Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

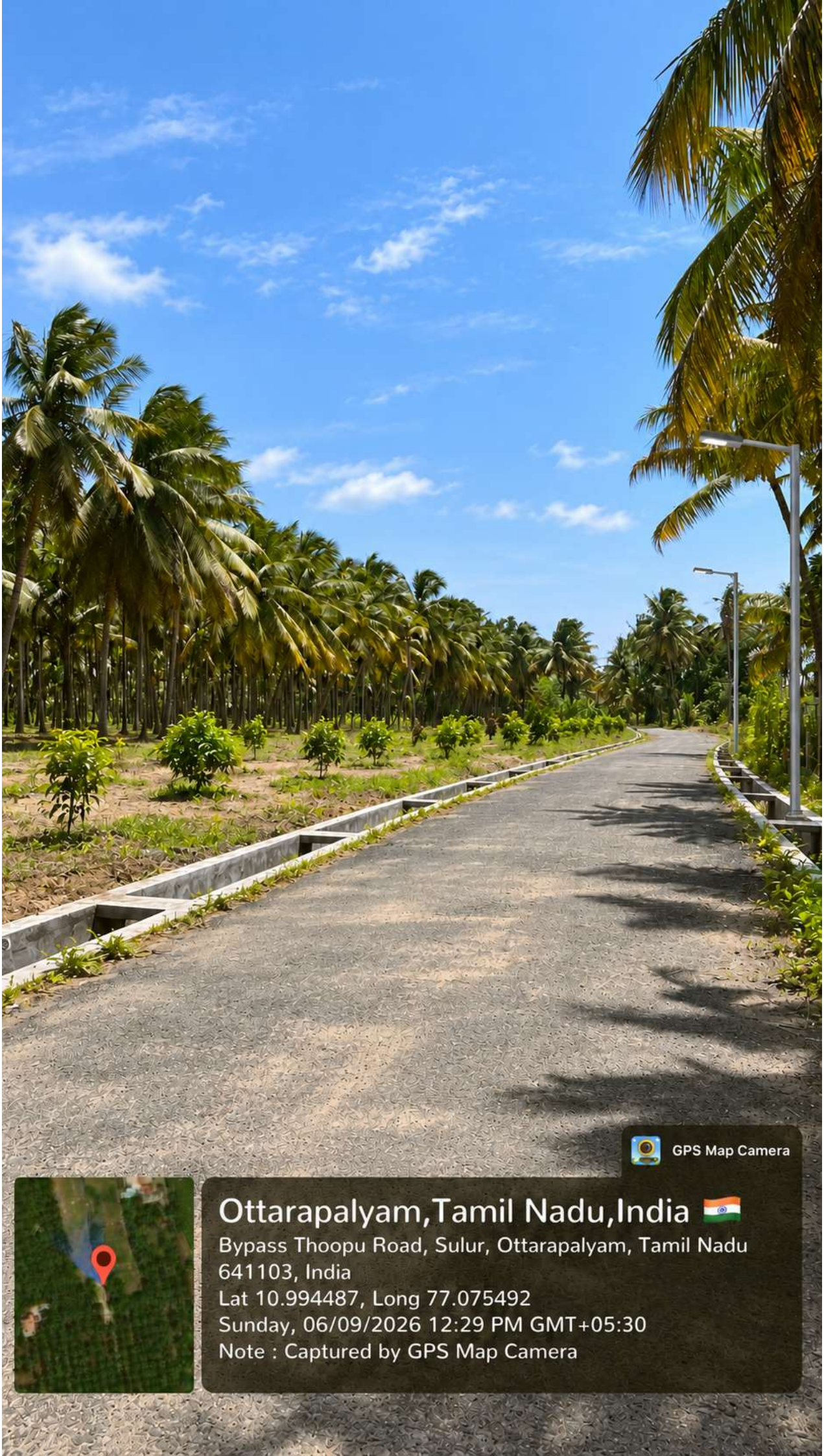
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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GPS Map Camera
Ottarapalyam,Tamil Nadu,India
Bypass Thoopu Road, Sulur, Ottarapalyam, Tamil Nadu 641103, India
Lat 10.995148, Long 77.075328
Sunday, 06/09/2026 12:35 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Ottarapalyam,Tamil Nadu,India
Bypass Thoopu Road, Sulur, Ottarapalyam, Tamil Nadu 641103, India
Lat 10.995690, Long 77.075225
Sunday, 06/09/2026 12:26 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Ottarapalyam,Tamil Nadu,India
Bypass Thoopu Road, Sulur, Ottarapalyam, Tamil Nadu 641103, India
Lat 10.995128, Long 77.075311
Sunday, 06/09/2026 12:35 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Ottarapalyam,Tamil Nadu,India
Bypass Thoopu Road, Sulur, Ottarapalyam, Tamil Nadu 641103, India
Lat 10.994487, Long 77.075492
Sunday, 06/09/2026 12:29 PM GMT+05:30
Note : Captured by GPS Map Camera





