

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 5
Certificate by Architect
(Certificate for the purpose of Completion of Layout)

Address of the Project:

**S.F.No: 476/1A of 1.40 Acres 46 Pudur Village, Modakurichi Taluk,
Erode District, Tamilnadu State.**

Date:08.08.2024

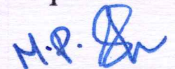
Name and Address of the Promoter

D.Sivalingam and G.Kabilan
D.No L-394, Periyar Nagar
Erode Taluk,
Erode District -638009.

Sir,

I, M.P.Sureshkumar (name of the Architect/ Licensed surveyor) having License No. **01/2022/RE-Gr.I/EDTCP on 26.05.2022**, had undertaken assignment as an Architect for the assessment and verification of development of work done at situated on the plot bearing survey no. – **476/1A – 1.40 Acres 5673.00Sq.m** demarcated by its boundaries (latitude and longitude of the end points) **Latitude - 11°29'02.3"N and Longitude-77°71'68.3"E to the North, Latitude-11°29'01.4"N and Longitude -77°71'77.0"E to the South, Latitude -11°28'95.7"N and Longitude -77°71'75.3"E to the East, Latitude -11°28'98.3"N and Longitude -77°71'67.8"E to the West of Layout 46 Pudur Village, Modakurichi Taluk, Erode District, measuring 5673.00sq.mts. Being developed by D.Sivalingam and G.Kabilan.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout, 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 Deputy Director (T&CP) vide **SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 169/2023, SWP/DTCP/ERODE LPA /PLANNING PERMISSION NO: 18/2023, Dt:03.05.2023. vide 46 Pudur Village Panchayat Resolution No. 358, Dated: 25.08.2023, 46 Pudur Village Panchayat Approved No. 13/2023-24, Dated: 13.02.2024.**The President, amenities and facilities as committed by the promoter to the allottees.


Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr. I / EDTCP
sureshkumarmpcivil@gmail.com
Cell : 99443 60702
Yours Faithfully,

(M.P.SURESHKUMAR)

Name of Engineer: M.P.Sureshkumar
Reg.Licensce No : 01/2022/RE-Gr.I/EDTCP

Enclosed : Photographs of all sides of site

M.P.SURESHKUMAR,M.E., DTCP Registered Engineer (Grade -I)	
Registerd No.	01/2022/RE-Gr.I/EDTCP
Validity	25.05.2027
Address	No.18/A, Chennimalai Road, Erode- 638 009
Address	347/D, KAS Nagar, Erode dt. 638 002
Mobile	9944360702
Email ID	sureshkumarmpcivil@gmail.com

Enclosure:

DTCP Registered Engineer Certificate.



**DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ERODE DISTRICT.**

Opp. to Government I.T.I. Chennimalai Road, Erode - 638 009.

Email: ddtcp@erode@gmail.com Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **M.P. Sureshkumar** has enrolled as **Registered Engineer Grade I (RE-Gr.I)** with **Erode District Town and Country Planning Office (Erode DTCP)** who has the qualification of **B.E. (Civil)** and experience in the relevant field for 10 years.

He has been given the Registration No: **01/2022/RE-Gr.I /EDTCP** on **26.05.2022**. 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 **25.05.2027**



[Handwritten signature in green ink]

Deputy Director (I/c),
Erode District Town and Country Planning Office,
Erode.

[Circular stamp in blue ink with text 'நாட்டிய அலுவலர்' and 'MAY 2022']

[Handwritten date in blue ink: '26/5/22']









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](#)



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



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.

