Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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: **Date:18-01-2025**

COFFEE BEAN AVENUE ,
SF.No; 546/5A, 546/5B, 546/5C, 546/7A, 546/7B, 546/7C, 546/8A1, 546/8A2 , 546/8A3, 546/8A4A, 546/8B1, 546/8B2A, 546/9A, 546/9B, 546/9C, 546/10D, 550/3A1, 550/3A2, 550/3B, 550/3C, 550/4A1, 550/4A2, 550/4B, and 551/3D, Sevukampatti village, Pattiveeran Patti Town Panchayat, Nilakottai Taluk, Dindugal District,

Address of the Promoter:

Mr.James D Richard,
S/o Deva Arputha Singh,
10&10/1, Subburaj nagar,
9th street Bodinayakanur
Bodinayakanur Taluk-6255531
Theni District,
Mr. M.Sivakumar,
S/o Muthusamy,
3/54, vadakkuthottam,
jaminathur , vallampatti,
Ammaptti,
Karur District.

Subject: Certificate for **COFFEE BEAN AVENUE - Project Completion**
Ref :

Sir,

I, **S.Prabakaran** (name of the Architect/ **Licensed Surveyor**) having License No. **124/L.S/2019/00004** had undertaken assignment as an Architect/ **Licensed Surveyor** for the assessment and verification of development of work done at **COFFEE BEAN AVENUE** situated on the Plot bearing **SF.No; 546/5A, 546/5B, 546/5C, 546/7A, 546/7B, 546/7C, 546/8A1, 546/8A2 , 546/8A3, 546/8A4A, 546/8B1, 546/8B2A, 546/9A, 546/9B, 546/9C, 546/10D, 550/3A1, 550/3A2, 550/3B, 550/3C, 550/4A1, 550/4A2, 550/4B, and 551/3D, Sevukampatti village, Pattiveeran Patti Town Panchayat, Nilakottai Taluk, Dindugal District**, Demarcated by Its boundaries (latitudead longitude of the end points)

North -10.199899,77.763766, South – 10.197122,77.763584 , west- 10.198503 ,77.762901 East -10.198600 ,77.764487 of Division **Pattiveeran Patti Town Panchayat, Sevukampatti village, Nilakottai Taluk, Dindugal District** measuring **48430.00 Sq.Mr** Bing developed by **Mr.James D Richard,** And **Mr. M.Sivakumar.**

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 Deputy Director, Directorate of town and country planning **DINDUGAL**, vide Planning Permission No.**50/2024** dated: **11-07.2024** including all amenities and facilities as committed by the promoter to the allottes.

M. Sivakumar

JDD.I

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS)

of Architect/ Licensed Surveyor with

(Reg. LicenseNo124/LS/2019/00004)

Er. S.PRABAKARAN, B.E.,
Engineers-Grade-II-R.S
MUTHU CONSTRUCTION
1/4, 1st Floor, Mariyamman Kovil
South Street-1, Moondrathai
Thenkarai-PERIYAKULAM

Enclosed:

Photographs of all sides of site

PERIYAKULAM MUNICIPALITY

APPENDIX

FORM OF RENEWAL LICENSE FOR LICENSED SURVEYOR

Roc. No. 124/CP/23-24/0001389 **Dated:04-Apr-2024**

LICENSE No. :124/LS/2019/00004

Under by law 10 of the by-law by the PERIYAKULAM MUNICIPALITY Municipal Council (Under Section 306 (10) (@) of the Tamil Nadu District Municipalities Act 1920)

Under the by-laws made by the PERIYAKULAM MUNICIPALITY municipal Council under Section **306 (10) (@) of the Tamil Nadu District Municipalities Act 1920**, the Executive Authority of the PERIYAKULAM MUNICIPALITY hereby licenses **Mr.PRABAKARAN S**
Residing at Door No **1-2-9/3,KATCHERI ROAD,THENKARAI,MUNICIPAL OFFICE,625601**.
to be a Licensed Surveyor for a period of one year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the licensed Surveyor whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Muncipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the licensed surveyor that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Muncicipal or Goverment land.

