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FORM-5

CERTIFICATE BY ARCHITECT / LICENSED SURVEYOR

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

Address of the Project : S.NO. 598/2B2C Of
ULLIYAKOTTAI village,
Guzillyamparai Taluk, Dindigul District.

Address of the Promoter : R.V.Mohandass,
2/2 Naraya Nagar,
Dindigul, Tamil Nadu – 624619.

Subject : Certificate for completion of layout works :
S.NO.598/2B2C Of Ulliyakottai Village,
Guzillyamparai Taluk, Dindigul District.

Sir,

I, Er.**G.BALAJI KUMAR** having License No. **RE06/2020 (GR-III)** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **S.No. 598/2B2C of Ulliyakottai Village, Guzillyamparai Taluk, Dindigul District.** '**PERUMAL NAGAR**' situated on the Plot bearing Survey no./ Plot no. 1 to **32** demarcated by its boundaries (latitude and longitude of the end points) **10.682272, 78.064948** to the North **S.No: 598/2B2B** to the South **S.No: 605** to the East **S.No: 599** to the West **S.No: 598/1(Existing Village Panchayat Road)**of Division **ULLIYAKOTTAI Village, GUZILLYAMPARAI Taluk, Dindigul District, Tamilnadu** measuring 5837.00 **sq.mts**. Being developed by **Mr.R.V.MOHANDASS**.

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 **DEPUTY DIRECTOR, DTCP, Dindigul**, vide Planning Permission No. **143/2024,** dated**: : 11.07.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Er.G.BALAJIKUMAR, B.E.,
Registered Engineer Grade - III,
DLPA Reg. No : 06/2020
BK CONSTRUCTIONS
39, Chinnlyapuram, Anguvilas Road
DINDIGUL - 1, Cell : 95008 90778.

DLPA

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

DINDIGUL LOCAL PLANNING AUTHORITY

No.14, Vivekanandha Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. **G.BALAJI KUMAR** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority (**DLPA**) who has the qualification of **D.C.E.,** and experience in the relevant field for **5** years.

He has been given the Registration No: ***RE 06/2020 (GR-III)*** on ***08.12.2020.*** 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 upto ***07.12.2025.***



நாள் :08-12-2020

8/12/20

MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL.

8/12/2020

Total Project Cost [Land Cost +Development Charges (Infrastructure) + Building Construction + Fees Paid Charges]

Land Cost (Market Value)	:	62,83,000.00	
Scrutiny Fees	:	8756.00	(13.06.24)
OSR Charges	:	239233.00	(05.07.24)
Development Chargers	:	10500.00	(08.07.24)
Centage Charges	:	10500.00	(09.07.24)
Layout Approval Fees	:	126560.00	(27.07.24)
Layout Inspection Fees	:	1000.00	(27.07.24)
TOTAL PROJECT COST	**:**	**6679549.00**	

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 13/06/2024

Applicant Name : Mohandass

Application No : DSI8KG94

Fees Type : Scrutiny Fees

Receipt Number : 2024061329017

Transaction ID : 8282129168736

Purpose

S.No	Description	Amount
1	Scrutiny Fees	8756

Amount In Words : Rupees Eight Thousand Seven Hundred Fifty Six Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 05/07/2024

Applicant Name : Mohandass

Application No : DSI8KG94

Fees Type : Osra Fees

Receipt Number : 2024070529017

Transaction ID : 3026655703613

Purpose

S.No	Description	Amount
1	Osra Fees	239233

Amount In Words : Rupees Two Lakh Thirty Nine Thousand Two Hundred Thirty Three Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 27/07/2024

Applicant Name : Mohandass

Application No : DSI8KG94

Fees Type : Demand Fees

Receipt Number :

Transaction ID : 1b4cc050-9bda-43df-9f31-8492dc6f6cc9

Purpose

S.No	Description	Amount
1	Layout Approval Fees	126560.00
2	Layout Inspection Fees	1000.00

Total Amount : 127560

Amount In Words : Rupees One Lakh Twenty Seven Thousand Five Hundred Sixty Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	Mohandass	Payment Generated	:	09/07/2024
Application No	:	DSI8KG94	Payment Completed	:	09/07/2024
Fees Type	:	Demand Fees			
Receipt Number	:	2024070929017			
Transaction ID	:	3078041532455			

Demand Details:

S.No	Description	Amount
1	Centage Charges	10500.00

Total Amount : 10500

Amount In Words : Rupees Ten Thousand Five Hundred Only

With Regards,
DTCP



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

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