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Form – 5

Certificate by Architect / Licensed Surveyor

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

Address of the project **S.F.Nos.204/4B, 6B, 7B** Measuring about **0.40 Acre or 1650.00 Sq.m (PALANIYAPPA GARDEN)** in **VENGUR Village and Panchayat, Thiruverumbur Panchayat Union, Thiruverumbur Taluk, Trichy District.**

Date:28-02-2025

Mr.S.KARTHICKVEL (Name of Promoters)

No.1/18, Ariyandi patti, Valayapatti Post, Ponnamaravathi Taluk,
Pudukkottai Dist.622407.

Subject: Certificate for PALANIYAPPA GARDEN (Name of Project)

Ref:---------- (TNRERA Registration Number)

Sir,

I, **M.YOKEESWARAN** (~~Name of Architect~~ / Licensed Surveyor) having License No. **RE/Gr.III/DTCP/OCTOBER 2024/061** Had undertaken assignment as an ~~Architect~~ / Licensed Surveyor for the assessment and verification of development of work done at **PALANIYAPPA GARDEN (Name of Project)** situated on the plot bearing **S.F.No./ ~~PlotNo~~:204/4B, 6B, 7B** demarcated by its boundaries (latitude and longitude of the end points)**10.81206, 78.77346** to the **North, 10.81187, 78.77346** to the **South, 10.81194, 78.77356** to the **East, 10.81193, 78.77335** to the **West** of Division Measuring **1650.00 sq.mts**. Being developed by **Mr.S.KARTHICKVEL**

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 JOINT DIRECTOR, Trichy District Town and Country Planning (Name of the Sanctioned authority) vide **Approved Layout No.27/2025, Layout Sanction No.13/2025 DATE:30-01-2025** including all amenities as committed by the promoter to the allottes.

Yours Faithfully,

Er.M.YOKEESWARAN,D.C.E.,
RE/GR.III/TLPA/043-MAY 2019
Cell:9597312288

TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING
(Kajamalai Main road, Kajamalai, Tiruchirappalli - 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr.M.YOKEESWARAN** has enrolled as **REGISTERED ENGINEER GRADE-III** with this office who has the qualification of **DIPLOMA IN CIVIL ENGINEERING** and experience in the relevant field.

He has been given the Registration No.**RE.GR.III/DTCP/TRICHY/ OCTOBER- 2024/061 on 04.10.2024.**

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) Department dated 4.2.2019.

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/invalid if documents are found incorrect/forged.

This Registration is valid up to 03.10.2029



04 OCT 2024

Joint Director/Member Secretary,
District Town and Country Planning,
Tiruchirappalli District.

04/10/24



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.



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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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