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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**From-5**

**Certificate by Architect/Licensed Surveyor**

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

Address of the Project: **"PRIDE PHASE-I"** Situated at Land in **T.S No. 6, 7, 8 & 9** Ward No.A(049), Block No.60 situated at **Kavundampalayam Village, Coimbatore North Taluk, Coimbatore District.**

Date: 24.07.2024

**M/s G SQUARE REALTORS PRIVATE LIMITED** (Name of the Owner)

Address – No.75,(G Square) Century Centre, TTK Road, Alwarpet, Chennai – 600018

Subject: Certificate for **"PRIDE PHASE-I"**

**Ref: DTCP- 654/2023**

Sir,

I, Ms.Bhakyasri.S having Registration No. **CA/2018/92809** I had undertaken assignment as an Licensed Architetct for the assessment and verification of development of work done at **"PRIDE PHASE-I"** situated at Land in **T.S. No. 6, 7, 8 & 9** Ward No.A(049), Block No.60 situated at Kavundampalayam Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu. Demarcated by its boundaries of the end points to the **11°02'37"N 76°55'06"E.** Total Plot Area measuring of **7551.90 Sq.mts** Being Developed by **M/s G SQUARE REALTORS PRIVATE LIMITED**

Based on site inspection dated 28.06.2024 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 **Directorate of Town & Country Planning (DTCP)** vide Planning Permission No. **561/2023** dated **27.11.2023** and Corporation Approval **No.654/2023/MH1/W** dated 13.07.2024 including all amenities and facilities as committed by the promoter to the allottes

Yours Faithfully,

24/7/24

Ar. Bhakyasri.S M.Arch (Gen)
Regd Architect CA/2018/92809
Contact : 9042911631
CHENNAI

Enclosed:

Photographs of all sides of site

## NAME OF LICENENCED ARCHITECT

**Name: Ms.Bhakyasri.S**

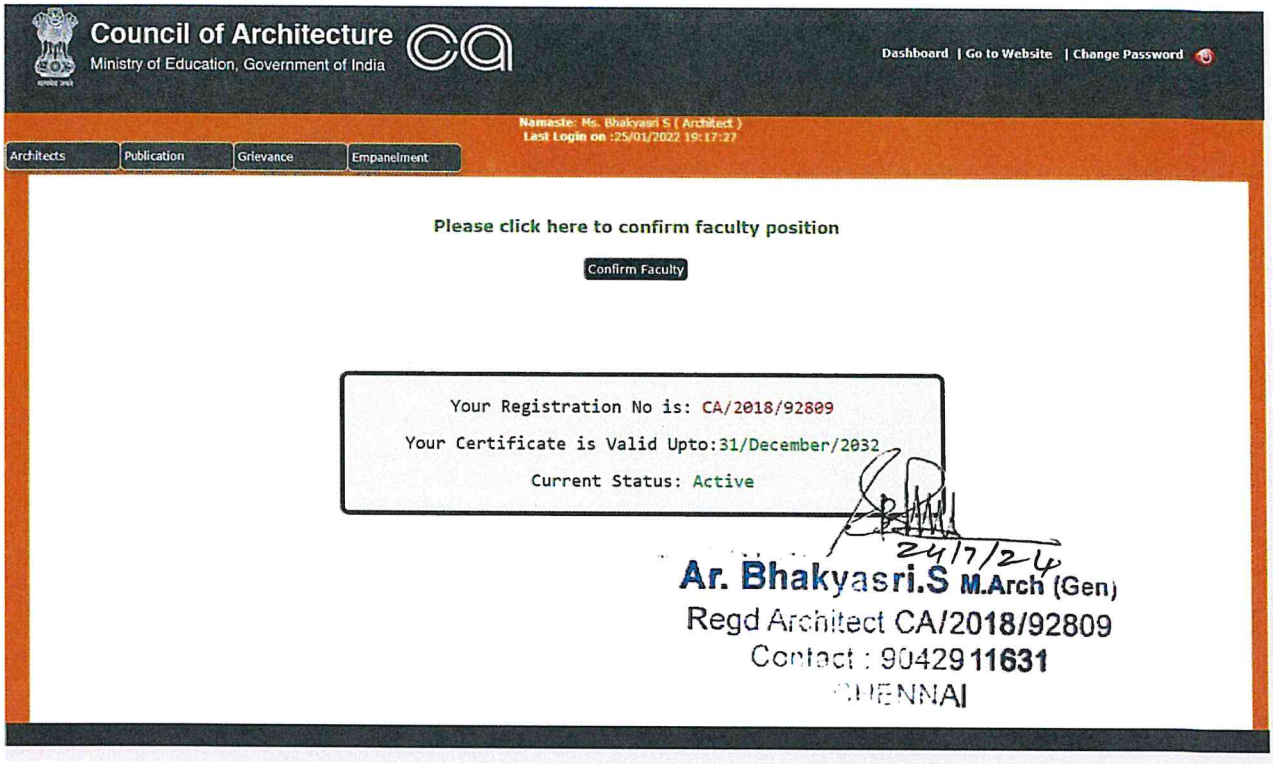
**Reg No: CA/2018/92809**

**Address: B1, Anna University Staff Quatress, Kotturpuram, Chennai- 600085**

**Mobile No: 90429 11631**

24/7/24

Ar. Bhakyasri.S M.Arch (Gen)
Regd Architect CA/2018/92809
Contact : 90429 11631
CHENNAI


Council of Architecture
Ministry of Education, Government of India
Dashboard | Go to Website | Change Password
Namaste: Ms. Bhakyasri S ( Architect )
Last Login on :25/01/2022 19:17:27
Architects
Publication
Grievance
Empanelment
Please click here to confirm faculty position
Confirm Faculty
Your Registration No is: CA/2018/92809
Your Certificate is Valid Upto:31/December/2032
Current Status: Active
24/7/24
Ar. Bhakyasri.S M.Arch (Gen)
Regd Architect CA/2018/92809
Contact : 9042911631
CHENNAI

# Council of Architecture

**Certificate of Registration**

This is to certify that the name of

**Ms. Bhakyasri S**

**Renewals**

**Valid Upto**

**Signature of Registrar**

has been entered in the register and her Registration No. is

**CA/2018/92809**

This certificate is valid from the **third**

day of **April 2018** to the **thirty-first**

day of **December 2019** inclusive.

**List of Additional Qualifications:**

Given under the common Seal of the Council of Architecture.



this **third** day of **April 2018**

Secretary

President

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section(4) of Section 25 of the Architects Act, 1972 enacted by the Parliament of India

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.