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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: "**SENGATHIR NAGAR I " Plot No 1-105 (EWS 80-97, 99-102 Total 22 plots) Survey.No- 197/3 Keelapalur Village & Panchayat , Thirumanur Panchayat Union, Ariyalur Taluk ,Ariyalur District.**

Date: 16-Dec-2024
Mr.Senthil Kumar P (Name of the Promoters)
No.1/93A South Street Somandaputhur Esanai Perambalur 621219, (Address of the Promoter)

Subject: Certificate for **SENGATHIR NAGAR I** (Name of the project)
Ref: _____ (TNRERA Registration Number)

Sir,

I, **R.Karthikeyan** (name of the Architect/ Licensed Surveyor) having License No. **RE304852020** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **SENGATHIR NAGAR I** (name of the project) situated on the Plot bearing Survey no. **197/3** demarcated by its boundaries (latitude and longitude of the end points) **197/1C** to the North **198** to the South **197/2D** to the East **183/2** to the West of Division **Keelapalur Village & Panchayat Thirumanur Panchayat Union Ariyalur** District .Measuring **17450 sq.m**. Being developed by **Mr. Senthil Kumar P** (Name of the Promoters).

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 **Assistant Director Town and Country Planning Department (Planning Permission) Ariyalur Keelapalur Village & Panchayat Thirumanur Panchayat Union has approved the Layout approval vide, ROC No. SWP/CYLDOZTE/2024/TCP Date : 13/09/2024. Planning Permit No. ம.வ / ந. ள. உ. இ.(அ/மா). எண்: 23/2024.**

The President Village Panchayat , Keelapalur Village & Panchayat , has approved the final Layout approval Letter vide – Roc No: SWP/CYLDOZTE/2024/TCP Date: 04-11-2024 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 **RE304852020**)

Enclosed:

Photographs of all sides of site

Er. R.KARTHIKEYAN B.E.,
Registered Engineer Grade-(III)R.E
Reg.No:RE304852020 Date 13/08/2019
1/2, Nilaappan Street, Mylapore,
Chennai-600004, Ph: 9500093435

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GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. Karthikeyan R** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.,)** with minimum of 3 **years** experience in the relevant field.

The Registration No. is **RE304852020** dated **13.08.2020.** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 **12.08.2025.**



13/8/2020

Superintending Engineer (Works)
Greater Chennai Corporation.

RGN No: RE304852020
Dated: 13.08.2020

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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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