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RE REGULATORY RECORD

RERA Document

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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/Licensed Surveyor

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

Address of the Project: **RAJA GARDEN, S.F.NO. 1197/1A, THENMUGAM VELLODU VILLAGE, KUMARAVALASU PANCHAYAT, CHENNIMALAI PANCHAYAT UNION, PERUNDURAI TALUK, ERODE DISTRICT. TAMIL NADU. PIN CODE - 638112**

Date: **02-09-2026**

Name of the Promoter: **KAVITHA B, THILAGAVADHI P, MUTHULAKSHMI C, MURUGAN N M, SELVAKARTHERAJEN C V & Power Agent BOOPATHI S T**

Address of the Promoter:

1. No. 17/33, Korakattuvalasu, Vadamugamvellode, Perundurai, Erode – 638052
2. No. 20, Nalroad Ulagapuram, Gnanipalayam Post, Thenmugam Vellode, Erode – 638112
3. No. 46, Karukkankattu Valasu, Vadamugam Vellode, Erode – 638112
4. No. 33, Pillaiyar Kovil Veedhi, Nallampatti, Perundurai, Erode – 638057
5. No. 63B, Gandhi Nagar, Namakkalpalayam Road, Chennimalai, Erode – 638051
6. No. 17/33, Korakattuvalasu, Vadamugamvellode, Perundurai, Erode – 638052

Subject: Certificate for **RAJA GARDEN**
Sir,

I, **Er. P. PRABHAKARA BASKARAN** (name of the Architect/Licensed Surveyor) having License No. **TD/RE/GR-II/2024/12/016** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **RAJA GARDEN** situated on the Plot bearing Survey No./ Plot No. **S.F. No. 1197/1A** demarcated by its boundaries (latitude and longitude of the end points) **11.230702 & 77.663886** land area with R.S.F.No. 1199/13B, R.S.F.No. 1199/16B to the North land area with R.S.F.No. 1197/1B to the South land area with R.S.F.No.1195 & R.S.F.No. 1194 to the East land area with R.S.F.No. 1197/1B to the West of Division **Thenmugam Vellodu Village, Perundurai Taluk, Erode District** measuring **4585 sq.mts.** The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed **KAVITHA B, THILAGAVADHI P, MUTHULAKSHMI C, MURUGAN N M, SELVAKARTHERAJEN C V & Power Agent BOOPATHI S T**

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. **205/2026** dated **07-08-2026** Local Body / Town Panchayat / Municipality No. **02/2026-2027** dated **21-08-2026.** The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Tar Roads	Yes
2.	Storm Water Drains	Yes
3.	OHT	Yes
4.	Street Lights	Yes
5.		
6.	Others	

P. Prabhakar.

Yours Faithfully,

Er. P. PRABHAKARA BASKARAN, B.E.,
Registered Engineer Grade-II
Reg No. TD/RE/Gr-II/2024/12/016
No. 5/5F. Indian Bank I Floor, Rajaji Street,
Kangayam-638701. Tiruppur (Dt) TN.

Stamp, Signature & Name
(IN BLOCK LETTERS)
of Architect/Licensed Surveyor
with (Reg. License No_____)

Enclosed: Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUPPUR DISTRICT

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

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PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **P.PRABHAKARA BASKARAN** has enrolled as **Registered Engineer Grade-II (RE- II)** with office of the District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for more than 05 years.

He has been given the Registration No.**TD/RE/Gr-II/2024/12/016** (This revises No. TD/RE/Gr-III/2024/06/021) on **27.12.2024**. 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 26.12.2029.

(Roc No:67/2024/TD)

27/12/24

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

27/12/24



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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.