Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

FORM 5
Certificate by Architect
(Certificate for the purpose of Completion of Layout)

Address of the Project:

S.F.No: 126/3A1A1A2 of 0.65 Acres in Paruvai Village and Panchayat, Palladam Taluk, Tiruppur District.

Date:18.09.2025

Name and Address of the Promoter

S.Gnanasekar,
Door No. 3/158, Karasamadai,
Elavanthi, Palladam,
Tiruppur District- 641664.

Sir,

I GUHAN.S.K (name of the Architect/ Licensed surveyor) having License No. **TD/RE/GR-III/2023/12/010 on 26.12.2023,** had undertaken assignment as an Architect for the assessment and verification of development of work done at situated on the plot bearing survey no. – **126/3A1A1A2 of 0.65** Acres 2634.00Sq.m demarcated by its boundaries (latitude and longitude of the end points) **Latitude -11°00'01.2"N and Longitude-77°10'58.6"E** to the **North, Latitude- 10°59'59.7"N and Longitude - 77°10'58.7"E** to the **South, Latitude -11°00'00.4"N and 77°10'59.9"E** to the **East, Latitude -11°00'00.4"N and Longitude -77°10'57.4"E** to the **West** of Layout **Paruvai Village and Panchayat, Palladam Taluk, Tiruppur District,** measuring **2634.00sq.mts.** Being developed by **S.Gnanasekar.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout, 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 Deputy Director (T&CP) vide **SWP/DTCP/TIRUPPUR/LAYOUT NO:294/2025, Planning Permission No:353/2025, Dt:17.06.2025.** vide **Paruvai Panchayat No: 03/SWP/LBA/2025-26, Dated:08.09.2025**, The Panchayat President, amenities and facilities as committed by the promoter to the allottees.

18.09.2025

Yours Faithfully,

Er. S.K.GUHAN B.E.,
Registered Engineer - Grade III
TD/RE/GR-III/2023/12/010
3/106, Pudhu Unjapalayam
Avinashi, Tiruppur District

Name of Architect: GUHAN.S.K.
Reg.Licensce No : **TD/RE/GR-III/2023/12/010**

Enclosed : Photographs of all sides of site

GUHAN.S.K.B.E., DTCP Registered Engineeer (Grade -III)	
Registerd No.	TD/RE/GR-III/2023/12/010
Validity	27.12.2028
Address	DOOR NO.3/106, PUDHU UNJAPALAYAM, KUPPANDAMPALAYAM POST, AVINASHI TALUK, TIRUPPUR DISTRICT.
Mobile	8220482875
Email ID	guhanavinashi@gmail.com

Enclosure:

DTCP Registered Engineer Certificate.

DTCP TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUPPUR LOCAL PLANNING AUTHORITY

1st Floor, Kumaran Commercial Shopping Complex, Tiruppur-641601
Phone-0421-2235500 E-mail:tiruppur.rdd@gmail.com Website:www.tcp.tn.gov.in

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**GUHAN.S.K** has enrolled as **Registered Engineer Grade-III (RE)** with District Town and Country Planning office, Tiruppur who has the qualification of B.E Civil Engineering and experience in the relevant field for more than 3 years.

He has been given the Registration No.**TD/RE/GR-III/2023/12/010** on **26.12.2023**. 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 and amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.16 MAWS (MA1) Dept. Dated.31.01.2020.

This registration is valid up to 27.12.2028.

(2571/2023 TD)



26 DEC 2023

26/12/23

Member Secretary,
Tiruppur Local Planning Authority,
Dist. Town & Country Planning Office,
Tiruppur.


GPS Map Camera
Chinna Kodangipalayam, Tamil Nadu, India
45, Chinna Kodangipalayam, Tamil Nadu 641658, India
Lat 11.000065° Long 77.183244°
13/09/2025 02:04 PM GMT +05:30
Google


GPS Map Camera
Chinna Kodangipalayam, Tamil Nadu, India
106, Chinna Kodangipalayam, Tamil Nadu 641658, India
Lat 11.000101° Long 77.18275°
13/09/2025 02:03 PM GMT +05:30
Google


GPS Map Camera
Chinna Kodangipalayam, Tamil Nadu, India
106, Chinna Kodangipalayam, Tamil Nadu 641658, India
Lat 11.00008° Long 77.182708°
13/09/2025 02:03 PM GMT +05:30
Google


GPS Map Camera
Chinna Kodangipalayam, Tamil Nadu, India
45, Chinna Kodangipalayam, Tamil Nadu 641658, India
Lat 11.000065° Long 77.183244°
13/09/2025 02:04 PM GMT +05:30
Google

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.