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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: **APN CITY, SF.NO. 238/3B, VELAMPALAYAM VILLAGE, VELAMPALAYAM PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT .,TAMILNADU. PIN CODE – 638104.**

Date: 02-04-2025

Name of the Promoter: **A.P. NEETHIMOGHAN**

Address of the Promoter:

1. **Suubaasinee Illam, Indhiragandhi 1st street, Erode PIN Code – 638 011.**

Subject: Certificate for **APN CITY**

Ref:

Sir,

I **Er.E.C.Balasubramaniam** (name of the Architect / Licensed Surveyor) having License No. **01/2021/RE GR II** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **APN CITY** situated on the plot bearing SF.No. 238/3B, demarcated by its boundaries (latitude and longitude of the end points) **11°17'8886"N & 77°73'0897"E** land area with **SF.No.238/3A** to the North land area with **SF.No.242/1, SF.No.242/2, SF.No.242/3, SF.No.242/4** to the south land area with **SF.No.238/3A** to the East land area with **SF.No.1253/3** to the west of division land area with **VELAMPALAYAM VILLAGE, VELAMPALAYAM PANCHAYAT, MODAKURICHI TALUK, ERODE DIST,** measuring **5200** sq.mts. Being developed by **A P NEETHIMOGHAN**

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 Erode** (Name of the Sanctioned authority) vide Planning Permission No. **204/2024** dated **04-07-2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours faithfully,

Er.E.C. BALASUBRAMANIAM B.E.,(Civil)
Registered Engineer - Grade II
Reg. No: 01 / 2021 / RE - Gr. II / EDTCP
VINAYAKA CONSTRUCTIONS
43, C.S.S. Nagar, Periyasemur,
Erode - 638004. Ph: 99653 87681

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

Enclosed:

Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ERODE DISTRICT.

Opp. to Government I.T.I. Chennimalai Road, Erode - 638 009.
Email: ddtcperode@gmail.com Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru **E.C. Balasubramaniam** has enrolled as **Registered Engineer Grade II (RE-Gr.II)** with **Erode District Town and Country Planning Office (Erode DTCP)** who has the qualification of B.E. (Civil) and experience in the relevant field for 7 years.

He has been given the Registration No: **01/2021/RE-Gr.II /EDTCP** on **29.03.2021**. 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 **28.03.2026**



29.3.2021

Deputy Director (I/c),
Erode District Town and Country Planning Office,
Erode.

29 MAR 2021

EC Bmy

Er. E.C. Balasubramaniam



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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