

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.



Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: KADAMPADI CENTRAL PARK PHASE-II, S.F.NO: 258/1A1, 258/1A3, 258/1A5,  
KADAMPADI VILLAGE & PANCHAYAT, SULUR PANCHAYAT UNION & TALUK,  
COIMBATORE DIST.

Date: 08.04.2025

1.V.PRABAKARAN, 2.N.BALAKRISHNAN, 3.M.NATARAJAN, 4.G.KUMARAVEL (Name of the Promoter)

11A, PATCHINAMPATHI KADU, ALANTHURAI, COIMBATORE-641101. Address of the Promoter)

Subject: Certificate for KADAMPADI CENTRAL PARK PHASE-II (Name of the project)

Ref: APPLIED (TNRERA Registration Number)

Sir,

I, T.DINESHKUMAR (name of the **Architect/** Licensed Surveyor) having Council of Architecture Registration No. CA/2017/80991 and DTCP License No. Coimbatore LPA/RA/GR-I/006/2024 had undertaken assignment as an **Architect/** Licensed Surveyor for the assessment and verification of development of work done at KADAMPADI CENTRAL PARK PHASE-II (name of the project) situated on the Plot bearing **Survey no./Plot no.** S.F.NO: 258/1A1, 258/1A3, 258/1A5 demarcated by its boundaries (latitude and longitude, of the end points) 11.038952, 77.167658 to the North 11.037223, 77.167599 to the South 11.038113, 77.167708 to the East 11.038093, 77.167542 to the West of Village KADAMPADI Taluk SULUR District COIMBATORE measuring 3119.00 sq.mts. Being developed by 1.V.PRABAKARAN, 2.N.BALAKRISHNAN, 3.M.NATARAJAN, 4.G.KUMARAVEL (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 date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by LPA COIMBATORE (Name of the sanctioned authority) vide Planning Permission No. L.P/CLPA.NO:92/2025 dated 28.02.2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of **Architect/** Licensed Surveyor with (Council of Architecture Registration No. CA/2017/80991 and DTCP License No. Coimbatore LPA/RA/GR-I/006/2024)

Enclosed:

Photographs of all sides of site

  
Ar. T. DINESH KUMAR.M. Arch  
Registered Architect Grade-I (RA)  
CA/2017/80991  
Reg No: Coimbatore LPA/RA/GR-I/006/2024



## 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](mailto:Kovaidisttcp@gmail.com)

#### PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**T.DINESH KUMAR** has enrolled as **Engineer Grade –I(RA)** with District Town and country Planning, Coimbatore who has the qualification of **M.E (Architectural Engineering)** and experience in the relevant field for 10 years.

He has been given the Registration No. **Coimbatore LPA/RA/GR-I/006/2024** on **01.08.2024**. 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

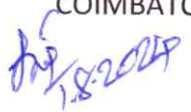
This Registration Certificate is valid upto **31.07.2029**



  
JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY PLANNING,

COIMBATORE

  
18.8.2024

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
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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.

