Verified RealEstate™

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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DIGITALLY VERIFIED RECORD

**Form-5** Date: 22.08.2024

Certificate by Architect / Licensed Surveyor (Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project:

Project named as **"BALAJI NAGAR"** comprised in Survey No. 76/2A1B measuring an extent of 0.7675 Acre (3106.00 Sq.mts) situated in Koppanampalayam Village/Panchayat, Kabilarmalai Panchayat Union, Paramathivelur Taluk, Namakkal District, Tamilnadu.

V. P. Thangaraju S/o. Palaniyappan,
3/172, Kannimar Kovil, Veeranampalayam,
Paramathivelur, Namakkal-638181

Subject: Certificate for Project named as **"BALAJI NAGAR"** comprised in Survey No. 76/2A1B measuring an extent of 0.7675 Acre (3106.00 Sq.mts) situated in Koppanampalayam Village/Panchayat, Kabilarmalai Panchayat Union, Paramathivelur Taluk, Namakkal District, Tamilnadu.

Sir, I, Er. P. Subhashini, BE, having License No. Namakkal/RE-III/Reg.No.1/2021 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Project named as **"BALAJI NAGAR"** comprised in Survey No. 76/2A1B measuring an extent of 0.7675 Acre (3106.00 Sq.mts) situated in Koppanampalayam Village/Panchayat, Kabilarmalai Panchayat Union, Paramathivelur Taluk, Namakkal District, Tamilnadu.

State demarcated by its boundaries (latitude and longitude of the end points) 11.115479 to the North 77.963992 to the East 11.115479 to the South 77.963992 to the West of Division Koppanampalayam Village/Panchayat, Kabilarmalai Panchayat Union, Paramathivelur Taluk, Namakkal District, Tamilnadu., 0.7675 Acre (3106.00 Sq.mts) measuring.

Being developed V. P. Thangaraju,
Based on site inspection carried out by us 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 **SWP/DTCP/102/2024** issued by Namakkal Town /and Country Planning dated 17.04.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.P. SUBHASHINI, B.E.,
Namakkal/RE-III/Reg.No 1/2021
SARBE GROUPS
Register Engineer & Contractor
Sivasakthi Complex,
Trichy Road, Namakkal-637001
Cell : 97868 29885


GPS Map
Google
Pandamangalam, Tamil Nadu, India
4X77+JFR, Pandamangalam, Tamil Nadu 637208, India
Lat 11.115479°
Long 77.963992°
09/04/24 05:45 PM GMT +05:30

# DIRECTORATE OF TOWN & COUNTRY PLANNING

## OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

## NAMAKKAL DISTRICT

D.no-6/1217, Paramathi Road (South Side)
Namakkal-637001.
Ph: 04286-290067
E-mail: dtcp.namakkal@gmail.com



## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Miss.P.SUBHASHINI** has enrolled as **REGISTERED ENGINEER GRADE-III (RE-III)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E.(CIVIL ENGINEERING)** and experience in the relevant field for **THREE** Years.

He has been given the Registration No. **DTCP/NAMAKKAL/RE-III/001/2021.** 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 Municipal Administration and water Supply (MA1) Department, Dated 04.02.2019.

This Registration is Valid up to: 19.07.2026

**Place: Namakkal-01**
**Date:** 20.7.2021

20 JUL 2021
நாமக்கல்-637 001.

20/7/21
**ASSITANT DIRECTOR**
**DISTRICT TOWN &COUNTRY PLANNING OFFICE, NAMAKKAL DISTRICT**
**NAMAKKAL-637001.**

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.