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: **S.F.NO:1/3B, 3/2A1A1A2A, 3/3A1B SARKAR VALAPPADI VILLAGE, VALAPPADI TALUK, SALEM DISTRICT.**

Date: 03-06-2025

Mr. B.Lazar (Name of the Promoter)

No.32, Ayyagoundar Street-11, Valappadi, Salem, Tamilnadu – 636115.(Address of the Promoter)

Subject: Certificate for **Royal Garden** (Name of the project) Ref:

_____(TNRERA Registration Number)

Sir,

I, **S. SUPRIYA** (name of the Architect/ Licensed Surveyor) having License No**. 21/2024 (RE-II)** had undertaken assignment as an Architect/ Licensed Survey or for the assessment and verification of development of workdone at ____ (name of the project) situated on the Plot bearing Survey no./ Plot no. **1/3B, 3/2A1A1A2A, 3/3A1B** demarcated by its boundaries (latitude and longitude of the end points) **11.665710°,78.389314°** to the North **11.664680°, 78.388563°** to the South **11.665353°, 78.387490°** to the East **11.664906°,78.389351°** to the West of Division. Survey no. **1/3B, 3/2A1A1A2A, 3/3A1B** Village **SARKAR VALAPPADI** Taluk **VALAPPADY** District **SALEM** measuring **12962.08** sq.mts. Being developed by **Mr. B.Lazar** (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 **DTCP SALEM** (Name of the sanctioned authority) *vide* Planning Permission No.**115/2025** dated **12.04.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

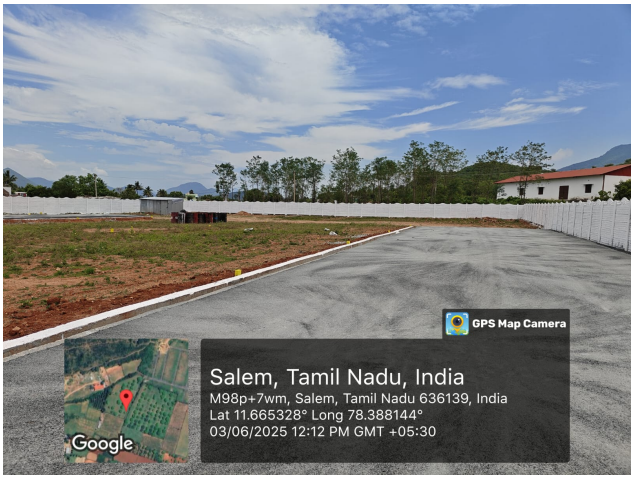
Er. S. SUPRIYA, B.E.,
Registered Engineer,
Registration No:21/2024 (RE-II)
IDEAX DESIGNS
No:544/2G-8, Rathna Complex,
Near Sona College,
Salem-636 005. Cell:97868 61333.

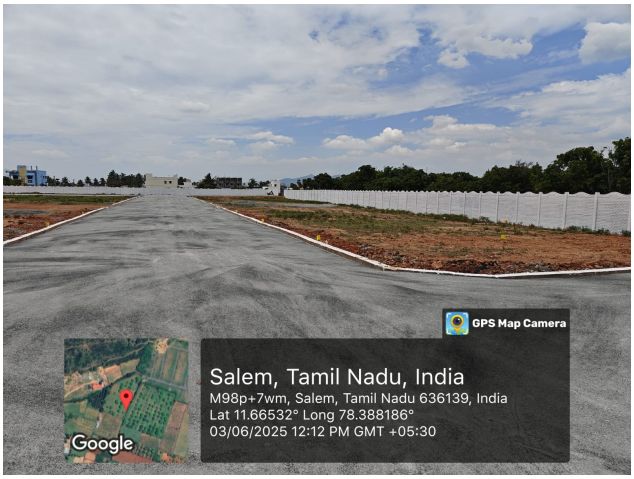
Enclosed:

Photographs of all sides of site

Project photos:









Er. S. SUPRIYA, B.E.,
Registered Engineer,
Registration No:21/2024 (RE-II)
IDEAX DESIGNS
No:544/2G-8, Rathna Complex,
Near Sona College,
Salem-636 005. Cell:97868 61333.

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

Phone: 0427-2448625

Email: ddslmregion@gmail.com

Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **TMT. S. SUPRIYA** has enrolled as **Registered Engineer Grade-II (RE-II)** with Salem District Town and Country Planning who has the qualification of **Bachelor of Engineering in Civil Engineering** and experience in the relevant field for 7 Years.

She has been given the **Registration No:21/2024 (RE-II)** on 26.11.2024. She 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, Municipal Administration and Water Supply (MA1) Department, Dated 04.02.2019.

This Registration is valid upto **25.11.2029.**



26 NOV 2024

சேலம் - 636 302

24/11/24

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING,
SALEM DISTRICT.

25/11/2024.



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