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Form 5

Certificate By Architect/ Licensed Surveyor
(Certificate for the purpose of completion of Layout / sub-Division Project)

Date : 28.01.2025

Address of the Project : **LINGA NAGAR**
T.S.No.17/2,17/3,18/1,18/2
(S.No. 138/2,3,140/1,2) at WARD-I,Block-10
Pandamangalam Village,
K.Abishekapuram Zone,
Tiruchirappalli West Taluk,
Tiruchirappalli District..

Name of the Promotor : Mr. A. Ritz Raja, Managing Partner
M/s. RITZ Property Developers

Address of the Promotor : No.12/173, 10th cross,
Ponnagar, Trichy – 620001.

Subject: Certificate for completion of the Project of **LINGA NAGAR** at T.S.No.17/2,17/3,18/1,18/2(S.No. 138/2,3,140/1,2) in WARD-I,Block-10 Pandamangalam Village, K.Abishekapuram Zone, Tiruchirappalli West Taluk, Tiruchirappalli District.

Ref:

Sir

I SIVARAMAKRISHUNAN (Licensed Surveyor) having Registration no.040 RE-GR-III had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **LINGA NAGAR** situated on the plot bearing T.S.No.17/2,17/3,18/1,18/2(S.No. 138/2,3,140/1,2) demarcated by its boundries to the North 10°50'19.1"N to the South to East 78°39'57.3"E to the west of Division – WARD-I,Block-10 Pandamangalam Village, K.Abishekapuram Zone, Tiruchirappalli West Taluk, Tiruchirappalli District.site measuring 17650 sq.mtrs. being developed Mr. A. Ritz Raja, Managing Partner M/s. RITZ Property Developers.

Based on site inspection carried out by me with respect to each of the plots of the aforesaid Layout 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 District Town Country Planning Office, Tiruchirappalli District (sanctioned authority) vide Planning Permission No. **L.P/JD DTCP(TD) No: 162/2024 (P.P.No.126/2024)**dated **14.08.2024,** Local body approval No. **F1/9157/2024WCO V** dated 02.01.2025 of Tiruchirappalli Corporation including all amenities and facilities as committed by the promoter to the allottees.

T. SIVARAMAKRISHNAN, DCE.,
Reg.No:040 RE-GR-III on 06-08-2024/DTCP/TNJ,
Shalom Cadd, Worajyur, Trichy,
Mob: 99446 45477.

Encl.
Photograph of all sided of the site

TOWN AND COUNTRY PLANNING, THANJAVUR DISTRICT
No.5, Ganapathy Nagar, Medical College Road,
Thanjavur
Phone No:04362 270133 E Mail : dtcpthanjavur@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru T SIVARAMAKRISHUNAN** has enrolled as **Registered Engineer Grade III (RE)** with this District Town and Country Planning Office, Thanjavur District who as the qualification of **Diploma in Civil Engineering** and experience in the relevant field for 13 years.

He has been given the **Registration No. 040 RE – GR – III on 06.8.2024**. 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 and 16 MAWS (MA1) Department dated 04.02.2019 and 31.01.2020.

This Registration is valid up to 05.8.2029.



05/08/24.

Assistant Director,
District Town and Country Planning office,
Thanjavur



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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