Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



FORM – 5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: Residential Layout "**ACAIA GARDEN**" at R.S. No: 270/1B2B of Kariam Palayam Village, Annur Taluk, Coimbatore District, Tamil Nadu – 641 653

Date: 01.02.2025

K. Gunasekaran,
No. 199, Venkatasamy Road,
New siddhapudur,
Coimbatore
Tamil Nadu – 641 044

Subject: **Certificate for Residential Layout "ACAIA GARDEN"**

Sir,

I, **K. Vignesh (Registered Engineer – Grade III)** having License No. **Coimbatore LPA/RE/GR-III/011/2022** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at **Residential Layout "ACAIA GARDEN"** situated on the Plot bearing Revenue Survey Nos. 270/1B2B demarcated by its boundaries North West (11°12'42.49"N;77°5'6.06"E) North East (11°12'42.23"N; 77°5'10.29"E) South East (11°12'41.61"N;77°5'10.16"E) South West (11°12'40.06"N; 77°5'5.45"E) of Kariam Palayam Village, Annur Taluk, Coimbatore District measuring 6070 Sq.mtrs or 1.50 Acres being developed by Mr. K. Gunasekaran.

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 Town and Country Planning Department vide L.P/R(C). NO: 372/2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

VIGNESH.K, B.E/
L.B.S. REGISTERED ENGINEER
CBE LPA/RE/GR-III/011/2022
199, Venkatasamy Road,
New Siddhapudur, Coimbatore-44.
Cell: 9597950536

K. Vignesh
(Reg. License No. Coimbatore LPA/RE/GR-III/011/2022)

Encl.: Photographs of all sides of site

DIRECTORATE OF TOWN AND COUNTRY PLANNING
Coimbatore District Town and Country Planning Office

Corporation Shopping Complex, 2nd Floor, Dr.Nanjappa Road, Coimbatore-641018
Phone-0422-2380243 E-mail:kovaidisttcp@gmail.com
Website:www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICAT

This is to certify that the **Thiru.K.VIGNESH** has enrolled as **Registered Engineer Grade-III (RE)** with office of the Joint Director of District Town and Country Planning who has the qualification B.E. in Civil Engineering and experience in the relevant field for 5 years.

He has been given the Registration No. **RE/Gr-III/011/2022** on **03.06.2022**. 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.

This registration is valid up to 02.06.2027.



3/6/2022

Joint Director ,
District Town and Country Planning office,
Coimbatore

3/6/2022



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate