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**Certificate by Architect / Licensed Surveyors**

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

Address of the Project : LAVIN ENCLAVE PHASE - II , SF No: 135/4, 135/5, & 135/6, Idigarai Village, Annur Taluk, Idigarai Town Panchayat, Coimbatore District, Tamilnadu State.

28.05.2025

**K.KARTHIKEYAN**

( Name of the Promoter )

NO.53/1, 2<sup>ND</sup> CROSS STREET  
VAIYAPURI NAGAR, SENGUNTHAPURAM  
KARUR, TAMIL NADU – 639 002.

( Address of the Promoter )

**Subject : CERTIFICATE FOR LAVIN ENCLAVE PHASE -II ( TNRERA Registration Number – Applied )**

Sir,

I K.Prabhu ( Licensed Surveyor ) having License No. COIMBATORE LPA /RE/GR-III/062/2024 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at LAVIN ENCLAVE PHASE -II, SF No: 135/4, 135/5 & 135/6, Idigarai Village, Annur Taluk, Coimbatore District Tamilnadu State. demarcated by its boundaries (Latitude and Longitude of the end points) to the North. 11°07'09.5"N 76°58'34.3"E (SF.NOS.135/3A) Approved Layout Road to the South. 11°07'09.0"N 76°58'38.6"E (SF.NOS.146) to the East 11°07'10.4"N 76°58'38.3"E (SF.NO. 132 ) to the West 11°07'08.1"N 76°58'34.9"E(SF.NOS.136) Division - Idigarai Village, Annur Taluk, Coimbatore District. Land Measuring 6750 Sq.mts. Being developed by Mr.K. KARTHIKEYAN. 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 Letter No: CBELPA: R5V2SG25/2024/2025/TCP, Joint Director, Coimbatore Directorate of Town and Country Planning Department, Vide Planning Permission No: 103/2025 and DTCP order No. 81/2025 and Local Body Sanction No. 33/2025 Sanctioned by Dated.22.05.2025 including all amenities and facilities as committed by the promoter to the allottees.

Stamp, Signature & Name Licensed Surveyor With (Reg. License No)

**Er. K. PRABHU B.E.,**  
C.L.P.A /RE/GR- III/19/04/031  
Nysa Consultancy  
19 A, Maniam Vellapar Street  
K.K. Pudur, Saibaba Colony  
Coimbatore - 641038



**GOVT. OF TAMILNADU**

**DIRECTORATE OF TOWN & COUNTRY PLANNING**

**DISTRICT TOWN & COUNTRY PLANNING OFFICE, COIMBATORE**

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : [Kovaidisttcp@gmail.com](mailto:Kovaidisttcp@gmail.com)

**PROFESSIONAL REGISTRATION CERTIFICATE**

This is to certify that the Thiru.K.PRABHU has enrolled as **Engineer Grade –III(RE)** with District Town and country Planning, Coimbatore who has the qualification of **B.E(Civil Engineering)** and experience in the relevant field for 9 years.

He has been given the Registration No. Coimbatore LPA/RE/GR-III/062/2024 on 01.07.2024. He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu 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 04.02.20219

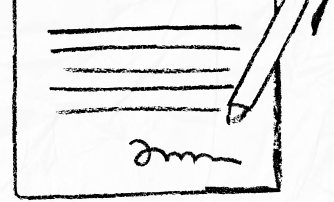
This Registration Certificate is valid upto 30.06.2029



**JOINT DIRECTOR (I/C)**

**DISTRICT TOWN AND COUNTRY**

**PLANNING, COIMBATORE**



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.



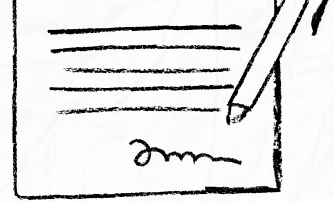
### **NRI & Investment Services**

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



### **Compliance & Special Services**

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



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### **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



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real estate journey

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