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™
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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: Survey Nos.183 (Part), 187 (Part) and 188 (Part) of Ramanathapuram Village, (old Town Survey Nos.1/3, 1/4 and 28/4), New Town Survey Nos. 1/3, 1/4, 1/7, 1/12, 1/14 and 1/16 New Town Survey Nos.28/4, 28/8, 28/10 Ward 38, Block 11 & 15 Central Zone, Coimbatore Corporation, Coimbatore District.

Date: 20.05.2024

Mr.G.ADHISESHANN (Name of the Promoter)

Parsn Villa, 129 Luz Church Road, Mylapore, Chennai 600004 (Address of the Promoter)

Subject: **PARSN LANDMARK** (Name of the project)

Ref:_____,dated_____(TNRERA Registration No.)

Sir,

I, **A.S.Venkatesh** (name of the Architect/ Licensed Surveyor) having License No.**Gr.I-081/2019** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at the layout of land situated Survey Nos.183 (Part), 187 (Part) and 188 (Part) of Ramanathapuram Village, (old Town Survey Nos.1/3, 1/4 and 28/4), New Town Survey Nos. 1/3, 1/4, 1/7, 1/12, 1/14 and 1/16 New Town Survey Nos.28/4, 28/8, 28/10 Ward 38, Block 11 & 15 Central Zone, Coimbatore Corporation, Coimbatore District, demarcated by its boundaries (latitude and longitude of the end points) **Location of Site:**

(Latitude:10.984112"N - Longitude:76".9956155"E) **to the North**, (Latitude:10.984649"N, - Longitude:76.996027"E;) **to the South** (Latitude:10.984365"N,-Longitude:76.994825"E) **to the East** (Latitude:10.98441N, Longitude:76.996614E) **to the west** of Division Ramanathapuram Village, Off Parsn Aranyaka, Coimbatore South Taluk Coimbatore District measuring **6422.02 Sq. mts.** Being developed by **Mr.G.Adhiseshann**.

