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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: Date: 11.02.2025

R.S.No: 402/1B, 1.40 Acres in Kasbapettai Village and Panchayat, Modakurichi Taluk and Erode District, Tamilnadu State, India.

YAMUNA, PRAKASH, SENTHIL KUMAR - (Name of the Promoter)
No:112/224,EPB Nagar,Periyasemur,Veerappanchatram,Erode-638004.(Address of the Promoter)

Subject:

Certificate for R.S.No: 402/1B, 1.40 Acres in Kasbapettai Village and Panchayat, Modakurichi Taluk and Erode District, Tamilnadu State, India.

Ref:_____(TNRERA Registration Number)

Sir,

I am **Er.R.MOHAN.,B.E, M.B.A.**(name of the Licensed Surveyor) having License No. **10/2022/RE-GR-II/EDTCP &25/08/2027** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done **Kasbapettai Village and Panchayat, ModakurichiTaluk and Erode District.** (name of the project) situated on the Plot bearing Survey no./ Plot no **R.S.No: 402/1B ,** demarcated by its boundaries (latitude and longitude of the end points)

11.278672, 77.745654 to the North

11.277991, 77.745348 to the South

11.278177, 77.746069 to the East

11.278566, 77.744951 to the west

11.278327, 77.745330 to the Centre of Division & village **Kasbapettai Village & Panchayat, Modakurichi Taluk, Erode District** measuring **1.40 Acres** Being developed by **YAMUNA, PRAKASH, SENTHIL KUMAR** (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 **ASSITANT DIRECTOR, ERODE DISTRICT DTCP OFFICE, ERODE.** (Name of the sanctioned authority) *vide* Planning Permission No. **201/2023 &** dated **11.05.2023** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Surveyor with (Reg. License No - **10/2022/RE-GR-II/EDTCP & Validity till - 25/08/2027**) - **Er.R.MOHAN.,B.E, M.B.A.**

Enclosed:
Photographs of all sides of site

Er.R.MOHAN, B.E.,M.B.A.,
REGISTERED ENGINEER -DTCP.
L.No: 10/2022/RE-Gr.II/EDTCP.
CPR PLANNERS AND BUILDERS.
C-134, Sampath Nagar Housing Unit,
Opp. Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ERODE DISTRICT.

Opp. to Government I.T.I. Chennimalai Road, Erode - 638 009.
Email: ddtcperode@gmail.comWebsite: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **R. Mohan** has enrolled as **Registered Engineer Grade II(RE-Gr.II)**with **Erode District Town and Country Planning Office (Erode DTCP)** who has the qualification of B.E. (Civil)and experience in the relevant field for 5years.

He has been given the Registration No: **10/2022/RE-Gr.II/EDTCP**on **26.08.2022**.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 upto**25.08.2027**



26/08/22

Deputy Director (I/c),
Erode District Town and Country Planning Office,
Erode.

26/8/22

26 AUG 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

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