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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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: **"VPAR GARDEN" @ S.F.No 52/1A, PERURCHETTIPALAYAM Village, Perur Taluk, Coimbatore District.**

Date: 05.10.2026

A.ANANDAN, A.MUMOORTHY, R.VIJAYALAKSHMI, R.BALAMBIKADEVI, A.GOVINDHARAJ, S.RENUGA & M.TRISHALA.
No 64/1, NETHAJI STREET,
SARAVANAMPATTI,
Coimbatore- 641 035.

Subject: Certificate for Proposed Layout at "**VPAR GARDEN" @S.F.No 52/1A, PERURCHETTIPALAYAM Village, Perur Taluk, Coimbatore District.**

Ref: Certificate for **"VPAR GARDEN"**

Sir,

I **N. MARUTHU RAJA** (name of the Architect/Licensed Surveyor) having License No. **R.E. 72/2025 (Gr-II)** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"VPAR GARDEN"** (name of the project) situated on the Plot bearing Survey No./ Plot No. **52/1A**, demarcated by its boundaries (latitude and longitude of the end points) 11.081194, 76.849623 to the North 11.081223, 76.849035 to the South 11.080641, 76.848960 to the East 11.080575, 76.849620 to the West of Division **"VPAR GARDEN" @ S.F.No 52/1A, PERURCHETTIPALAYAM Village, Perur Taluk, Coimbatore District.** Measuring **6700.00 sq.mts (1.65½ Acre).** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed **by Mr. A. ANANDAN, A. MUMOORTHY, R. VIJAYALAKSHMI, R. BALAMBIKADEVI, A. GOVINDHARAJ, S. RENUGA & M. TRISHALA**

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 District Town and Country Planning Office, Coimbatore**. vide Planning Permission ROC No. CBELPA/62PUZL2B/2026/TCP and Layout Approval ம. வ. / கBோ.உ.தி.கு.எண். 161/2026 மற்றும் திட்ட அFமதி எண். 199/2026 dated **04/03/2026**, Local Body Roc No: 001/2026-2027 dated. 06/05/2026, 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.

MARUTHU RAJA N
R.E. 72/2025 (Gr-II)
Madurai District Town and Country Planning
Ph: 9843910082
Email : nmaruthuraja@gmail.com

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	District Town and Country Planning Office, Coimbatore	YES
2.	Layout Approval	YES
3.	Local body Approval (*Village Panchayat President, PERUR CHETTIPALAYAM at Coimbatore)*	YES
6.	Others	NIL

Yours Faithfully,

MARUTHU RAJA N
R.E. 72/2025 (Gr-II)
Madurai District Town and Country Planning
Ph: 9843910082
Email : nmaruthuraja@gmail.com

N. MARUTHU RAJA
Stamp, Signature &
of Architect/Licensed Surveyor wit
(Reg. License No. **R.E.72/2025 (Gr-II)**)

Enclosed: Photographs of all sides of site

Directorate of Town and Country Planning Department
(Government of Tamil Nadu)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
MADURAI

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.
Phone: 0452-2530544, E.mail –ID :dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.N.MARUTHU RAJA** has enrolled as REGISTERED **ENGINEER GRADE-II** with this office, who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **7 Years and 9 Months.**

He has been given the **Registration No.RE-GR-II/72/2025/DTCP/MADURAI/ DECEMBER/2025 On 10.12.2025.**

He shall be required to comply with the duties and responsibilities prescribed by 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) Department, Dated: 04.02.2019** and Amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/ invalid if documents are found incorrect/ forged.



This Registration is valid upto 09.12.2030.

10 DEC 20

10/12/25

Assistant Director / Member Secretary (i/c),
District Town And Country Planning Office,
Madurai District.

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.