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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

10.11.2025

அனுப்புனர்:-

B. பூபாலன்
எண்.5C தோட்டம் தெரு
குனியமுத்தூர், பேரூர்
கோயம்புத்தூர் – 641 008

பெறுநர்:-

THE CHAIRPERSON
TNRERA
சென்னை – 600 008

அய்யா,

பொருள் :- **மனைப்பிரிவின் பரப்பு விளக்கம் கோருதல் - தொடர்பாக**
Ref :- ந . க . எண் :- 8280/2025

மேற்கொண்ட பொருள் தொடர்பாக **கோயம்புத்தூர்** மாவட்டம், **பேரூர்** வட்டம், **குனியமுத்தூர்** கிராமம், புல எண்கள். 84/2A1B ல் ஸ்ரீ பொன்காளியம்மன் நகர் பேஸ் - 2 எனும் மனைப்பிரிவு அனுமதி DTCP யிடம் பெற்று, அனுமதி எண் 248/2025 மூலம் TNRERA சான்று பெற விண்ணப்பித்துளோம். **மேற்கொண்ட மனைப்பிரிவின் சொத்தானது பரப்பு கிழ்க்கண்டவாறு உள்ளது.**

ஆவண பத்திரப்படி மீதமுள்ள சொத்தின் பரப்பு	**3283.22 SQ.M**
பட்டாப்படி சொத்தின் பரப்பு	3520.00 SQ.M
இடத்தின் அளவுப்படி பரப்பு	3533.94 SQ.M

எனவே மேற்சொன்ன பரப்பில் ஆவண பத்திரப்படி உள்ள பரப்பு **3283.22 SQ.M** மிக குறைத்த அளவு கொண்ட பரப்பு ஆகும். மேற்சொன்ன இந்த பரப்பு **DTCP** கடிதம் மற்றும் மனைப்பிருவு வரைபடம், மாநகராட்சி கடிதம் ஆகியவற்றில் குறிப்பிடப்பட்டுள்ளது.

எனவே இந்த பரப்பைத்தான் நான் **FORM – 5** மற்றும் **STEP-2 AREA** குறிப்பிடும் இடத்தில் சொல்லி உள்ளேன். எனவே இந்த கடிதம் மூலமாக எங்களுக்கு அனுமதி வழங்கிய மனைப்பிரிவின் பரப்பு **3283.22 SQ.M** தான் என்பதை உறுதி அளிக்கிறேன்.

இப்படிக்கு

(B. பூபாலன்)

Form-5

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

Date : 14.11.2025

Address of the Project : Sri Pongaliamman Nagar Phase - 2, Survey Nos. 84/2A1B, Kuniyamuthur Village, Perur Taluk, Coimbatore Dist

Name of the Promoter : M.Boobalan

Address of the Promoter : No.5C, Thottam Street, Kuniyamuthur, Perur, Coimbatore - 641008

Subject : Certificate for Sri Pongaliamman Nagar Phase - 2, Survey Nos. 84/2A1B, Kuniyamuthur Village, Perur Taluk, Coimbatore Dist

Sir,

I, **P.SABARIVASAN** having License No. **RE/Gr-II/19/04/048** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Sri Pongaliamman Nagar Phase - II** situated on the Plot bearing **Survey No.84/2A1B** demarcated by its boundaries 10.947978, 79.963484 to the North, 10.947878, 79.963184 to the South, 10.947678, 79.963384 to the East, 10.947898, 79.963684 to the West of **Kuniyamuthur** Village, **Perur** Taluk, **Coimbatore** District measuring **3283.22 Sq.m** Being developed by **M.Boobalan.**

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 The Joint Director, DTCP, Coimbatore vide Planning Permission No. 300/2025 & Layout No. 248/2025, Dated.26.05.2025** and **The Commissioner, Coimbatore Corporation Permit No. 69/2025/MH4, dated. 30.09.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully

P. SABARIVASAN, ME.,MBA.,
Registered Engineer Grade II
Regn. No: RE/GR-II/19/04/048

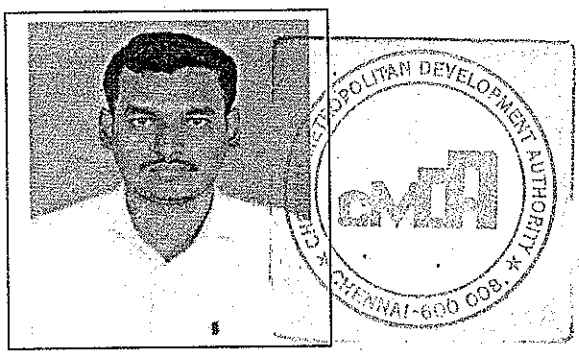
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. P. SABARIVASAN** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **M.E., (C&M)** and experience in the relevant field for **08** years.

He has been given the Registration No.**RE/GR-II/2019/04/048 Renewed** on **12.04.2024.** 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 **11.04.2029**.



12/4/24

(A. MEGANATHAN)
Superintendent

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

Verified RealEstate
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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.