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Form- 5

Certificate by Architect / Licensed Surveyor

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

Addressof the project: **SELVAKUMARAN AVENUER.SF.NO.397/2,Chinnamuthur Village, Muthur Town Panchayat, Kangeyam Taluk, Tirupur District. PIM Code – 638 105.**

Date: 03-06-2025

Name of the Promoter: **S Suriyavarthan& P Sakthivel**

Address of the Promoter:

1. **No.11A, Mahalakshmi Nagar, Vellakovil road, Muthur .Erode – 638 105.**
2. **No. 123 Perumal Pudur, Chinnamuthur Road, First cross lane, Velampalayam Post, Muthur. Tirupur – 638 105.**

Subject: Certificate for **SELVAKUMARAN AVENUE**

Ref:

Sir,

I **Er. P. PRABHAKARA BASKARAN**(name of the Architect / Licensed Surveyor) having License No. **TD/RE/GR-II/2024/12/016**had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **SELVAKUMARAN AVENUE** situated on the plot bearing **R.SF.NO.397/2**demarcated by its boundaries (latitude and longitude of the end points)**11°05'62.09"N& 77°74'34.83"E**land area with **SF.No.397/1**to the North land area with **SF.No.395**tothe south land area with **SF.No.396**to the East land area with **SF.NO.399 & SF.No.398**to the west ofdivision land area with **Chinnamuthur Village, Muthur Town panchayat, Kangeyam Taluk, Tirupur District** measuring **5650**sq.mts. Being developed by**S Suriyavarthan& P Sakthivel.**

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 completedin all respects as per theplotting layout plan sanctioned by **DTCP Tiruppur**(Name of the Sanctioned authority) vide Planning Permission No.**39/2025**dated **27-02-2025**including all amenities and facilities as committed by the promoter to the allottes.

Yours faithfully,

P.Prabhak

Er. P. PRABHAKARA BASKARAN, B.E.,
Registered Engineer Grade-II
Reg No. TD/RE/Gr-II/2024/12/016
No. 5/5F, Indian Bank I Floor, Rajaji Street,
Kangayam-638701. Tiruppur (Dt) TN.

Stamp,Signature& Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with (Reg. License No)

Enclosed:

Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUPPUR DISTRICT

1st Floor, Kumaran Commercial Shopping Complex, Tiruppur-641601
Phone-0421-2235500E-mail:tiruppur.rdd@gmail.comWebsite:www.tcp.tn.gov.in

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PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **P.PRABHAKARA BASKARAN** has enrolled as **Registered Engineer Grade-II (RE- II)** with office of the District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for more than 05 years.

He has been given the Registration No.**TD/RE/Gr-II/2024/12/016** (This revises No. TD/RE/Gr-III/2024/06/021) on **27.12.2024**. 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 MAWS (MA1) Dept. Dated.04.02.2019 and amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.16 MAWS (MA1) Dept. Dated.31.01.2020.

This registration is valid up to 26.12.2029.

(Roc No:67/2024/TD)

27/12/24

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

27/12/24





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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.

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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

Vastu & Property Management Tools

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