



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project - **Survey no. 193/1A2 in Kakkaveri Village, Kakkaveri Panchayat, Rasipuram Panchayat Union, Rasipuram Taluk, Namakkal District, Tamilnadu.**

Date: 21.6.2025

N. Vijayabaskar (Name of the Promoter)

No. 3/92, Pattanam Road, Rasipuram Thulakka, Kakkaveri, Namakkal, Tamilnadu – 637408 (Address of the Promoter)

Subject. Certificate for **“MG AVENUE PHASE-I”** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, Er. **P. Subhashini**, BE, (name of the Architect/ Licensed Surveyor) having License No. Namakkal/RE-III/Reg.No.1/2021 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **“MG AVENUE PHASE-I”** (name of the project) situated on the Plot no./ bearing Survey no. 193/1A2 demarcated by its boundaries (latitude and longitude of the end points) 11.448732 to the North 11.448732 to the South 78.210367 to the East 78.210367 to the West of Division Kakkaveri Village, Kakkaveri Panchayat, Rasipuram Panchayat Union, Rasipuram Taluk, Namakkal District, Tamilnadu, measuring 2.23 Acre (9048.00 Sq.mts). Being Developed by **N. Vijayabaskar** (Name of the Promoters)

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, Namakkal** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/Namakkal/Layout No. 10/2025** dated **20.01.2025** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor


Er. P. SUBHASHINI, B.E.,
Namakkal/RE-III/Reg.No.1/2021
SARBE GROUPS
Register Engineer & Contractor
Sivasakthi Complex,
Trichy Road, Namakkal-637001
Cell - 97868 29885



DIRECTORATE OF TOWN & COUNTRY PLANNING

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

NAMAKKAL DISTRICT

D.no-6/1217, Paramathi Road (South Side)

Namakkal-637001.

Ph: 04286-290067

E-mail: dtcp.namakkal@gmail.com



PROFESSIONAL REGISTRATION CERTIFICATE



This is to certify that **Miss.P.SUBHASHINI** has enrolled as **REGISTERED ENGINEER GRADE-III (RE-III)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E.(CIVIL ENGINEERING)** and experience in the relevant field for **THREE** Years.

He has been given the Registration No. **DTCP/NAMAKKAL/RE-III/001/2021**. 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 Municipal Administration and water Supply (MA1) Department, Dated 04.02.2019.

This Registration is Valid up to: 19.07.2026

Place: Namakkal-01

Date: 20.7.2021



20/7/21

ASSITANT DIRECTOR

DISTRICT TOWN & COUNTRY
PLANNING OFFICE, NAMAKKAL DISTRICT
NAMAKKAL-637001.



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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate