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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: Royal Garden Phase-II, Therekal puthoor.
SURVEY NOS. 46/6B, 6C, 53/2A, 2B, 4A1, 4A2, 4B
THEREKAL PUTHOOR VILLAGE, AGASTHEESWARAM TALUK,
KANYAKUMARI DISTRICT.

Date: 31/8/2024.

Nagarajan and Eswari
(Name of the Promoter)
NO. 22, VAKAIYADI NORTH STREET,
KOTTAR, NAGERCOIL, AGASTEESWARAM,
(Address of the Promoter)
KANNIYA KUMARI, TAMILNADU- 629002

Subject: Certificate for Royal garden Phase-II (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

I, R. Venkadesh. (name of the Architect/ Licensed Surveyor) having License No. RE-III/KKDTCP/001/2022 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Royal garden Phase-II (name of the project) situated on the Plot bearing Survey no./ Plot no._____ demarcated by its boundaries (latitude and longitude of the end points) 8°11'52.9" to the North 77°26'54.6" to the South_____ to the East_____ to the West of Division_____ Village Therekal Puthoor Taluk Agastheeswaram District Kanyakumari measuring 6545.00 sq. mts. Being developed by Nagarajan and Eswari (Name of the Promoter).

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 Nagercoil UDA (Name of the sanctioned authority) *vide* Planning Permission No. 29/2024 dated 18/6/2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No_____)

R. VENKADESH, B.E.,
Registered Engineer Gr. III
RE-III/KKDTCP/001/2022
S.B. CONSTRUCTION
M.M. Plazza, Beach Road Jn., Ngl-2
Cell : 9444535448

Enclosed:

Photographs of all sides of site

KANNIYAKUMARI DISTRICT
TOWN & COUNTRY PLANNING OFFICE

Collector Office Campus,
Nagercoil, Kanniyakumari District
Phone - 04652 -229315
e-mail: dtcpkkdistrict@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

(Registration No. RE-III/KKDTCP/001/2022)

This is to certify that the **THIRU. R. Venkatesh** has enrolled as Registered Engineer Grade - III in the Kanniyakumari District Town & Country Planning office has the qualification of DIPLOMA (CIVIL ENGINEERING) and experience in the relevant field for 5 Years.

He shall be required to comply with the duties and responsibilities prescribed in the Tamil Nadu Combined Development and Building Rules-2019 (Part V, " Registration of Professionals") vide G.O.(MS)No.18, Municipal Administration and Water Supply (MA1) Department, Dated 04.02.2019 and with the amendment for time to time.

This Registration is valid upto 31.03.2027



1 MAY 2022

31/05/22

Assistant Director
District Town & Country Planning Office
Kanniyakumari District

31.05.22



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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