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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 **RM Garden,** S.F. No. **470/2B1B1, Saravanampatti Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu.**

Date: 23/09/2026

Mrs. S. Umamaheswari,
Door No.470/2B1, RM Pannai,
Athipalayam road, Chinnamettupalayam,
Saravanampatti, Coimbatore – 641035.

Subject: Certificate for **RM Garden** (Name of the project)

Ref:_____(TNRERA Registration Number)

Sir,

I, Govindan S (name of the Architect/ Licensed Surveyor), have License No. **CBE LPA/RE/GR- 1/011/2022** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **RM Garden** (name of the project) situated on the Plot bearing Survey No.**470/2B1B1** demarcated by its boundaries (latitude and longitude of the endpoints) **11°05'24.7"N 76°58'59.7"E** to the North, **11°05'22.6"N 76°58'59.9"E** to the South, **11°05'23.8"N 76°59'00.6"E** to the East, **11°05'23.6"N 76°58'59.0"E** to the West. Division of **Saravanampatti Village, Coimbatore North Taluk, Coimbatore District.** Measuring **3,157.00 Sq.m.** Being developed by **Mrs. S. Umamaheswari** (Name of the Promoter).

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 the date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Directorate of Town and Country Planning (Name of the sanctioned authority) vide Planning Permission No. (DTCP No) **216/2026** dated **27/03/2026,** Local Body Roc No: **2300/2026/எம். எச்.3(வ)** and Local Body Permission No: **29/2026/எம்.எச்.3(வ)** dated **21/08/2026**. 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 Work	Yes
2	Street Light	Yes
3	Compound Wall Without Blocking Panchayat Road	Yes
4	Storm Water Drains	Yes
5	Shading Trees	yes
6	Others	Paid For Future Development-Receipt Attached

S. GOVINDAN, B.E.CIVIL
L.B.S. Registered Engineer
CBE LPA / RE / GR-I / C11 / 2022
103A-7, AMC Tower, Mettupalayam Road,
Thudiyalur, Coimbatore - 641 034.
Cell : 73977 86105

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with Reg. License No. CBE LPA/RE/GR-1/011/2022

Enclosed: Photographs of all sides of site.

DIRECTORATE OF TOWN AND COUNTRY PLANNING
Coimbatore District Town and Country Planning Office

Corporation Shopping Complex, 2nd Floor, Dr.Nanjappa Road, Coimbatore-641018
Phone-0422-2380243 E-mail:kovaidisttcp@gmail.com
Website:www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**S.GOVINDAN** has enrolled as **Registered Engineer Grade-I (RE)** with office of the Joint Director of District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for 25 years.

He has been given the Registration No. **RE/Gr-I/011/2022** on **30.06.2022**. 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 up to 29.06.2027.



30/6/2022

Joint Director ,
District Town and Country Planning office,
Coimbatore

30/6/2022

COIMBATORE CITY MUNICIPAL CORPORATION / கோயம்புத்தூர் மாநகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 162/CP/26-27/0184903	Receipt Date / பற்றுச்சீட்டு நாள்	: 19-Aug-2026 05:10:12 PM
Service Name / சேவையின் பெயர்	: Layout Approval payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: UMAMAHERWARI	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD-004
Address / முகவரி	: 470/2A,ATHIPALYAM ROAD , WARD-004,NORTH ZONE, PIN Code -641035	Mobile No / அலைபேசி எண்	: 9944632306

Demand Notice No
LA/162/2026/004/000065

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	APPLICATION SCRUTINY FEES	4800.00
2	Layout - Flag Day	5000.00
3	Layout Licence Fees	8400.00
4	Layout Under Ground Drainage	65000.00
5	Layout Street Light	70000.00
6	Layout Future Development Charge	100000.00
7	Layout Strom Water Drain	260000.00
8	Layout Under Ground Drainage Estimate	570000.00
	Total / மொத்தம்	**1083200.00**

Remarks:N/A

Payment Details : 1083200.00/- Online 19-Aug-2026

Amount In Words : [Ten Lakh Eighty Three Thousand Two Hundred Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"

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.