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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

ADDRESS OF THE PROJECT: Date: 17.03.2025

Project Name: BENA CITY of Survey No.344/2A, 344/2B measuring to an extent of 18550.00sq.mts (4.58Acre) situated at Munneerpallam village, Munneerpallam Panchayat, Palayamkottai Panchayat Union, Palayamkottai Taluk, Tirunelveli District, Tamil Nadu State.

B.Senbagavalli, Mary Elizabrth, Jeyaraman(Power Agent)
248, P.N.K Colony, Anna Nagar,
Palayamkottai, Tirunelveli-627011.

Subject: Certificate for Project Name: BENA CITY

DTCP / Tirunelveli Local Planing Authority
Approval No: L.P/TLPA No:SWP/02/2025 and
Planning Permission No.P.P/L.P/TLPA No.01/2025

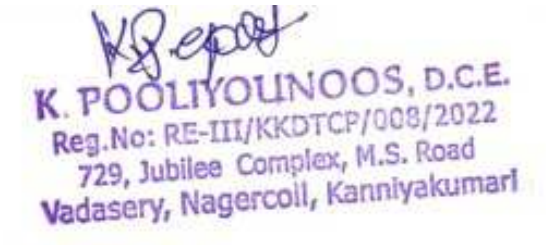
Ref: (TNRERA Registration Number)

Sir,

I, K.POOLI YOUNOOS (name of the Architect/ Licensed Surveyor) having License No. RE-III/KKDTCP/008/2022 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at BENA CITY (name of the project) situated on the Plot bearing Survey No.344/2A, 344/2B demarcated by its boundaries (latitude and longitude of the end points) 8°39'14.7"N 77°41'49.8"E at Munneerpallam Village, Munneerpallam Panchayat, Palayamkottai Panchayat Union, Palayamkottai Taluk, Tirunelveli District Measuring 18550.00sq.m(4.58Acre) Being developed by B.Senbagavalli, Mary Elizabeth, Jeyaraman (Power Agent)

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 Tirunelveli Local Planning Authority (Name of the sanctioned authority) vide Approval No: L.P/TLPA No:SWP/02/2025 and Planning Permission No.P.P/L.P/TLPA No.01/2025 Dated 07/01/2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg.License No)
Er.K.POOLI YOUNOOS
Register No: RE-III/KKDTCP/008/2022



Enclosed: Photographs of all sides of site

KANNIYAKUMARI DISTRICT
TOWN & COUNTRY PLANNING OFFICE

Collector Office Campus,
Nagercoil, Kanniyakumari District
Phone - 04652 -229315
e-mail: dtcpkkdistrict@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

(Registration No. RE-III/KKDTCP/008/2022)

This is to certify that the **THIRU. K. Pooli Younoos** has enrolled as Registered Engineer Grade III in the Kanniyakumari District Town & Country Planning office has the qualification of DIPLOMA (CIVIL ENGINEERING) and experience in the relevant field for 13 Years.

He shall be required to comply with the duties and responsibilities prescribed in the Tamil Nadu Combined Development and Building Rules-2019 (Part V, " Registration of Professionals") vide G.O.(MS)No.18, Municipal Administration and Water Supply (MA1) Department, Dated 04.02.2019 and with the amendment for time to time.

This Registration is valid upto 31.03.2027



26/07/22

Assistant Director
District Town & Country Planning Office
Kanniyakumari District

26 JUL 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.



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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

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