4/4/24

Station: THENKARAI,
Dated: 04-Apr-2024

Commissioner,
PERIYAKULAM MUNICIPALITY

04/04/2024.

4.4.24

Periyakulam Municipality

Professional Registration Certificate

Roc. No. 124/CP/19-20/0000003 **Dated:13-May-2019**

This is to certify that the **Mr. PRABAKARAN S** has enrolled as **Engineers - Grade II - RE** with Executive Authority/Commissioner, Municipality / Corporation who has the council of Architect Register No **124/LS/2019/00004** Which is valid till **31/Mar/2024**

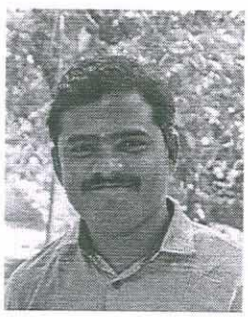
He/She has been given the Registration No **124/LS/2019/00004** on **PRABAKARAN S** He/She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals" , Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019

This Registration is Valid up to **31/Mar/2024**

13/05/19

Commissioner
Periyakulam Municipality

13.5.19



மழைநீர் சேமிப்பீர்

<u>பெரியகுளம் நகராட்சி ஆணையாளர் அவர்களின் செயல்முறைகள்</u>
<u>முன்னிலை</u>:- திருமதி.அ.மாணிக்க அரசி, எம்.ஏ.,

<u>ந.க.எண். 705/2007/எப்1</u> <u>நாள். 14.06.2018</u>

பொருள் :- பெரியகுளம் நகராட்சி – கட்டிட படவரைவாளர்கள் உரிமம் – கட்டிட அனுமதிக்கான வரைபடங்களை வரைவதற்கு நகராட்சியின் உரிமம் பெற்ற வரைபட வரைவாளர் உரிமம் வழங்குவது – தொடர்பாக.

பார்வை :- 1. திரு.எஸ்.பிரபாகரன் த/பெ.எஸ்.சுப்பிரமணி, என்பவரின் விண்ணப்பம் நாள்.09.05.2018.
2. நகரமைப்பு ஆய்வரின் குறிப்பு நாள்.24 .06.2018.

****

உத்திரவு:–

பெரியகுளம் நகராட்சி எல்கைக்குள் கட்டப்படும் கட்டிடங்களுக்கு அனுமதி பெறுவதற்கான வரைபடங்கள் வரைவதற்கு உரிமையாணை பெற்ற அளவருக்கான உரிமையாணை நமுனா தமிழ்நாடு மாவட்ட நகராட்சிகள் சட்டம் 1920 பிரிவு 306(10) (சி)ன்மீது பெரியகுளம் நகராட்சியால் ஏற்படுத்தப்பட்ட துணைவிதிகளில் 10வது துணைவிதியை அனுசரித்து பெரியகுளம் நகராட்சி உரிமம் பெற்ற கட்டிட பட வரைவாளராக திரு.எஸ்.பிரபாகரன், என்பவரை 14.06.2018 முதல் 31.03.2019 முடிய உள்ள காலத்திற்கு உரிமம் வழங்கி உத்திரவிடப்படுகிறது.

அ.மாணிக்க அரசி
14.6.18

தனி அலுவலர் (ம) ஆணையாளர்
பெரியகுளம் நகராட்சி

14.6.18

<u>பெறுநர்</u> :-

திரு. எஸ்.பிரபாகரன்,
த/பெ.எஸ்.சுப்பிரமணி,
சத்யா நகர்,
தென்கரை,
பெரியகுளம்.

<u>நகல்</u> :-

ஆணையாளர் அவர்களின் மேஜைக்கு,

<u>நகல்</u> :-

மேலாளர்,நகரமைப்பு ஆய்வர் மற்றும் நகரமைப்பு ஆய்வர்,
பெரியகுளம் நகராட்சி.

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

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.