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)

Date: 27.01.2024

Address of the Project:

R.S.No: 170/1A2, 1B, 2.07 ¼ Acres in Mettupudur village and panchayat, perundurai Taluk, Erode Dt. Tamilnadu State, India.

A.M.Nallasivam And Other 3 Members - (Name of the Promoter)

864,Kavunthapadi Road,Primary School Near, K R Playam, Bhavani ,Erode- 638 301(Address of the Promoter)

Subject:

Certificate R.S.No: 170/1A2, 1B, 2.07 ¼ Acres in Mettupudur village and panchayat, perundurai Taluk, Erode Dt. Tamilnadu State, India.

Ref:_____(TNRERA Registration Number)

Sir,

I am **Er.R.MOHAN.,B.E, M.B.A.**(name of the Licensed Surveyor) having License No. **10/2022/RE-GR-II/EDTCP &25/08/2027**) had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **Mettupudur village and panchayat, perundurai Taluk, Erode Dt.** (name of the project) situated on the Plot bearing Survey no./ Plot no. **170/1A2, 1B** demarcated by its boundaries (latitude and longitude of the end points)

11.247636, 77.502556 to the North

11.247260, 77.502586to the South

11.247497, 77.502945 to the East

11.247423, 77.502057 to the west of Division & village **Mettupudur** ,Taluk **perundurai,** District **Erode** measuring **2.07 ¼ Acres** Being developed by **A.M.Nallasivam And Other 3 Members** (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 **ASSITANT DIRECTOR, ERODE DISTRICT DTCP OFFICE, ERODE**. (Name of the sanctioned authority) *vide* Planning Permission No. **381 / 2023 &** dated **12.09.2023** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Surveyor with (Reg. License No - **10/2022/RE-GR-II/EDTCP & Validity till - 25/08/2027**) - **Er.R.MOHAN.,B.E, M.B.A.**

Enclosed:
Photographs of all sides of site

Er.R.MOHAN, B.E.,M.B.A.,
REGISTERED ENGINEER -DTCP,
L.No: 10/2022/RE-Gr.II/EDTCP,
CPR PLANNERS AND BUILDERS,
C-134, Sampath Nagar Housing Unit,
Opp. Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

12) PROJECT ADDRESS:

R.S.No - **170/1A2, 1B**
District - **Erode**
Taluk - **Perundurai**
Village - **Mettupudur**
Panchayat Office - **Mettupudur**

13) EXTEND OF LAND

Area of Land – **8392.00 SQ.M**

14) REGISTRATION FEES DETAILS:

Registration Fees (Rs.5/-sq.m) **= 5862.68 Sq.m x 5**
= 29,313.40/-
Say = Rs.29,500.00 /-

Mode of Payment - DD

15) DETAIL OF THE PROJECTS LAUNCHED IN THE PAST FIVE YEARS:

Site Address	Project Details	Status of the Project	Case pending, if any	Type of land (Self-development or JV)	Payment pending
---- Nill ----	---- Nill ----	---- Nill ----	---- Nill ----	---- Nill ----	---- Nill ----

16) LOCATION DETAILS OF THE PROJECT:

SIDE	LATITUDE	LONGITUDE
A-NORTH	11.247636,	77.502556
B-EAST	11.247497,	77.502945
C-SOUTH	11.247260,	77.502586
D-WEST	11.247423,	77.502057
SITE CENTER	11.247434,	77.502524

17) LICENSED SURVEYOR DETAILS:

Name of licensed surveyor - **Er.R.MOHAN.,B.E, M.B.A.,**

License number & validity -

10/2022/RE-GR-II/EDTCP & 25/08/2027

18) SITE PHOTOS & DEVELOPMENT PHOTOS:






10.05 am
30.01.2024


10
10.01 am
30.01.2024

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.