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RE REGULATORY RECORD

RERA Document

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

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

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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 : TS.No .1/2, Block-13, Ward no-F(049) In Kavundampalayam Village,Coimbatore Corporation, Coimbatore NorthTaluk , Coimbatore District, Tamilnadu.

Date: 26.08.2024

Name Of The Promoter : K.S. Maheshkumar
Address Of The Promoter : No.3/26C-1, Cheran Nagar Backside Thottam, G N Mills, Coimbatore North, Coimbatore.

Subject:

Certificate For : K R SHANMUGA GARDEN
Ref: (TNRERA Registration Number)

Sir, I M.Swathi Priya Having License No. RE.GR.III 2024/04/02 Had Undertaken Assignment As An Licensed Surveyor For The Assessment And Verification Of Development Of Work Done At Rajeswari Nagar Situated On The Plot Bearing TS.No .1/2, Block-13, Ward no-F(049) In Kavundampalayam Village, Demarcated By Its Boundaries (Latitude And Longitude Of The End Points) 11.050555,76.942650 To The North 11.050087,76.942481 To The South 11.050076, 76.942719 The East 11.050579,76.942475 To The West Of Division TS.No .1/2, Block-13, Ward no-F(049) In Kavundampalayam Village,Coimbatore Corporation, Coimbatore NorthTaluk , Coimbatore District, Tamilnadu. Measuring 2268.04 Sq.Mts. Being Developed By K.S. Maheshkumar,

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 Layout Plan Sanctioned By Directorate of Town and Country Planning, Coimbatore Approved No:LP/CLPA No:245/2024, Vide Planning Permission No. 284/2024 Dated 16.05.2024 Including All Amenities And Facilities As Committed By The Promoter To The Allottes.

Yours Faithfully,

M. SWATHI PRIYA BE. CIVIL
DTCP Registered Engineer Grade-III
Reg. No: RE. GR.III 2024 /04/002
Saravana Complex, Thudiyalur
Coimbatore-641034
Mobile: 9095186210

DTCP THENI

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
DISTRICT TOWN AND COUNTRY PLANNING,THENI

Door No.446A/A 17 Ward, Nehruji Street, Allinagaram, Theni -625 531.
Phone: 04546 252022, E.mail –ID thenidtcp@gmail.com

Roc.No.202/2024/TD1 Dated : 04.04.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Selvi. M. SWATHI PRIYA** has enrolled as **REGISTERED ENGINEERS GRADE III - (RE)** with **District Town And Country Planning, Theni (DTCP)**, who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **03 years.**

She has been given the **Registration No.RE.GR-III 2024/04/02 on 04.04.2024.** 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 up to **03.04.2029**



ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNRTY PLANNING,
THENI DISTRICT.

4.4.2024

To
Selvi. M. SWATHI PRIYA,
2/7, North Street, Malaiyakavundanpatti,
Nilakkottai (Taluk),
Dindugal District 624 201.
Mobile No.9095186210

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.