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Form-5

Certificate by Registered Engineer

(Certificate for the purpose of completion of Layout Project)

Address of the Project: **S.No.206/2A,**
M.Kalathur Panchayat/Village,
Thottiyam Panchayat Union,
Thottiyam Taluk,
Tiruchirappalli District-621207. **Date: 19.03.2025**

Promoters: **Mr.V.Arulselvan,**
D.No.1/25, West Salai,
Sembaraiputhur, Muthalaipatty Post,
Namakkal Taluk,
Namakkal District-637003.
Contact: 9080649799, Mail: jayamani041997@gmail.com.

Subject : Certificate for TNRERA Layout Project Registration,

Reference : **ROC No: SWP/C2DWL6ED/36206/2024/TCP,**
ம.வ/ந.ஊ.இ.இ.(தி.மா.) எண்.242/2024, Date: 04.12.2024.

Sir,

I, **Er.R.JayaManikandan(B.E).,** having License No. **02/2022/RE-Gr.III/EDTCP** had undertaken assignment as a **Registered Engineer III** for the assessment and verification of development of work done at **M.Kalathur Village** situated on the Plots bearing **S.No.206/2A** demarcated by its boundaries (latitude and longitude of the end points) **11.067917** to the North **78.252083** to the East. **M.Kalathur Village/Panchayat, Thottiyam Panchayat Union, Thottiyam Taluk, Tiruchirappalli District-621207, Area of 1.9450Acres or 7872.00Sq.Mts** developed by **Mr.V.Arulselvan.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 **Joint Director, Directorate of Town and Country Planning, Tiruchirapalli District, ROC No: SWP/C2DWL6ED/36206/2024/TCP, Online Application No.C2DWL6ED, ம.வ/ந.ஊ.இ.இ.(தி.மா.) எண்.242/2024, Date: 04.12.2024** including all amenities, facilities and **Project Completed Successfully** as committed by the promoter to the allottes.

Yours Faithfully,

Er. R. JAYAMANIKANDAN, B E.,
Registered Engineer & Consulting Civil Engineer
PTVR Reg.No:02/2022/RE-Gr.III/EDTCP,
J-SQUARE BUILDERS
Ist Floor, PKV Complex,
Opp. TNSTC Depot, Paramathi Road,
Namakkal (Tk & Dt) - 637001
Mobile : 90806 49799, 99945 16123.

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 **R. JAYAMANIKANDAN** has enrolled as **Registered Engineer Grade III (RE-Gr.III)** 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 3 years.

He has been given the Registration No: **02/2022/RE-Gr.III/ EDTCP** on **20.04.2022**. 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 **19.04.2027**



20/04/22

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

20 APR 2022



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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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