Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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: **PHOENIX AVENUE PHASE I SF.No.421/1A2B, Komarapalayam Amani Village, Thattankuttai Panchayat, Pallipalayam Panchayat union, Komarapalayam Taluk, Namakkal District. PIN Code – 638183**

Date: 10-02-25

Name of the Promoter: **D Selvakumar & S Velumany**

Address of the Promoter:

1. **No. 10, Marappa Street 3, Surampatti, ErodeDistrict, , PIN Code – 638009.**
2. **No.2-91, Pekkadu, Nallampalayam, Alathur Salem Sankakiri. PIN Code - 637303**

Subject: Certificate for **PHOENIX AVENUE PHASE I**

Ref:

Sir,

I **Er. P. PRABHAKARA BASKARAN** (name of the Architect / Licensed Surveyor) having License No. **TD/RE/GR-II/2024/12/016** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **PHOENIX AVENUE PHASE I** situated on the plot bearing SF.No.421/1A2B demarcated by its boundaries (latitude and longitude of the end points) **11°25'50.5"N & 77°44'15.4"E** land area with **SF.No.421/1A2A** to the North land area with **SF.No.415/1, SF.No.421/2** to the south land area with **SF.No.421/1A2C** to the East land area with **SF.No.421/1G1, SF.No.421/1C, SF.No. 421/1B1, SF.NO. 421/1A1** to the west of division land area with **Komarapalayam Amani Village, Thattankuttai Panchayat, Pallipalayam Panchayat Union, Komarapalayam Taluk, Namakkal District** measuring **8583** sq.mts. Being developed by **D Selvakumar & S Velumany**

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 Namakkal** (Name of the Sanctioned authority) vide Planning Permission No. **262/2024** dated **10-10-2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours faithfully,

P. Prabhake.

Er. P. PRABHAKARA BASKARAN, B.E.,
Registered Engineer Grade-II
Reg No. TD/RE/Gr-II/2024/12/016
No. 5/5F. Indian Bank I Floor, Rajaji Street,
Kangayam-638701. Tiruppur (Dt) TN.

Stamp,Signature& Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with (Reg. License No)

Enclosed:

Photographs of all sides of site

KANGEYAM MUNICIPALITY
RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 158/CP/24-25/0000702 **Dated:30-May-2024**

LICENSE No. :158/LS/2019/00005

Under the by-laws made by the KANGEYAM MUNICIPALITY municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate, the Executive Authority of the KANGEYAM MUNICIPALITY hereby licenses **Mr.PRABHAKARA BASKARAN** Residing at Door No **5/5F,PERUMAL KOVIL STREET,PALAYAKOTTAI ROAD(WD-5),RAJAJI STREET,638701**. to be a Licensed Surveyor for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the license to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Municipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a). To comply with any orders passed and communicated to him by the Executive Authority. b). To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Municipal or Goverment land.

Station: KANGEYAM

Dated: 30-May-2024

COMMISSIONER
KANGEYAM MUNICIPALITY
30.5.24

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.