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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 Sf.No.300/2C, 300/2D & 315B/2B2.Vellakinar Village, Coimbatore North Taluk, Coimbatore District Tamil Nadu.

Date: 24.03.2025.

1.MOHAN KUMAR, 2. REENITHIMOTHY(Name of the Owners)
No.4/153-1 Thotta pakuthi, Kamarajapuram street, Mathukarai,
Coimbatore-641105.

Subject: Certificate for "AMIRTHAM AVENUE" (Name of the Project)

Sir,

I, M. KIPSON.DHARMARAJAN (Name of the Licensed Surveyor) having License No.RE/Gr-II/001/2022. Had undertaken assignment as Licensed Surveyor for the assessment and verification of development of work done at "AMIRTHAM AVENUE". (Name of the project) situated on the Plot bearing Survey No. Sf.No.300/2C, 300/2D & 315B/2B2.Vellakinar Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu., Plot no. 1 to 39 demarcated by its boundaries (Latitude and Longitude of the points).

11°03'10.0"N
76°57'09.7"E

Sf.No.300/2C, 300/2D & 315B/2B2.Vellakinar Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu.
Measuring 7252.00 Sq.mts. being developed By 1.MOHAN KUMAR, 2. REENITHIMOTHY 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-COIMBATORE (Name of the sanctioned authority) vide Planning Permission No.594/2024 Dated 06/11/2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

M. KIPSON DHARMARAJAN B.E.,
ENGINEER GRADE - II (RE)
COIMBATORE RE / GR - II / 001 / 2022
CCMC REG.GR-II / 002 / 2023
No: 5, K.K. PUDUR,SAIBABA COLONY
COIMBATORE -641 038
CELL::9940300464

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DIRECTORATE OF TOWN AND COUNTRY PLANNING
Coimbatore District Town and Country Planning Office

Corporation Shopping Complex, 2nd Floor, Dr.Nanjappa Road, Coimbatore-641018
Phone-0422-2380243 E-mail:kovaidisttcp@gmail.com
Website:www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **M.KIPSON DHARMARAJAN** has enrolled as **Registered Engineer Grade-II (RE)** with office of the Joint Director of District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for 7 years.

He has been given the Registration No. **RE/Gr-II/001/2022** on **11.03.2022**. 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) Dept. Dated.04.02.2019.

This registration is valid up to 10.03.2027.



11 MAR 2022

11/3/2022

Joint Director ,
District Town and Country Planning office,
Coimbatore

11.3.22

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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

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