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

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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: R.S.F.No: 609/11A, 15A4A2, 15A4B1 with extent 1.829 Acre at Punjai Kalamangalam Village and GanapathiPalayam Panchayat, Modakurichi Taluk, Erode District and Tamilnadu..

Date20/05/2024

Name of the Promoters : Mr. **K. Sri Sakthi**, W/o Mr. Kulandaivadivel,
Address of the Promoters : Ganathpathipalayam,
: Punjai Kalamangalam,
Modakurichi Taluk,
Erode. 638153.

Subject: Certificate for "**G R K Nagar**" Punjai Kalamangalam Village

Sir,

I, R.Kumarianandan (name of the Licensed Surveyor) having License No. **DTCP/NAMAKKAL/RE/-II/003/2021 on 14.09/2021** had under taken assignment as an Licensed Surveyor for the assessment and verification of development of work done at "**G R K Nagar**" situated on the Plot bearing Survey no: 609/11A, 15A4A2, 15A4B1 demarcated by its boundaries (latitude and longitude of the end points) 11.240888 77.826417 to the North 11.239705 77.825105 to the South 11.239581 77.825479 to the East 11.241130 77.825750 to the West of Punjai Kalamangalam Village and GanapathiPalayam Panchayat, Modakurichi Taluk, Erode District measuring 7400.00 Sq.m. Being developed "**G R K Nagar**".

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout Project, I certify that a son date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned **by DTCP Erode Approved No: 988/2019 dated 23/10/2019** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,



Er.R. KUMARIANANDAN, B.E.,M.E.,R.E (Dtcp & Corp,
Registered Engineer & Consulting Civil Engineer
DTCP Reg. No : DTCP/NAMAKKAL/RE-II/003/2021
Erode Corp Reg.No : 056/L5/2019/00026
D.No: H40/120, First Floor, Near IOB & BOB Bank,
Opp. Green Park Apartments, Periyar Nagar
Erode - 638 009. Ph : 96988 28102

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

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# 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.