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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: **"SHRI SHANMUGA GARDEN", S. Kannanur Village & Panchayat, Mannachanallur Taluk, Tiruchirappalli District. Survey No's: 171/3A1, 173/5A1, 5B, 6A.**

Date: 20/02/2025.

Name of the Promoters: **Mr. N.S. BALASUBRAMANIYAN,**

Address of the Promoters:

Mr. N.S. BALASUBRAMANIYAN, S/o. Mr. Shanmugavelu, No. 2, Ooran adigal street, Narasinga mangalam, S.Kannanur west, Samayapuram Post, Truchirappalli – 621112.

Subject: Certificate for **(SHRI SHANMUGA GARDEN)**

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

Sir,

I, **S. VENKATESAN** (name of the Architect/ Licensed Surveyor) having License No. **RE/GR-III/VR/JULY-2024/081**, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done situated in: **"SHRI SHANMUGA GARDEN", S. Kannanur Village & Panchayat, Mannachanallur Taluk, Tiruchirappalli District. Survey No's: 171/3A1, 173/5A1, 5B, 6A.** Plot Nos. 1 – 31 + Owner plot 1&2 (total 31+2 Owner plot) demarcated by its boundaries (latitude and longitude of the end points) to the North 10.912644 to the South 78.740064, admeasuring **7600** Sq. mts, being developed by **Mr. N.S. BALASUBRAMANIYAN**.

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 **Town and Country Planning Department, (Planning Permission), Tiruchirappalli, vide ROC No. NGCQZ7Z7/3930/2022/TR-3/2022/TCP, Approved Layout No: L.P/JD DTCP(TD) No: 157/2022 Dated 22/11/2022 and S.Kannanur Village Panchayat Vide letter No. 648/2021/அ1 dated 31/01/2025** including all amenities and facilities as committed by the promoter to the allotters.

Yours Faithfully,

S. Venkatesan

S.VENKATESAN, DCE.,
Registered Engineer
RE / GR-III / VR / JULY-2024/081
4th Dimension Cadd Services
 # 14, Rahamath Complex,
Villupuram - 605 602.
Cell : 9790682895

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No)

License Surveyor: S. VENKATESAN, Registered No: RE/GR-III/VR/JULY-2024/081

TOWN AND COUNTRY PLANNING DEPARTMENT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

VILLUPURAM DISTRICT

No.56A, TAHDCO Building,
Government Hospital Road,
Villupuram - 605 602.
Phone: 04146-220045
E-mail: addtcprovpm@gmail.com

Roc.No:1591/2024/VD2 Dated:05.07.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.VENKATESAN S** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 10 years.

He has been given the Registration No.**RE/GR.III/VD/JULY-2024/081** on **05.07.2024**. 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.**

The Registration is valid upto **04.07.2029.**



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் 05 JUL 2024 விழுப்புரம் மாவட்டம்

Assistant Director (FAC)
District Town and Country Planning
Villupuram District

05/07/24

To,

Thiru.VENKATESAN S,
No:14, Rahamath Complex,
Trichy Main Road,
Villupuram Taluk/ District - 605 602.



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

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