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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: S.F.No: 111/1B Singlipatti Village
And Panchayat, Namakkal Taluk,
Namakkal District.

Date:21.12.2024

Name: **1.R.Subramanian, And 2.S.Vinoth Kannan,**
D.No.6/999, Nethaji Nagar,
Trichy Road, Vagurampatti,
Namakkal (t.k),
Namakkal District-637002

Subject: Certificate for **Layout at S.F.No:111/1B.**

Ref: SWP/DTCP/NAMAKKAL/LAYOUT No.325/2024, Dated : 19.12.2024

Sir,

I, D.Saravanakumar having License No.DTCP/SALEM/RE-III/008/2020 had undertaken assignment as an ~~Architect~~/ Licensed Surveyor for the assessment and verification of development of work done at Paramathi situated on the Plot bearing Survey no./~~Plot no.~~ 111/1B demarcated by its boundaries (latitude and longitude of the end points) to the North S.F.No. 111/1A, to the South S.F.No.110/14, 15, 16, 17, 18, 23, to the East S.F.No.112/1, 113/9, to the West 10.00m Panchayat Road S.F.No.110/24, 111/2 of Division Singlipatti Village and Panchayat, Namakkal Taluk, Namakkal District, Extent of 4.33 Acres Measuring 17523.00 Sq.mts. Being Developed By **1. R.Subramanian, And 2.S.Vinoth Kannan.**

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 Assisstant Director, District Town and Country Planning Office at Namakkal Vide Planning Permission No- SWP/DTCP/NAMAKKAL/LAYOUT No.325/2024 Dated 19.12.2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

J.KULANDAISAMY

[DTCP/SALEM/RE-III/008/2020]

Er.J. KULANDAISAMY,M.E (STRUCTURAL)
DTCP/SALEM/RE-III/008/2020
J.K BUILDERS
No.39,Vishnu Building,
Opp.Manoharan Hospital,
Thuraiyur Road,Namakkal-637 001.
Cell:9585508369

Enclosed:

Photographs of all sides of site

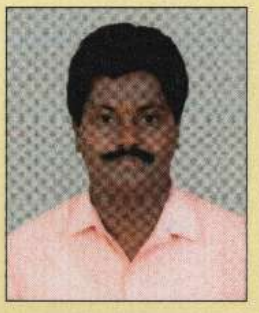
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# DIRECTORATE OF TOWN & COUNTRY PLANNING

## OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

## SALEM DISTRICT

6-Sannathi Street, Subramania Nagar,
Suramangalam, Salem- 636005.
Ph: 0427 - 2448625,
E-mail : ddslmregion@gmail.com



## PROFESSIONAL REGISTRATION

*Certificate*

This is to certify that **Thiru J.KULANDAISAMY** has enrolled as **REGISTERED ENGINEER GRADE-III (RE-III)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **DIPLOMA IN CIVIL ENGINEERING** and experience in the relevant field for **TWENTY FIVE** Years.

He has been given the Registration No. **DTCP/SALEM/RE-III/008/2020.** 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 upto **31.03.2025**

04 JAN 2021

**Place : SALEM-5**
**Date :**

**ASSISTANT DIRECTOR**
**DISTRICT TOWN &COUNTRY**
**PLANNING OFFICE, SALEM DISTRICT**
**SALEM - 636 005**




தமிழ்நாடு தமிலநாடு TAMILNADU

DT 165186

14 DEC 2024

ப. புஷ்பா
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண் : 19/2008/NMKL
மணிக்கூண்டு, நாமக்கல்.

**FORM 'B'**

**[See rule 3(4)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of **1.R.Subramanian and S.Vinoth Kannan** promoters of the proposed Layout project at S.F.No. – 111/1B, Extent of 4.33 Acres, Singlipatti Village and Panchayat, Namakkal Panchayat Union, Namakkal Taluk, Namakkal District.

I **1.R.Subramanian and S.Vinoth Kannan** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **1.R.Subramanian and S.Vinoth Kannan** have / has a legal title to the land on which the development of the project is proposed

   OR

   Have entered into joint development agreement / collaboration agreement /development agreement or any other agreement with who possess a legal title to the land on which the development of the proposed project is to be carried out

   AND

R. Arjunan

S. Vinothkannan

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be **completed** by me/promoter are **1.R.Subramanian and S.Vinoth Kannan.**

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I **1.R.Subramanian and S.Vinoth Kannan** promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal have been made in compliance with the proportion to the percentage of completion of the project.

7. That I **1.R.Subramanian and S.Vinoth Kannan** shall take all the pending approvals on time, from the competent authorities.

R. Thirugnanasambandam

S. Vinothkannan

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8. That I **1.R.Subramanian and S.Vinoth Kannan** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I **1.R.Subramanian and S.Vinoth Kannan** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**Deponents**

R. Subramanian
S. Vinoth Kannan

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at **1.R.Subramanian and S.Vinoth Kannan** on this 22 day of December 24

**Deponents**

R. Subramanian
S. Vinoth Kannan

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## 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.



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## 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

Verified RealEstate™

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

3/350/2 Mettukuppam,
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