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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 **Velakkalnatham Village/Panchayat, Jolarpettai Panchayat Union, Natrampalli Taluk, Tirupathur District, Tamilnadu.**

Date: 27.01.2025

S. Pugazharasan (1), P. Sathiyavani (2) and C. Chinnaraj (3) (Name of the Promoter)

No.31/2, Church Street, Hayath Nagar, Pachal Village, Tirupathur-635601 (Address of the Promoter)

Subject. Certificate for **"BALAJI NAGAR"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, Er. **S. SANTHOSHAM**, (name of the Architect/ Licensed Surveyor) having License No. RE/G-III/OCT/2020/001 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"BALAJI NAGAR"** (name of the project) situated on the Plot no./ bearing Survey no. 438/5A, 438/5B, 438/5C demarcated by its boundaries (latitude and longitude of the end points) 12.550066 to the North 12.550066 to the South 78.439325 to the East 78.439325 to the West of Division Velakkalnatham Village/Panchayat, Jolarpettai Panchayat Union, Natrampalli Taluk, Tirupathur District, Tamilnadu, measuring 2.00 Acre (8100.00 Sq.mts). Being Developed by **S. Pugazharasan (1), P. Sathiyavani (2) and C. Chinnaraj** (Name of the Promoters)

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, Tirupathur** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/Tirupathur /Layout No. 55/2024** dated **13.06.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

S. Sm/m

Er. S. Santhosham, B.Tech.,
Ransan Builders
Registered Engineer
Reg.No: 028/LS/2023/00001
No. 96, Ist Floor, Opp. Federal Bank,
TNHB-II, Dharmapuri Main Road,
Tirupattur & Dt. 635 601.
Cell: 9944555794

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

Assistant Director,
District Town and Country Planning Office,
Tirupathur District.

No.394, Saibaba Nagar,
Near: Pachal Flyover,
Tirupathur - 635 601.
Wedsite : WWW.tn.gov.in/dtcp
MAIL ID :addtcp tptr@gmail.com
Phone No:04179-227844

ROC No:18/2020/TD ***Dated:23.10.2020***

PROFESSIONAL RIGISTRATION CERTIFICATE

This is to certify **Thiru. S. SANTHOSHAM** has been enrolled as **Registered Engineers Grade-III-(RE)** with Assistant Director, District Town and Country Planning Office. Tirupathur District. Who has the qualification of Bachelor of Engineering and experience filed in the relevant field for 14 years.

He has been given the registration No.**RE/G-III/OCT/2020/001** on 23.10.2020. He shall be required to company with the duties and responsibilities prescribed by the Government of Tami Nadu in part v registration of professionals, Tamil Nadu Combined Developed and Building Rule 2019 - approved wide G.O(Ms)N0.18.MAWS(MAI) Department, Dated:04.03.2019.

This registration is valid up to 23.10.2025.



23 OCT 2020

Assistant Director,
23/10/2020
District Town and Country Planning Office,
Tirupathur District.

To
Thiru.S. Santhosham,
No.38, Phase-II, TNHB,
Tirupathur – 635 601.

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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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