



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:

Date: 25.03.2025

R.S: 194/2D,3A1, At 1.91 Acre (7732.00 Sq.m) in lippili Village & Guruvareddiur Panchayat, Anthiyur Taluk, Erode Dt., Tamilnadu State, India.

P.Jayabakyam, M.Palanisamy, P.Karthika, R.Prabha, S.M.Rajaram - (Name of the Promoter)

1187, Pillayarkovil thottam, Lakshminagar, Mettunasuvampalayam, Erode – 638 316. (Address of the Promoter)

Subject:

Certificate for R.S: 194/2D,3A1, At 1.91 Acre (7732.00 Sq.m) in lippili Village & Guruvareddiur Panchayat, Anthiyur Taluk, Erode Dt.

Ref: _____ (TNRERA Registration Number)

Sir,

I am **Er. S.DINESHKUMAR ,B.E** name of the Licensed Surveyor) having License No. **01/2024/RE-GR-II/EDTCP & validity Dt: 09.09.2029** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **lippili Village & Guruvareddiur Panchayat, Anthiyur Taluk, Erode District.** (name of the project) situated on the Plot bearing Survey no./ Plot no - **R.S: 194/2D,3A1, At 1.91 Acre (7732.00 Sq.m)** demarcated by its boundaries (latitude and longitude of the end points)

11.647359, 77.680376 to the North

11.646616, 77.680199 to the South

11.646847, 77.680554 to the East

11.647128, 77.680079 to the west

11.646981, 77.680319 to the Centre of Division & village **lippili Village & Guruvareddiur Panchayat, Anthiyur Taluk, Erode District.** measuring **1.91 Acre (7732.00 Sq.m)** Being developed by **P.Jayabakyam, M.Palanisamy, P.Karthika, R.Prabha, S.M.Rajaram** (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 **ASSITANT DIRECTOR, ERODE DISTRICT DTCP OFFICE, ERODE.** (Name of the sanctioned authority) vide Planning Permission No. **192/2024 & dated 26.06.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Licensed Surveyor with (Reg. License No - **01/2024/RE-GR-II/EDTCP & Validity dt: 09.09.2029 - Er. S.DINESHKUMAR ,B.E**

Enclosed:

Photographs of all sides of site


Er. S.DINESHKUMAR B.E.,
REGISTERED ENGINEER - DTCP,
L.No: 01/2024/RE-Gr.II/EDTCP,
GS DRAFTING,
C-134, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode-11.
Mobile.No: 98947 23664



**DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT**

Uzhavarsandai Backgate, Sampath Nagar, Erode.
Email: ddtcperode@gmail.com Ph. 0424-2258297

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru **S. DINESHKUMAR** has enrolled as **Registered Engineer Grade II (RE-Gr.II)** with **Erode District Town and Country Planning Office** who has the qualification of B.E. (Civil) and experience in the relevant field for more than 5 years.

He has been given the Registration No: **01/2024/RE-Gr.II/EDTCP** on **10.09.2024**. 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.

This Registration is valid upto **09.09.2029**



G. Juv
10/9/2024
Deputy Director (I/c),
District Town and Country Planning,
Erode District.

10/9/24





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