Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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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: Residential Layout at Survey Nos. 879/2 and 880/2 of Thirumalaiyampalayam Village / Town Panchayat, Madukkarai Taluk, Coimbatore District, Tamilnadu State.

**Date:11.12.2025**

From

**S.AYYALUSAMI**
**M.G.MICHAEL DAVIDSON**
Door No.2/39,
Kumaran Nagar,
V.K.R Kalayanamandabam Opp,
Vilankurichi,
Coimbatore-641035.
Ph: 9791976657
Mail id: jawaharchinnaraj@gmail.com

Subject: **Certificate for Residential Layout**

Sir,

I, **N. Arunkumar (Registered Engineer – Grade III)** having License No. **Coimbatore LPA/RE/GR-III/027/2024** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **Residential Layout** situated on the Plot bearing Survey Nos. 879/2 and 880/2 demarcated by its boundaries North West (**10°49'36.2"N 76°53'13.5"E**) North East (**10°49'36.3"N 76°53'18.7"E**), South East (**10°49'34.5"N 76°53'18.7"E**), South West (**10°49'34.8"N 76°53'14.3"E**) of Thirumalaiyampalayam Village / Town Panchayat, Madukkarai Taluk, Coimbatore District measuring 8541.00 Sq.mtrs or 2.11 Acres being developed by

**S.AYYALUSAMI** and **M.G.MICHAEL DAVIDSON**

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 Coimbatore DTCP office vide Approval No.**L.P./(C.L.P.A.) No.229/2025,** Planning Permission No.**277/2025 dt. 14.05.2025** including all amenities and facilities as committed by the promoter to the allottees.

11/12/2025

ARUN KUMAR.N. D.C.E.,
Registered Engineer
CBE LPA/RE/Gr.III/027/2024
101-6, Rajunaidu Main Road
Sivanandha Colony, Coimbatore-641 012.
Cell: 9585661312

Yours Faithfully,
N. Arunkumar
(Reg. License No. Coimbatore LPA/RE/GR-III/027/2024)

Encl.: 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

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## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**N.ARUN KUMAR** has enrolled as **Engineer Grade –III (RE)** with District Town and country Planning, Coimbatore who has the qualification of **Diploma in (Civil Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/RE/GR-III/027/2024 on 01.07.2024.** 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 04.02.2019

This Registration Certificate is valid upto **30.06.2029**



**JOINT DIRECTOR (I/C)**

DISTRICT TOWN AND COUNTRY

PLANNING,COIMBATORE

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.