அவர்களால் நகர் ஊரமைப்புத்துறையில் இணையதள விண்ணப்பம் Z3EKQUPA –இன்படி மனைப்பிரிவு ஒப்புதல் பெறப்பட்டுள்ளது. மேற்படி நிலத்தில் உள்ளாட்சி அனுமதி பெறும் பொருட்டு சிறப்பு நிபந்தனைகளின்படி தார்சாலை, மழைநீர் வடிகால், தனி மனை குடிநீர் வசதி மனுதாரரால் அமைக்கப்பட்டுள்ளது. மேலும் மேல்நிலை குடிநீர் தேக்க தொட்டி மற்றும் மின் கம்பங்கள் மற்றும் தெருவிளக்குகள் அமைக்க இரசீது எண்.2026072850532, நாள்.28.07.2026 மூலம் கட்டணம் பெறப்பட்டு கொடுமுடி பேரூராட்சியால் அமைக்கப்பட உள்ளது என்று இதன் மூலம் தெரிவிக்கப்படுகிறது.

செயல் அலுவலர்,
கொடுமுடி தேர்வுநிலை பேரூராட்சி,
ஈரோடு மாவட்டம்.

பெறுதல்:–
திருமதி.க.ஞானசௌந்தரி, க/பெ.பி.கந்தசாமி,
ஸ்ரீ பாலாஜி அசோசியேட்ஸ்,
20/2, காந்திஜி தெரு 3, பண்னை நகர்,
கொல்லம்பாளையம்,
ஈரோடு.

Scanned with OKEN Scanner

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

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.