

RE

REGULATORY RECORD

RERA Document

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

Form-5

Date: 11.06.2024

Certificate by Architect / Licensed Surveyor (Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project:

Project named as **"URBAN CLOUD-PHASE-1 by PRESSANA INFRA LLP"** comprised in Survey No. 267/5A measuring an extent of 2.00 Acre (8094.00 Sq.mts) situated in Vilankurichi Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu.

P.S. Senthil kumar, S/o. Sinivasan,
B2, KGM School Road,
Krishnasamy Nagar, Coimbatore South,
Coimbatore -641045

Subject: Certificate for Project named as **"URBAN CLOUD-PHASE-1 by PRESSANA INFRA LLP"** comprised in Survey No. 267/5A measuring an extent of 2.00 Acre (8094.00 Sq.mts) situated in Vilankurichi Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu.

Sir, I, Er. J. Vignesh, D.C.E., having KDTCP License No: 100/2022, RE-GR-III, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Project named as **"URBAN CLOUD-PHASE-1 by PRESSANA INFRA LLP"** comprised in Survey No. 267/5A measuring an extent of 2.00 Acre (8094.00 Sq.mts) situated in Vilankurichi Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu.

State demarcated by its boundaries (latitude and longitude of the end points) 11.048108 to the North 77.005160 to the East 11.048108 to the South 77.005160 to the West of Division Vilankurichi Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu., 2.00 Acre (8094.00 Sq.mts) measuring.

Being developed by P.S. Senthil kumar,
Based on site inspection carried out by us 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 **SWP/DTCP/82/2024** issued by Coimbatore Town /and Country Planning dated 15.02.2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


Er. J. Vignesh, D.C.E.,
Registered Civil Engineer
KDTCP License No:100/2022
RE-GR-III, D. No:3A-2/7C9
Teachers Colony, Bagalur Road
Hosur-635 109, Cell:9600410885



Latitude
11.04828227°
Longitude
77.00521309°

Local	05:43:47 PM
GMT	12:13:47 PM
Altitude	429 meters
Date	Mon, 10 Jun 2024

Janaki Nagar, 2/33, near Mj Vincent school, Ganapathy Housing Unit, Udaya Nagar, Shivaram Nagar, Coimbatore, Tamil Nadu 641006, India



 **GPS Map**
Camera Lite

Latitude
11.04850558°
Longitude
77.0063711°

Local	05:46:18 PM
GMT	12:16:18 PM
Altitude	429 meters
Date	Mon, 10 Jun 2024

22X4+GFF, 1st St, Ganapathy Housing Unit, Udaya Nagar, Shivaram Nagar, Coimbatore, Tamil Nadu 641006, India

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

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

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

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.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

