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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/Licensed Surveyor

(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project "RK GARDEN" Plot No Plot No 1-27 Survey. No-234/1L,234/1M,234/1N-Karamadai Municipality and Village, MettupalayamTaluk, CoimbatoreDistrict.

Date:29.09.2026

Mrs.K.RAJESWARI –Mr.V.KARTHIKEYAN(Name of the Promoters)
No:8/277-AAPPANAICKENPALAYAM,COIMBATORE NORTH,
COIMBATORE–641017(Address of the Promoter)

Subject: Certificate for "RK GARDEN"

Sir,

I,K.T.NAVIN, (name of the Architect/Licensed Surveyor) having Registration No. Coimbatore LPA/RE/GR-I/089/2024 on 01.07.2024had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at "RK GARDEN" situated on the Plot bearing S.F.No: 234/1L,234/1M,234/1N demarcated by its boundaries (latitude and longitude of the end points) 11.267284 to the North 76.957013 to the South 11.267286 to the East 76.957017to the West of Karamadai Municipality and Village, MettupalayamTaluk, Coimbatore District.measuring 6300sq.mThe measurements of the roads are as per the lengthand widthof the approved layout by the planning authority being developed by Mrs.K.RAJESWARI – Mr.V.KARTHIKEYAN, (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 completed in all respects as per the Plotting layout plan sanctioned by DTCP (Name of the sanctioned authority) vide Planning Permission No. CBELPA/94ZU6WDX/2025/2025/TCPdated 05.08.2025ம. வ/ கோ .உ. தி .கு. எண்: 405/2025 திட்டஅனுமதிஎண்: 486/2025 Local Body / Municipality and Villageந.க.எண்:5054/2025/எப்1 dated 15.09.2026. 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/DevelopmentWorksasapproved by the CMDA / DTCP & Local Body	Complied Yes/No
1.	Over Head Tank	Made the payment in Municipality
2.	Street lights	Yes
3.	Storm water drain	Yes
4.	Roads	Yes
5.	Others	-

Yours Faithfully,

Er. K T NAVIN B.E.,
Registered Engineer - Reg.No. RE / Gr - I / 089 / 2024
Coimbatore District DTCP Office
#13/1, Ground Floor, Periyar Nagar, Masakalipalyam Road,
Coimbatore - 641 015.
Cell No : 95979 40205

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.T.NAVIN** has enrolled as **Engineer Grade –I(RE)** with District Town and country Planning, Coimbatore who has the qualification of **B.E(Civil Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/RE/GR-I/089/2024 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**



1/7/24

JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY

PLANNING,COIMBATORE

1.7.24

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.