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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

DIMOND CITY PHASE - IV, SURVEY.NO. 83/5, 83/8 & 84/5 IN PANAIYUR VILLAGE, MADURAI SOUTH TALUK, MADURAI DISTRICT.

Date: 02.04.2025

R.SAPPANI & S.MUTHUSAPPANI,
Door No. 1/275, Nadutheru,

Panaiyur,

Madurai – 625 009.

Subject: Certificate for **DIAMOND CITY PHASR - IV** (Name of the project)

Ref: **ONLINE PAYMENT** (TNRERA Registration Number)

Sir,

I, **M.AYYANAR** (name of the Architect/ **Licensed Surveyor**) having License No. RE-018/2022, GR-III, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **DIAMOND CITY PHASE - IV** (name of the project) situated on the Plot bearing **SURVEY.NO. 83/5, 83/8 & 84/5** demarcated by its boundaries (latitude and longitude of the end points) **9.878316 & 78.158275** to the North **VACANT LAND** to the South

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VACANT LAND to the East **10.0M WIDE EXISITNG ROAD & PLOTS** to the West of Division **VACANT LAND** Village **PANAIYUR** Taluk **MADURAI SOUTH** District **MADURAI** measuring **4600.00** sq. mts. Being developed by **R.SAPPANI & S.MUTHUSAPPANI** 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-MADURAI** (Name of the sanctioned authority) *vide* Planning Permission No. **391/2024** dated **20.12.2024** including all amenities and facilities as committed by the promoter to the all otter.

R. Sappani

S. முத்துப்பாணி

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **018/2022**) **Er.M.AYYANAR**

Enclosed:

Photographs

M. Ayy

Er.M.Ayyanar, DCE.,CAD.,
DTCP/MLPA L.S.No - RE 018/2022(GR-III)
TNRERA Agent No - 0602/2022
No-15-3/6, 3rd West St, Anaiyur,
Madurai - 625017.
Mail Id:ayya[illegible]98@gmail.com
Cell:[illegible]

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MDTCP

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

Roc. No.1433/2019/CC **dated :22.11.2022**

This is to certify that **Thiru.M.AYYANAR** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning **(MDTCP)**, who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **5 years .**

He has been given the **Registration No.RE. 18/2022 (Gr.III) on 22.11.2022.** 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) Department, Dated: 04.02.2019.**

This Registration is valid up to **21.11.2027.**



22 NOV 2022

ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT.

22.11.2022



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.



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

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