Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project: "SHREE BALAJI GARDEN", plots in Survey No. 153/4B1B, 153/8B, 153/12 of CHINNAGOLLAPATTI PANCHAYAT AND VILLAGE, VIRUDHUNAGAR PANCHAYAT UNION AND TALUK, VIRUDHUNAGAR DISTRICT.

Date: 28/04/2025

Mr. N. PURUSOTHAMAN, Mrs. C. PADMAVATHI and Mrs. K. SINTHAMANI,
NO. 4/878, PILLAIYAR KOVIL STREET,
VENGADESHWARA GARDEN EAST,
NEW APPANERI, THOOTHUKUDI – 628502.

Subject: Certificate for "SHREE BALAJI GARDEN"
Ref:

Sir,

I, S,SUBBU (name of the Architect/ Licensed Surveyor) having License No. 137/LS/2019/00001 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "SHREE BALAJI GARDEN" situated on the Plot bearing Survey No. 153/4B1B, 153/8B, 153/12 of CHINNAGOLLAPATTI PANCHAYAT AND VILLAGE, VIRUDHUNAGAR PANCHAYAT UNION AND TALUK, VIRUDHUNAGAR DISTRICT demarcated by its boundaries (latitude and longitude of the end points) 9.320418, 77.920377 DEGREES to the North 9.320012, 77.920322 DEGREES to the South 9.320215, 77.920559 DEGREES to the East and 9.320292, 77.918728 DEGREES to the West of Division CHINNAGOLLAPATTI Village, VIRUDHUNAGAR Taluk, VIRUDHUNAGAR Dist measuring 3,257.00 sq. mts. Being developed by Mr. N. PURUSOTHAMAN, Mrs. C. PADMAVATHI and Mrs. K. SINTHAMANI.

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 MEMBER SECRETARY, VIRUDHUNAGAR vide Planning Permission No. 67/2025 dated 04/04/2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

28/4/2025

Er. S. SUBBU
M.Tech(Struct.),M.Sc.,(R&V),M.B.A.,B.G.L.,
Approved Valuer-F22483, Chartered Engineer-M110472
Professional Engineer - PE / 00116 / 16
Grade - I, RE 137 / LS / 2019 / 00001
Grade - I, RSE - I / TVLR / 03 / 2020
LAAVANYA CONSULTANCY
68, Mathankovil Street, Kovilpatti - 628501.
Mobile : 94431 - 50565

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with
(Reg. License No. 137/LS/2019/00001)
Enclosed: Photographs of all sides of site

Kovilpatti Municipality

Professional Registration Certificate

Roc. No. 137/CP/19-20/0000035 Dated:04-May-2019

This is to certify that the **Mr. S SUBBU** has enrolled as **Engineers - Grade I - RE** with Executive Authority/Commissioner, Municipality / Corporation who has the council of Architect Register No **137/LS/2019/00001** Which is valid till **31/Mar/2024**

He/She has been given the Registration No **137/LS/2019/00001** on **S SUBBU** He/She 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.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019

This Registration is Valid up to **31/Mar/2024**



Commissioner
Kovilpatti Municipality

KOVILPATTI MUNICIPALITY

RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 137/CP/23-24/0008488

Dated:10-Jul-2024

LICENSE No. :137/LS/2019/00001

Under the by-laws made by the KOVILPATTI MUNICIPALITY municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate,the Executive Authority of the KOVILPATTI MUNICIPALITY hereby licenses **Mr.S SUBBU**
Residing at Door No **68,MADANKOIL STREET,Kovilpatti ,Shenbagavalli Amman Kovil Street,628501**.
to be a Registered Engineer for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or engages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Municipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a. To comply with any orders passed and communicated to him by the Executive Authority. b. To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Municipal or Government land.

Station: KOVILPATTI
Dated: 10-Jul-2024

Commissioner,
KOVILPATTI MUNICIPALITY

10/07/2024



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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate