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

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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: S.F.No – 193/8B, Seerapalayam Village, Madukarai Taluk, Coimbatore – 641 105.

Date: 02-01-2026

G.VIJAYAGOPAL,

426D, Plot no 13, Sowbagya Nagar, 1st Cross Street, Tirunagar, Madurai – 625 006.

Subject: Certificate for Completion of Sub-Division Project (193/8B)

Ref: TNPLI00112026 (TNRERA Reference No)

Sir,

I, **B.SENTHILNAATHAN** (name of the Architect/ Licensed Surveyor) having License **No:001/2023** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Sub-Division Project situated on the Plot bearing Survey no 193/8B (5 plots) demarcated by its boundaries (latitude and longitude) 10.878855, 76.980912 to the North 10.878076, 76.980977 to the South 10.878483, 76.981305 to the East 10.878481, 76.980746 to the West of Village Seerapalayam Taluk Madukarai District Coimbatore measuring 923 sq. mts. Being

developed by G.VIJAYAGOPAL.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid 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 Town and Country Planning Department, Coimbatore *vide* Planning Permission No.675/2025 dated 30/09/2025 including all amenities and facilities as committed by the promoter to

the allottes. **DTCP Layout No - L.P/CLPA No - 574/2025 dated 30.09.2025**

Yours Faithfully,

B. SENTHIL NAATHAN M.E (Struct)., S.E.,
Reg STRUCTURAL ENGINEER, C.L.P.A (G-II),
8A, Nethaji Street, Edayarpalayam, Vellalore,
Coimbatore - 641 111.
vbsenthilnaathan@gmail.com Ph : 9364445299,
Reg No : CLPA/SE/GR-II/19/06/032
RE /001/2023

Enclosed: Photographs of all sides of site

COIMBATORE CITY MUNICIPAL CORPORATION
TOWN PLANNING

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru/Tmt/Selvi **B.SENTHIL NAATHAN** has been enrolled as Registered Engineer **Grade – II** in Coimbatore City Municipal Corporation (CCMC)

He / She should comply with the scope of work, duties and responsibilities as 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, Municipal Administration and Water Supply Department (MA1) Department, dated:04.02.2019.

RGN No	:	**001/2023**
Issue Dated	:	**03.03.2023**
Valid upto	:	**02.03.2028**

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
3/3/2023

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

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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

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/tools

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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.