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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)

Date: **22/10/2024**

Address of the Project **SPS Garden, Survey No. 499/4A of Alangulam Village,** KallamaNaickenPatti Panchayat, VembakottaiTaluk, **Virudhunagar** District

Promoter Details :S.Perumalsamy and A.Subburaman, No.11/373, 1st Street West, VOC Nagar, Samusigapuram, Rajapalayam, Virudhunagar – 626102

Subject: **Certificate for**:: **SPS Garden**(Name of the project)

Ref: _- NA -___ (TNRERA Registration Number)

Sir,

I, **Gopinath** (name of the Architect/ Licensed Surveyor) having License No. **RE 09/2020 Gr II** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SPS Garden**(name of the project) situated on the Plot bearing Survey no./Plot no, **Survey No. 499/4A of Alangulam Village,** KallamaNaickenPatti Panchayat, VembakottaiTaluk, **Virudhunagar** District.Latitude is **9.363356** and Longitude is **77.698883,** demarcated by its boundaries (latitude and longitude of the end points) **9.363356**to the North **9.363356**to the South **77.698883**to the East **77.698883**to the West of Division **Virudhunagar,**Taluk**Vembakottai,** District **Virudhunagar** measuring **9920**sq. mts. Being developed by **: S.Perumalsamy and A.Subburaman** (Name of the Promoter).

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 **DTCP/LPA, Virudhunagar**(Name of the sanctioned authority) *vide* Planning Permissionletter No. ROC.No.**CPGPCWD2/2024/TCP**dated **08/10/2024**and the approval Number is **LP/DDTCP/VRN No.130/2024**including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

M. Gopinath

Er. M. GOBINATH, B.E.,
Consulting Engineer & Surveyor
Madurai DTCP RE 09/2020 (Gr.II)
48/1, R.S. Naidu Street, Sellur
Madurai - 625 002, Mob: 8012041771

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with **(Reg. License No RE 09/2020 Gr II)**

MDTCP

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE
Anna Maligai, 3rd Floor, Corporation Building, Madurai – 625 002.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

Roc. No.1433/2019/CC **dated : 18.11.2020**

This is to certify that **Thiru.M.GOBINATH** has enrolled as **ENGINEERS GRADE II - (RE)** with Madurai District Town and Country Planning (**MDTCP**), who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **5 years.**

He/She has been given the **Registration No.RE 09/2020 (Gr.II) on 18.11.2020.** He/ She 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) Department, Dated: 04.02.2019.**

This Registration is valid upto **17.11.2025.**



18 NOV 2020

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.