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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:

Rettanai (East) Village & Rettanai Panchayat,

Mailam Panchayat Union,

Tindivanam Taluk,

Villupuram District.

Date:**19-02-2025**

R.Moorthy,

No.185, Fisher Street,

Rettanai, Tindivanam,

Villupuram District- 604306.

To

Subject: Certificate for "மூர்த்தி நகர் **(Moorthy Nagar)"**

Ref: _____ (TNRERA Registration Number)

Sir,

I, **D.KATHIRAVAN** (Licensed Surveyor) having License No. **RE/GR.II/ VD/AUGUST-2022/061** had under taken assignment as an Licensed Surveyor for the assessment and verification of development of work done at "மூர்த்தி நகர் **(Moorthy Nagar)** situated on the Plot bearing Survey no.**547/9B, 547/9C** in **Rettanai (East) Village, Rettanai Panchayat, Mailam Panchayat Union, Tindivanam Taluk, Villupuram** emarcated by its boundaries (latitude and longitude of the end points) **12.195366, 79.557372** to the North, **12.194697, 79.556761** to the South, **12.195086, 79.558208** to the East, **12.195069, 79.556465** to the West measuring **14100.00 Sq.m** being developed by **R.Morrthy**. 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 DIRECTORATE OF TOWN AND COUNTRY PLANNING, **Villupuram District** *vide* Planning Permission No.**91/2024 Dated.28-04-2024** including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

D.KATHIRAVAN

Er.D.KATHIRAVAN,B.E.,
Licenced Engineer
RE/GR-II/VD/Aug-2022/061
No.56C, Hospital Road,Opp. to GH
Villupuram - 605 602.
Cell: 9585628580

Enclosed:
Photographs of all sides of site

PROJECT COST DETAILS

ADDRESS OF THE PROJECT:

The Project at S.No: 547/9B, 547/9C - 14100.00 sq.m (or) 3.48 Acre in Rettanai (East) Village, Rettanai Panchayat, Mailam Panchayat Union, Tindivanam Taluk, Villupuram District named as "மூர்த்தி நகர் (Moorthy Nagar)".

COSTS OF THE PROJECT:

1. **Land Purchase Cost - Rs. 3,03,54,480**
2. **Dtcp Fees**
    a. **Scrutiny Fee - Rs.21150**
    b. **Centage Charges - Rs.22500**
    c. **Development Charges - Rs.28200**
    d. **Display Board Charge - Rs.1,500**
3. **Road Development Cost - Rs.10,00,000**
   (Drainage, Street Lights etc.,)
4. **Site Development Cost - Rs.10,00,000**
5. **Panchayat Fees - Rs.2,82,172**
6. **Stamp And Labour Charge - Rs.80,000**

TOTAL PROJECT COST = Rs. 3,27,90,002

R. மூர்த்தி

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Smarter Tools, Stronger Decisions

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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