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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: Survey Number :- 318/1. Karegoundenpalayam Village, Annur Taluk, Coimbatore District.

M/S. Paksionpillai properties pvt. ltd, Mr. Kittusamy, Mr. Abinand, Mr. Ravichandran, Mr. Sennaiyan, Mr. Indirajith & Mr. Arunkumar. (Name of the Promoter)

Date: 14/04/2025

No. 6-B/2, Rangampalayam, Erode-638009. (Address of the Promoter)

Subject: Certificate for "NEX VILLAS" (Name of the project) Ref: _____ (TNRERA Registration Number)

Sir,

I, Er. S. Velmurugan D.C.E. (name of the Architect/ Licensed Surveyor) having License No. TD/RE/GR-III/2023/12/009. had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "Nex villas" (name of the project) situated on the Plot bearing Survey no./Plot no. 318/1/ 47 Plots. demarcated by its boundaries (latitude and longitude of the end points) _____ to the North 11.21987"N to the South 11.13126"S to the East 77.087004"E to the West of Division 77.05117"W Village Karegoundenpalayam Taluk Annur District Coimbatore measuring 9590.96 sq. mts. Being developed by M/S. Paksionpillai Properties pvt. ltd, Mr. Kittusamy, Mr. Abinand, Mr. Ravichandran, Mr. Sennaiyan, Mr. Indirajit & Mr. Arunkumar. (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 DTCP Coimbatore (Name of the sanctioned authority) *vide* Planning Permission No. 282/2024 dated 20/9/2024 including all amenities and facilities as committed by the promoter to the allottes.

Er. S. VELMURUGAN D.C.E.,
Registered Engineer Grade - III (RE)
Reg. No : TD/RE/GR-III/2023/12/009
PRIME PLANNERS
Sri Sasikalaa Commercial Complex(SCC) First Floor,
Shop No : 2, (496, 384B), Kamaraj Road,
New Collector Office Opposite, Palladam Road,
TIRUPUR - 641 604. Mobile : 99943 84984

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No TD/RE/GR-III/ 2023/12/009.

Enclosed:

Photographs of all sides of site

DTCP TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUPPUR LOCAL PLANNING AUTHORITY

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

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**VELMURUGAN.S** has enrolled as **Registered Engineer Grade-III (RE)** with District Town and Country Planning office, Tiruppur who has the qualification of Diploma in Civil Engineering and experience in the relevant field for more than 5 years.

He has been given the Registration No.**TD/RE/GR-III/2023/12/009** on **26.12.2023**. 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 27.12.2028.

(2571/2023 TD)



26/12/23

Member Secretary,
Tiruppur Local Planning Authority,
Dist. Town & Country Planning Office,
Tiruppur.

Our services go beyond

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.

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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We're honored to be part of your
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