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Form-5

Certificate by Architect/Registered Engineer

(Certificate for the Purpose of completion of Layout/ Sub Division Project)

Address of the Project : 1) S.F.No.286/1A,286/1B AND 290/8B, KATTUKOTTAI VILLAGE AND PANCHAYAT , THALAIVASAL PANCHAYAT UNION AND TALUK , SALEM DISTRICT.

2) S.F.No.6/2A,7/2C,7/3,7/4,7/5 AND 7/6, SARVOY VILLAGE AND SARVOY PUDUR PANCHAYAT, THALAIVASAL PANCHAYAT UNION, THALAIVASAL TALUK, SALEM DISTRICT.

Date: 27-02-2024

1. Mr.S.Pachaiyappan and 6 others ,

D No.5/85 , Valaiyamadevi Village ,

Attur Taluk,

Salem –637 141.

Subject : Certificate for REGULAR LAYOUT

(SWP/DTCP/SALEM/LAYOUT NO: 89/2024 ,TECHNICAL CONCURRENCE ISSUED BY DIRECTOR, Dated – 20.11.2024

PLANNING PERMISSION ISSUED BY ASSISTANT DIRECTOR , DATED : 26.11.2024)

LOCAL BODY SANCTIONED No. 231/2024 , Dated – 04.01.2025 (KATTUKOTTAI)

LOCAL BODY SANCTIONED No. 71/2024 , Dated – 04.01.2025 (SARVOY PUDUR)

Ref : _____(TNRERA Registration Number)

Sir,

I Er.J.MEENA (Name of the Architect/ Registered Engineer) having License No.DTCP/SALEM/RSE-II/002/2022 had undertaken assignment as an Architect/ Registered Engineer for the assessment and verification of development of work done at 1) S.F.No.286/1A,286/1B AND 290/8B, KATTUKOTTAI VILLAGE AND PANCHAYAT , THALAIVASAL PANCHAYAT UNION AND TALUK , SALEM DISTRICT .(REGULAR LAYOUT) 2) S.F.No.6/2A,7/2C,7/3,7/4,7/5 AND 7/6, SARVAI VILLAGE AND SARVOY PUDUR PANCHAYAT, THALAIVASAL PANCHAYAT UNION, THALAIVASAL TALUK, SALEM DISTRICT. (REGULAR LAYOUT) [SWP/DTCP/SALEM/LAYOUT NO: 89/2024] situated on the plot bearing Survey No./ Plot No S.F.No.286/1A,286/1B AND 290/8B, KATTUKOTTAI VILLAGE AND 2) S.F.No.6/2A,7/2C,7/3,7/4,7/5 AND 7/6, SARVOY VILLAGE demarcated by its boundaries (latitude and longitude of the end points) 11°35'18.3"N 78°40'03.60"E to the North S.No.290/8A1,8A2(KATTUKOTTAI) ,6/2B(SARVOY)to the South S.No.286/3(KATTUKOTTAI),S.F.No.8 (SARVOY) to the East S.No.6/1A,6/2B,6/2C (SARVOY) to the West S.No.288,290/7(KATTUKOTTAI) of division First One is KATTUKOTTAI VILLAGE AND PANCHAYAT , THALAIVASAL PANCHAYAT UNION AND TALUK, SALEM DISTRICT measuring 20175.00 Sq.mts. Second One is SARVOY VILLAGE AND SARVOY PUDUR PANCHAYAT, THALAIVASAL PANCHAYAT UNION AND TALUK, SALEM DISTRICT. measuring 18350.00 Sq.mts. Totally 38525.00 Sq.mts Being developed 1. Mr.S.Pachiappan and 6 others , (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 ASSISTANT DIRECTOR (Name of the sanctioned authority) vide [SWP/DTCP/SALEM/LAYOUT NO: 89/2024] dated 26.11.2024 LOCAL BODY SANCTIONED No. 231/2024 , Dated - 04.01.2025. (KATTUKOTTAI), LOCAL BODY SANCTIONED No. 71/2025 , Dated - 04.01.2025 (SARVOY) including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

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

Enclosed:

Photographs of all sides of site


Er. J. MEENA, M.E., (Struct)
SE-GR II / Reg. No.: 02/2022
AM Designscape
Building Planner & Designer,
D.No. 719/5, Gandhi Nagar 1st Street,
Alikuttai (Po.), Vaikampatturai,
Salem - 636 017. Cell : 9383790188



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 **Tmt.J.MEENA** has enrolled as **Structural Engineer Grade-II (SE)** with Salem District Town and Country Planning (SDTCP). who has the qualification of **M.E.STRUCTURAL ENGINEERING.**, and experience in the relevant field for more than **03** years.

She has been given the Registration No: **02/2022, SE- GR II** on **29-11-2022**. She 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 **28-11-2027**.



Handwritten signature and date: 30.11.22

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

Handwritten signature and date: 20/11/2022

Handwritten signature and date: 20/11/22



TOTAL PROJECT COST

Land Value :

Land - Rs.6,24,00,000 /-

Total - Rs.6,24,00,000/-

Fee :

DTCP - Rs.2,84,738 /-

Local Body - Rs.11,31,000 /-

Total - Rs.14,15,738 /-

Development :

Road - Rs.1,00,00,000 /-

Other - Rs. 50,00,000 /-

Total - Rs.1,50,00,000 /-

Total Project Cost = Rs.7,88,15,738/-



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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
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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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real estate journey

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