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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)

Address of the Project: R.S.F.No.420/1B,421/3, 421/6 in Uthiyur Village and Sengodampalayam Panchayat, Kangayam Taluk, Tiruppur District

Date: 12-05-2025

Mrs.KALYANI W/o. Mr.SIVASUBRAMANIYAM, (Name of the Promoters)

D.No.479, Tiruppur Road,
Kangayam,
Tiruppur District
Tamil Nadu – 638701
(Address of the Promoter)

Subject: Certificate for **Normal Layout** (Name of the Project) -**Akshara Avenue Phase 2**

Ref: (TNRERA Registration Number) ----------

Sir,

I, **Surendran K V** (name of the Architect/ Licensed Surveyor) having **License No License No.** TD/RE-II/2021/05/001 Tirupur LPA had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at the **Layout Akshara Avenue Phase 2** (name of the project) situated on the Plot bearing Survey no./ Plot no **R.S.F.No.420/1B,421/3, 421/6** demarcated by its boundaries (latitude and longitude of the end points) **10°88'03.7"N & 77°52.93.4"E** to the North **R.S.F.No.421/1** to the South **R.S.F.No.420/1C** to the East **R.S.F.No.419** to the west of Division **R.S.F.No.420/5, 420/4, 420/1A1, 420/9, 421/5A, 422/10 (10.0m Road) 421/8, 421/7 Uthiyur Village and Sengodampalayam Panchayat, Kangayam Taluk, Tiruppur District** measuring **8613.00** Sq.mt. Being developed by **Mrs.KALYANI W/o. Mr.SIVASUBRAMANIYAM,** (Name of the Promoters).

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 Road Work only completed as per the Plotting layout plan sanctioned by **DTCP- Assistant Director Tiruppur District Office. & The President/Special Officer –Uthiyur Village & Sengodampalayam Panchayat** (Name of the sanctioned authority) *vide* Planning Permission No.**SWP/DTCP/TIRUPPUR/LAYOUT NO.205/2024,** dated **27.08.2024 and The President/Special Officer –Uthiyur Village & Sengodampalayam Panchayat**, **Roc No.01/2025-2026 Dated:22-04-2025**. including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

K.V. Surendran.

Er. SURENDRAN,K.V.B.E.,
Registered Engineer Grade II
Reg No. TD/RE-II/2021/05/001
No.13/1B, Lakshmi Nagar, Kovai Road,
Kangayam-638701.Tirupur(Dt)TN.

DTCP **TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

TIRUPPUR LOCAL PLANNING AUTHORITY

Kumaran Commercial Complex-First Floor, Tiruppur-641601.
Phone: 0421-2235500
Email: tiruppur.rdd@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **SURENDRAN K.V** has enrolled as **REGISTERED ENGINEER GRADE - II (RE-II)** with District Town and Country Planning Office, Tiruppur who has the qualification of **DEGREE OF BACHELOR OF ENGINEERING in CIVIL ENGINEERING** and has the experience in the relevant field for five years.

He has been given the Registration No: TD/RE-II/2021/05/001 on 05.05.2021. He 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, Municipal Administration and Water Supply (MA.1) Department, Dated.04.02.2019 and amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.16, Municipal Administration and Water Supply (MA.1) Department, Dated.31.01.2020.

This Registration is valid upto 04.05.2026



Member Secretary
Tiruppur Local Planning Authority
Dist. Town & Country Planning Office
Tiruppur.
05.05.21

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.