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™
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DIGITALLY VERIFIED RECORD

அனுப்புநர்

S.சோமசுந்தரம்,

1.கஸ்பா நஞ்சனாபுரம்,

நஞ்சனாபுரம்,

கதிரம்பட்டி,

ஈரோடு,

ஈரோடு - 638 107.

Mobile No: 73737-39895

Email: manojselvamani@gmail.com

பெறுநர்

தமிழ்நாடு ரியல்எஸ்டேட் ஒழுங்குமுறை ஆணையம்,

சென்னை - 600 008.

பொருள்: TNRERA சான்றிதழ் மற்றும் படிவம் எண்.5 சான்றிதழ் வழங்கக் கோருதல் தொடர்பாக.

ஐயா,

எனது மனைப்பிரிவின் வளர்ச்சிப் பணிகள் அனைத்தும் நிறைவு பெற்றுவிட்டன. இத்துடன் இப்பணியின் புகைப்படங்கள் மற்றும் படிவம் எண்.5-யை இணைத்துள்ளேன். எனவே படிவம் ஐந்திற்கான சான்றிதழையும் மற்றும் TNRERA சான்றிதழையும் வழங்குமாறு தாழ்மையுடன் கேட்டுக் கொள்கிறேன்.

நன்றி!

இடம்: ஈரோடு

தேதி: 15.03.2024

இப்படிக்கு,

தங்கள் உண்மையுள்ள,

S. Somasundaram

Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project:

KCP GARDEN- PHASE II,

NANJANAPURAM VILLAGE,

KATHIRAMPATTI,

ERODE TAULK,

ERODE DISTRICT.

Mail.id: somasundarm6121967@gmail.com

Ph.No: 73737 - 39895

Date: 15-03-2024

S. SOMASUNDARAM (Name of the Promoter) :

1, KASPA NANJANAPURAM, NANJANAPURAM VILLAGE, KATHIRAMPATTI (PO) , ERODE (TK), ERODE DISTRICT, TAMIL NADU – 638 012 (Address of the Promoter)

Subject: Certificate for **KCP GARDEN PHASE II**(Name of the project)

SITE DEVELOPMENT WORK COMPLETED.

Sir,

I, **K.C.PALANISAMY** (name of the Registered developer) having License No. **08/2021/RD/EDTCP** had undertaken assignment as an Registered Engineer for the assessment and verification of development of work done at **KCP GARDEN PHASE II** (name of the project) situated on the Plot bearing Survey no./ Plot no. **16/2B** demarcated by its boundaries (latitude and longitude of the end points) **11.311448** to the North **-** to the South **77.651095** to the East **-** to the West of Division Village **NANJANAPURAM** Taluk **ERODE** District **ERODE** measuring **5177** sq.mts. Being developed by **S. SOMASUNDARAM** (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 **DTCP ERODE** (Name of the sanctioned authority) *vide* Planning Permission No. **43/2024** **dated 27-02-2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Registered Developer with (Reg. License No **08/2021/RD/EDTCP**)

Enclosed:

Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ERODE DISTRICT.

Opp. to Government I.T.I. Chennimalai Road, Erode - 638 009.
Email: ddtcperode@gmail.com Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru **K.C. Palanisamy** has enrolled as **Registered Developer (RD)** with **Erode District Town and Country Planning Office (Erode DTCP)** who has experience in the relevant field for 5 years.

He has been given the Registration No: **08/2021/RD/EDTCP** on **13.07.2021**. 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.

This Registration is valid upto **12.07.2026**



13/07/21

Deputy Director (I/c),
Erode District Town and Country Planning Office,
Erode.

13 JUL 2021

K.C. Palanisamy


9:49
5G
77
PAY
₹500
GET
₹600
Play Rummy
This game may be habit-forming or financially risky. Play responsibly. T&C Apply
A23.com
E
2
Maps
Legal
Latitude: 11.311448
Longitude: 77.651095
Degree
--


KCP
GARDEN




KCP



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.