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. 209/4B, Pudupuliyampatty Village, Tiruchengode Union Limit,
Tiruchengode Taluk, Namakkal District, Tamilnadu State.

Date: 05.06.2024

S. SAKTHIVEL

S/o. Sengoda Gounder,
Door No.3/120, Pulavan Kadu, Kilappalayam Village,
Tiruchengode Taluk, Namakkal District – 637 202

Subject: Certificate for S.F.No. 209/4B, Pudupuliyampatty Village, Tiruchengode Union Limit, Tiruchengode Taluk, Namakkal District, Tamilnadu State.

Ref: Reg – TNRERA Registration Number

Sir,

I, **M. Suresh** having License No. **054/LS/2019/00004** had undertaken assignment as an ~~Architect~~/ Licensed Surveyor for the assessment and verification of development of work done at **Pudupuliyampatty Village, Tiruchengode Taluk** situated on the Plot bearing **Survey No. 209/4B** demarcated by its boundaries (latitude and longitude of the end points) **S.F.no.209/4A (11°19'14.9"N 77°56'18.5"E)** to the North, **14.4m Wide Existing Panchayat Road (11°19'09.5"N 77°56'20.4"E)** to the South, **6.4m Wide Existing Panchayat Road (11°19'12.1"N 77°56'20.5"E)** to the East, **S.F. No. 209/3 (11°19'11.6"N 77°56'19.0"E)** to the West of Division Pudupuliyampatty Village, Tiruchengode Taluk, Namakkal District 1.44 Acres measuring 5829.59 sq.mts. Being developed by S. Sakthivel.

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 **Assistant Director, Namakkal District DTCP Office, Namakkal** *vide* Planning Permission **SWP/DTCP/NAMAKKAL/LAYOUT No.417/2023** dated **19.12.2023** including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

M. Suresh

Regn. No. 054/LS/2019/00004
Er. M. SURESH, D.C.E.,
LICENSED BUILDING SURVEYOR,
SRI ANNAI BUILDERS,
390/D-160, T.N.H.B. COLONY,
KOLLAPATTY, ANIMOOR POST,
TIRUCHENGODE - 637 214.
MOB : 98659 17727.

Enclosed:

Photographs of all sides of site


GPS Map Camera
Puduppuliyampatti, Tamil Nadu, India
8W9Q+8RC, Chittalandur - Rayarpalayam Rd, Puduppuliyampatti, Tamil Nadu 637201, India
Lat 11.319289°
Long 77.939224°
04/06/24 03:01 PM GMT +05:30
Google






GPS Map Camera
Puduppuliyampatti, Tamil Nadu, India
8W9Q+8RC, Chittalandur - Rayarpalayam Rd, Puduppuliyampatti, Tamil Nadu 637201, India
Lat 11.319281°
Long 77.939234°
04/06/24 03:02 PM GMT +05:30
Google

**TIRUCHENGODE MUNICIPALITY**
**RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS**

**Roc. No. 054/CP/23-24/0007243**

**Dated:22-Aug-2024**

**LICENSE No. :054/LS/2019/00004**

Under the by-laws made by the TIRUCHENGODE MUNICIPALITY municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate,the Executive Authority of the TIRUCHENGODE MUNICIPALITY hereby licenses **Mr.M SURESH**
Residing at Door No **390/D160,KOLLAPATTY TNHB COLONY,VALARAIGATE,KOLLAPATTY TNHB COLONY, 637211**.
to be a Registered Engineer for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

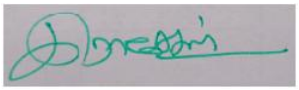
The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or engages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Municipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

**Conditions of License:-**

| S.No | Condition Name |
|---|---|
| 1 | It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Municipal or Government land. |



**Station**: TIRUCHENGODE
**Dated**: 22-Aug-2024

**Commissioner,**
**TIRUCHENGODE MUNICIPALITY**

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.