Form-5

Certificate by Architect / Licensed Surveyor (Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: S. Nos. 195/3A1D1A Of Otterpalayam Village, as per Patta, Sulur Taluk, Coimbatore District, TamilNadu

Date:09 .09.2026

Name of the Owner : 1.G.ALWIN WILLIAM ABRAHAM
Address : Door No. C14-5/3 Sakkarai settiyar street,
Varadhajapuram, Coimbatore South
TAMILNADU – 641015..

Subject: Certificate for "AISHWARAYAM RESIDENCY"
Ref: TNRERA/PLI/5471/2026

Sir,

I, S. YUVARAJ having License No RE/GR-III/2023/04/375 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "DMR NESTA" situated on the Plot bearing Survey No S. No: 195/3A1D1A of Otterpalayam Village, - demarcated by its boundaries (latitude and longitude of the end points) Latitude- 10.995580 & Longitude- 77.07513 to the North, Latitude- 10.994960 & Longitude- 77.075271 to the South, Latitude- 10.995268 & Longitude- 77.0775264 to the East, Latitude- 10.995222 & 77.075139 to the West – Sulur Taluk, Coimbatore District, Tamil Nadu measuring 1295 sq.m Being developed by .G.ALWIN WILLIAM ABRAHAM.

Based on Site inspection Carried out by me with respect to each 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 Planning Permission No. SWP/CBELPA/ I1HM9JFO/2025/TCP dt: 18.11.2025 Local Body / Town Panchayat / Municipality No. 542/2025 dated 03/03/2026. The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	**ROAD**	**YES**
2.	**STORM WATER DRAIN**	**YES**
3.	**STREET LIGHT**	**YES**
4.	**OVER HEAD TANK**	**NO (LOCAL BODY LETTER ATTACHED)**
5.	**Others**	NIL

Your Faithfully

Enclosed: 1. Photograph of all sides of the site



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. YUVARAJ. S** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,** and experience in the relevant field for **6 years.**

He has been given the Registration No.**RE/GR-III/2023/04/378** on **25.04.2023.** 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 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **24.04.2028.**



25/4/23

(A. MEGANATHAN)
Superintendent

S. YUVARAJ, D.C.E, Civil
Registered Engg. CMDA No. RE/GR-III/2023/04/378
No.2/1, Poonga Nagar, 1st St, Thiruvottiyur,
Chennai-19. Cell : 9788079583
E-mail : yuvaraj591@gmail.com

பள்ளபாளையம் தேர்வுநிலை பேரூராட்சி,
கோயம்புத்தூர் – 641 103.
நாள். 02.09.2026

ந.க.எண். 542 /2025

சான்று

கோயம்புத்தூர் மாவட்டம் பள்ளபாளையம் பேரூராட்சிக்குட்பட்ட க.ச.எண் 195/3A1D1A நெ காலையில் 1295 சதுர மீட்டர் பரப்பளவு கொண்ட மனைப்பிரிவில் அமையும் குடியிருப்பு மனை பிரிவுக்கு இணை இயக்குனர்/ உறுப்பினர் செயலர், கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம் அவர்களின் செயல்முறை ந.க.எண்,ம.வ/கோ.உ.தி.கு. எண்.704/2025 & திட்ட அனுமதி எண்.818/2025 ன் படி ஒப்புதல் வழங்கப்பட்டதை தொடர்ந்து மனுதாரால் மழைநீர் வடிகால், தார் சாலை மற்றும் தெருவிளக்குகள் அமைக்கப்பட்டுள்ளது. குடிநீர் குழாய் பதிக்கப்பட்டுள்ளது. எனவே மனைப்பிரிவிற்குள் மேல்நிலை நீர் தேக்கத் தொட்டி கட்ட வேண்டியதில்லை என இதன் மூலம் சான்றளிக்கப்படுகிறது.

29/9/2026

செயல் அலுவலர்,
பள்ளபாளையம் தேர்வுநிலை பேரூராட்சி,
கோயம்புத்தூர் – 641 103.

29/9/26 29/9.

பெறுநர்,
திரு ஆல்வின் வில்லியம் ஆபிரகாம்,
C14–5/3, சக்கரை செட்டியார் வீதி ,
வரதராஜபுரம் உப்பிலிபாளையம் அஞ்சல் ,
கோயம்புத்தூர் – 641015.

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.