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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DIGITALLY VERIFIED RECORD

From-5
Certificate by Architect/Licensed Surveyor

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

Address of the Project: "JAI NAGAR EXTENSION" in Survey Number 35/4D2 and35/4C at Agrahara Nattamangalam Panchayat and village, Vazhzppady Taluk, Salem District, Tamilnad State-636106

Date: 12.03.2024

Mr. C.Jayaprakasam s/o Chinnar Udaiyar

Mrs. J.Vijayalakshmi s/o Vengadasalam

Door No:1/115, Pelur Main Road, Agrahara Nattarmangalam Village,

Vazhzpady Taluk, Salem District – 636106.

Subject: Certificate for **"JAI NAGAR EXTENSION"**

Sir,

I, **G.SASIKUMAR** having License No. 241/2021-2026 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at "JAI **NAGAR EXTENSION**" situated on the plot bearing Survey No **35/4D2 and 35/4C at Agrahara Nattarmangalam Panchayat and village.,** Vazhappady **Taluk,** Salem **District.**demarcated by its boundaries of the end points to the north 11°68'50.58"N and 78°28'45.65"E to the East

Total Unsold Plot Area – 3586.30 sq.m.

Being Developed by Mr.C.Jayaparakasam**,** Mrs.J.Vijayalakshmi

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 SALEM DTCP Approval Number – SWP/DTCP/SALEM/LAYOUT NO: 40/2024 Dated: 16/02/24 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.G.SASIKUMAR
Licensed Building Surveyor
SCMC LBS No: 241/2021-2026
FOCUS DESIGNERS
5/10A, 1st Floor, Sakthi Murugan Building,
AVR Circle, Salem - 636 004.
Cell: 0431 94419, 0427-4553751

Enclosed

Photographs of all sides of site


GPS Map Camera
Vadugam, Tamil Nadu, India
M7PM+8F5, Vadugam, Tamil Nadu 637407, India
Lat 11.685058°
Long 78.284565°
24/01/24 12:56 PM GMT +05:30
Google

SALEM CITY MUNICIPAL CORPORATION

SALEM - 636 001.





PROFESSIONAL REGISTRATION

Certificate

Roc. No. 3333 / 2020 / E9

This is to certify that the Thiru / ~~Tmt.~~ G. SASI KUMAR, D.C.E..... has enrolled as **REGISTERED ENGINEER GRADE - III** in Salem City Municipal Corporation as he had fulfilled the qualification prescribed by the Government of Tamilnadu vide part V of Tamilnadu Combined Development and Building Rules - 2019 approved vide G.O.Ms. No. 18, Municipal Administration & Water Supply (MA .I) Department dated 04.02.2019.

He shall be required to comply with the duties and responsibilites prescribed in relevant clauses of the above rules and the conditions that may stipulated time to time by the Commissioner.

Registration No : 241

Valid Upto : 31.03.2026

SALEM CITY MUNICIPAL CORPORATION SCMC

Place : SALEM-1.

Date : 31.12.2021.

31/12/21

31/12/21

For COMMISSIONER
SALEM CORPORATION

Scanned by Scanner Go

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.