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
www.verified.realestate

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: **"POONGA NAGAR"** S.F.No. 305/3A2 in Avadathur Panchayat and Village, Nangavalli Panchayat Union, Mettur Taluk, Salem District, Tamilnadu.

Date: 01.04.2025

Promoter Name : Mr.M.Kanagaraj, R.Boopathi, G.Gurusamy and R.Prakash,
Promoter Address : Door No.6/115, Pachivalavu, Sundamettur Post,
Konganapuram, Edappadi, Salem – 641 301.

Subject: Certificate for **"POONGA NAGAR"**

Sir,

I, **A.P.CHIDAMBARASAN** having **License No.10/2022-2023, RE-GR-II** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"POONGA NAGAR"** situated on the plot bearing survey no **S.F.No. 305/3A2** demarcated by **11°40'57.9"N Latitude 77°52'20.7"E Longitude** Avadathur Panchayat and Village, Nangavalli Panchayat Union, Mettur Taluk, Salem District, Tamilnadu measuring **5936.73 Sq.m** developed by Mr.M.Kanagaraj, R.Boopathi, G.Gurusamy and R.Prakash.

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 vide No. SWP/DTCP/SALEM/LAYOUT NO: 317/2024** Dated **10.12.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Enclosed: Photographs of all sides of site

Er.A.P.CHIDAMBARASAN, B.E.,PGDQSV.,
Registered Engineer Grade-II
Reg. No: 10/2022-2023/RE-GR-II
No:7/135, Housing Board,
Thalavaipatty SALEM-636 302.

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

6,Sannathi St,Subramanya Nagar,Suramangalam,

Salem-636 005.

Phone: 0427-2448625.

Email: ddslmregion@gmail.com

Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.*A.P.CHIDAMBARASAN* has enrolled as **Registered Engineer** *Grade-II* **(RE)** with Salem District Town and Country Planning who has the qualification of *B.E.CIVIL ENGG,* and experience in the relevant field for *06* years.

He has been given the Registration No *10/2022-2023, RE-GR-II* on *27.03.2023*. 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 upto *26.03.2028.*



27.3.23

ASSISTANT DIRECTOR,
SALEM DISTRICT TOWN AND COUNTRY PLANNING,
SALEM.

27.3.23.

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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