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Form-5

Certificate by Architect/Registered Engineer

(Cerificate for the Purpose of completion of Layout/ Sub Division Project)

Address of the Project : **S.F.No.140/4A2,141/1B,2A2,3A3 & 6B,KALIYANUR VILLAGE AND PANCHAYAT , PALLIPALAYAM PANCHAYAT UNION , KUMARAPALAYAM TALUK , NAMAKKAL DISTRICT.**

Date: **11-01-2025**

M/s JAI GARDEN

1. Mrs.J.Shyamala W/o Mr.R.Jayagopi.,(Managing Partner)

2.Mr.M.Selvaraj S/o Mr.Madeswaran., (Managing Partner)

3.Mr.R.Venkatachalam S/o Mr.Ragunathan.,

4.Mr.K.Kannan S/o Mr.Karuppannan.,

5.Mr.Vigneshkumar S/o Mr.Sivasubramaniam.,

D No.35/A2 ,KRPAD Road,1st Cross Street.,

Pallipalayam Village,

Kumarapalayam Taluk,

Namakkal – 638 006.

Subject : Certificate for **REGULAR LAYOUT**

(SWP/DTCP/NAMAKKAL/LAYOUT NO: 214/2024 ,Dated – 13.08.2024)

LOCAL BODY SANCTIONED No : 03/2024-2025, Dated - 30.12.2024

Ref : _____**(**TNRERA Registration Number)

Sir,

I Er.J.MEENA (Name of the Architect/ **Registered Engineer)** having License No.**DTCP/SALEM/RSE-II/002/2022** had undertaken assignment as an Architect/ **Registered Engineer** for the assessment and verification of development of work done at **KALIYANUR VILLAGE AND PANCHAYAT , PALLIPALAYAM PANCHAYAT UNION , KUMARAPALAYAM TALUK , NAMAKKAL DISTRICT. (REGULAR LAYOUT) [SWP/DTCP/NAMAKKAL/LAYOUT NO: 214/2024]** situated on the plot bearing **Survey No**./ Plot No **S.F.No.140/4A2,141/1B,2A2,3A3 & 6B** demarcated by its boundaries (latitude and longitude of the end points) **11°25'06.6"N 77°45'28.5"E** to the North **S.No.137/1,140/4A3** to the South **S.No.141/2B,5A,6A** to the East **S.No.140/12,141/3A5** to the West **S.No.141/1A,141/2A1** of division **KALIYANUR VILLAGE AND PANCHAYAT , PALLIPALAYAM PANCHAYAT UNION , KUMARAPALAYAM TALUK,NAMAKKAL DISTRICT** measuring **As Per Document : 26770.00 Sq.mts & As Per Patta : 26796.00**

Sq.mts (We are taken least area) Being developed by **M/s JAI GARDEN (NAME OF THE COMPANY) 1. Mrs.J.Shyamala W/o Mr.R.Jayagopi.,(Managing Partner) , 2.Mr.M.Selvaraj S/o Mr.Madeswaran., (Managing Partner), 3.Mr.R.Venkatachalam S/o Mr.Ragunathan., 4.Mr.K.Kannan S/o Mr.Karuppannan., 5.Mr.Vigneshkumar S/o Mr.Sivasubramaniam.,(**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 **ASSISTANT DIRECTOR** (Name of the sanctioned authority) vide **LAYOUT NO: 214/2024** dated **13.08.2024 LOCAL BODY SANCTIONED No : 03/2024-2025, Dated 30.12.2024**.including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

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

Enclosed:

Photographs of all sides of site

Er.J.MEENA, M.E., (Struct)
SE-GR II / Reg. No. : 02/2022
AM Designscape
Building Planner & Designer,
D.No.719/5, Gandhi Nagar 1st Street,
Alikuttai (Po.), Vaikaipattarai,
Salem - 636 017. Cell : 6383790158

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

6,Sannathi St,Subramanya Nagar,Suramangalam,
Salem-636 005.
Phone: 0427-2448625.
Email: ddslmregion@gmail.com
Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Tmt.*J.MEENA* has enrolled as Structural Engineer Grade-II (SE) with Salem District Town and Country Planning **(SDTCP).who has the qualification of *M.E.STRUCTURAL ENGINEERING.*, and experience in the relevant field for more than *03* years.**

She has been given the Registration No: *02/2022, SE- GR II* on *29-11-2022*. She 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.

This Registration is valid upto *28-11-2027.*



30.11.22

ASSISTANT DIRECTOR,
SALEM DISTRICT TOWN AND COUNTRY PLANNING,
SALEM.

30/11/2022

30/11/22

SALEM DTCP

TOTAL PROJECT COST

Land Value :

Land	-	Rs.3,00,00,000 /-
Total	**-**	**Rs.3,00,00,000/-**

Fee :

DTCP	-	Rs.1,35,734 /-
Local Body	-	Rs.1,93,371 /-
Total	**-**	**Rs.3,29,105 /-**

Development :

Road	-	Rs.80,00,000 /-
Other	-	Rs.20,00,000 /-
Total	**-**	**Rs.1,00,00,000 /-**

Total Project Cost = Rs.4,03,29,105/-



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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We're honored to be part of your real estate journey

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