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RE REGULATORY RECORD

# RERA Document

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

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DIGITALLY VERIFIED RECORD

**FORM 5**

**Certificate by Architect**

**(Certificate for the purpose of Completion of Layout)**

**Address of the Project:**

S.F.No - 177/2A – Thuyyampoondurai "A" Village, Thuyyampoondurai Panchayat, Modakurichi Taluk, Erode District.

Date:06.08.2025

Name and Address of the Promoter

**Mrs.M.Umamaheswari & Mr.E.Sakthivel,**
D.No-265, SKC Main Road,
Erode Town, Erode Taluk,
Erode District-638009.

Sir,

I, Er.K.Dhanaraja (name of the Architect/ Licensed surveyor) having License No. 11/2024/RE-Gr-III /EDTCP on 10.07.2024, had undertaken assignment as an Architect for the assessment and verification of development of work done at situated on the plot bearing survey no. 177/2A – 2.075 Acres Or 8400.00 mtr - demarcated by its boundaries (latitude and longitude of the end points) Latitude - 11°16'31.3"N and Longitude - 77°42'29.1"E to the North, Latitude- 11°16'29.6"N and Longitude - 77°42'29.6"E to the South, Latitude - 11°16'30.6"N and Longitude -77°42'26.5"E to the East, Latitude - 11°16'30.2"N and Longitude - 77°42'31.4"E to the West of Layout Thuyyampoondurai "A" Village, Thuyyampoondurai Panchayat, Modakurichi Taluk, Erode District, measuring 8400.00 **Mrs.M.Umamaheswari & Mr.E.Sakthivel.**

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 the Plotting layout plan sanctioned by Deputy Director (T&CP) vide letter No. DTCP/ERODE/APPROVAL No.200/2024 Dated:29.06.2024 vide Thuyyampoondurai Panchayat No.02/2024-2025/LA/Thuyyam, Dated:02.08.2025. Executive Officer, amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Name of Architect: **Er.K.Dhanaraja**

Reg.Licensce No: **11/2024/RE-Gr.III/EDTCP on 10.07.2024**

Enclosed:

Photographs of all sides of site

M. Umamaheswari

E. Sakthivel

Er. K. DHANARAJA, B.E(Civil).,
Reg. No : 11/2024/RE-Gr-III / EDTCP
D-52, Sampath Nagar, Erode-638 011.
Cell : 73731 90319

**DISTRICT TOWN AND COUNTRY PLANNING**
**ERODE DISTRICT**

**Uzhavarsandai Backgate, Sampath Nagar, Erode.**
**Email: ddtcperode@gmail.com Ph. 0424-2258297**

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.**DHANARAJA K** has enrolled as **Registered Engineer Grade III (RE-Gr.III)** with **Erode District Town and Country Planning Office** who has the qualification of B.E. (Civil Engineering) and experience in the relevant field for 3 years.

He has been given the Registration No: **11/2024/ RE-Gr.III/EDTCP** on **10.09.2024**. 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 **09.09.2029**



10/9/2024

Deputy Director (I/c),
District Town and Country Planning,
Erode District.

10/9/24

10 SEP 2024

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

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# 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.