

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 / Licensed Surveyors
(Certificate for the purpose of Completion of Layout / Sub Division Project)

Address of the Project : LOTUS AVENUE PHASE -2 , SF No: 91/B2A, Gomangalampudur Village, Pollachi Taluk, Coimbatore District, Tamilnadu State. Date : 19.11.2025

E.P.KRISHNAKUMAR

(Name of the Promoter)

No:62/2A, Duraisaamy Pillai Street,
Abirami Garden,
Vellalore Village,
Coimbatore-641111

(Address of the Promoter)

Subject : CERTIFICATE FOR SAKTHI GARDEN (TNRERA Registration Number – Applied)

Sir,

I K.Prabhu (Licensed Surveyor) having License No. COIMBATORE LPA /RE/GR-III/062/2024 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done LOTUS AVENUE PHASE -2 , SF No: 91/B2A, Gomangalampudur Village, Pollachi Taluk, Coimbatore District, Tamilnadu State. demarcated by its boundaries (Latitude and Longitude of the end points) to the North. 10°36'42.7"N 77°10'17.2"E (SF.NO. 91/A1, 91/A2) to the South. 10°36'40.1"N 77°10'20.0"E (SF.NOS. 91/B2B) to the East 10°36'42.3"N 77°10'20.1"E (SF.NO. 169 Panchayat Tar Road) to the West 10°36'40.0"N 77°10'17.3"E (SF.NO.91/B1) Division - Gomangalampudur Village, Pollachi Taluk, Coimbatore District. Land Measuring 7163 Sq.mts. Being developed by Mr. E.P.Krishnakumar. 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 (dated : 19.11.2025) of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Letter No: CBEREGN/GYZD2LU1/2023.2022/TCP, Joint Director, Coimbatore Directorate of Town and Country Planning Department, Vide Planning Permission No: 215/2023 and Local Body Sanction No. 05/2023-2024 Sanctioned by Dated.18.01.2024 including all amenities and facilities as committed by the promoter to the allottees.


Yours Faithfully,

Stamp, Signature & Name Licensed Surveyor With (Reg. License No)

Er. K. PRABHU B.E.,
C.L.P.A /RE/GR- III/19/04/031
Nysa Consultancy
19 A, Maniam Vellapar, Street
K.K. Pudur, Saibaba Colony
Coimbatore - 641038



GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

DISTRICT TOWN & COUNTRY PLANNING OFFICE, COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.K.PRABHU has enrolled as **Engineer Grade –III(RE)** with District Town and country Planning, Coimbatore who has the qualification of **B.E(Civil Engineering)** and experience in the relevant field for 9 years.

He has been given the Registration No. **Coimbatore LPA/RE/GR-III/062/2024** on **01.07.2024**. He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu 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 04.02.20219

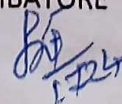
This Registration Certificate is valid upto **30.06.2029**




JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY

PLANNING, COIMBATORE


17/24

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.