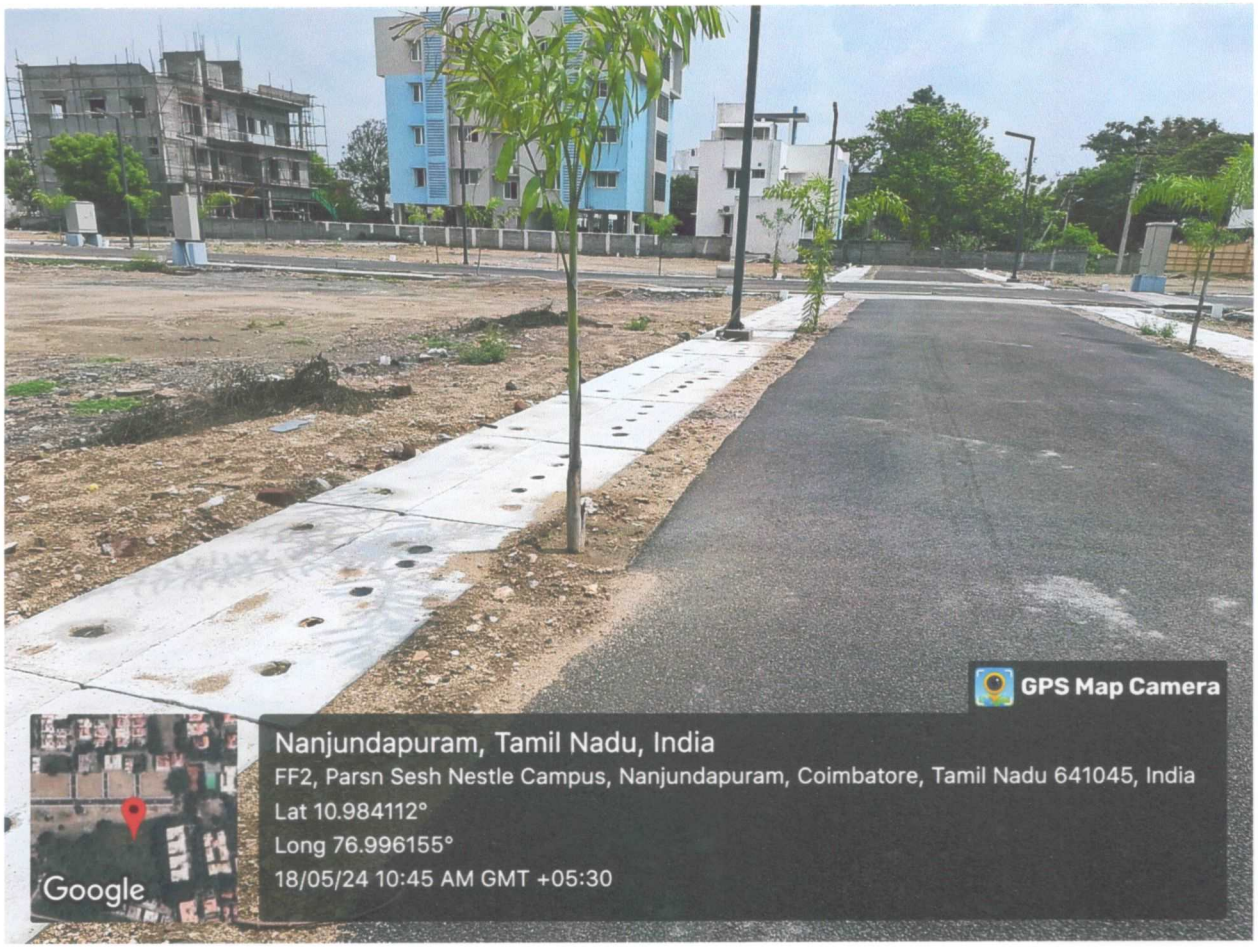
Based on site inspection carried out by me with respect to the layout of the aforesaid Project, I certify that as on date of this certificate, the project has been located on well developed residential area and infrastructures completed in all respects as per the layout plan sanctioned by DTCP approved No.L.P/CLPA No.415/2023 and Planning Permission No.479/2023, dated 16.08.2023. 2. Coimbatore Corporation approved the layout Na.Ka.No.99/2024/M.H.6© .Plan No.30/2024/M.H6©, dated 17.05.2024.

Yours Faithfully,

A.S. VENKATESH M.E.(STR)
Registered Engineer Gr-I-081/2019
4/14, Vippin Illam, Sathya Nagar,
S.M Palayam, G.N. Mills (Po), Cbe - 29.
Ph: 98430 49298

Enclosed: Photographs of all sides of site

To the North


GPS Map Camera
Nanjundapuram, Tamil Nadu, India
FF2, Parsn Sesh Nestle Campus, Nanjundapuram, Coimbatore, Tamil Nadu 641045, India
Lat 10.984112°
Long 76.996155°
18/05/24 10:45 AM GMT +05:30
Google

To the South


GPS Map Camera
Coimbatore, Tamil Nadu, India
Parsn Aranyaka Society, 8, Nanjundapuram Rd, Nethaji Nagar, Indira Nagar, Coimbatore, Tamil Nadu
641045, India
Lat 10.984649°
Long 76.996027°
18/05/24 10:43 AM GMT +05:30
Google

To the East


GPS Map Camera
Coimbatore, Tamil Nadu, India
Parsn Aranyaka Society, 16, Nanjundapuram Rd, Nethaji Nagar, Indira Nagar, Coimbatore, Tamil Nadu 641045, India
Lat 10.984365°
Long 76.994825°
18/05/24 10:39 AM GMT +05:30
Google

To the West


GPS Map Camera
Nanjundapuram, Tamil Nadu, India
Parsn Aranyaka Society, 6, Indranagar, Parsn Sesh Nestle Campus, Nanjundapuram, Coimbatore, Tamil Nadu 641045, India
Lat 10.98441°
Long 76.996614°
18/05/24 10:47 AM GMT +05:30
Google

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.