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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 **Karadivavi Village/Panchayat, Palladam Taluk, Tiruppur District, Tamilnadu.**

Date: 12.12.2024

S. Arun Prabhu (1) and K.C. Anbarasu (2) (Name of the Promoter)

No.4/62, Mullai Nagar, Odaipatti Village, Oddanchatram Taluk, Dindigul District – 624 612. (Address of the Promoter)

Subject. Certificate for **"A STAR REALTORS SKANDA GARDEN"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, Er. **P. Subhashini,** BE, (name of the Architect/ Licensed Surveyor) having License No. RE-III/Reg.No.1/2021 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"A STAR REALTORS SKANDA GARDEN"** (name of the project) situated on the Plot no./ bearing Survey no. 40/1A1A, 40/3A, 42/5A2, 42/6B & 43/4B demarcated by its boundaries (latitude and longitude of the end points) 10.981203 to the North 10.981203 to the South 77.201541 to the East 77.201541 to the West of Division Karadivavi Village/Panchayat, Palladam Taluk, Tiruppur District, Tamilnadu, measuring 1.91 Acre (7764.00 Sq.mts). Being Developed by **S. Arun Prabhu (1) and K.C. Anbarasu (2)** (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 by **DTCP, Tiruppur** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/Tiruppur /Layout No. 221/2024** dated **13.09.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.P. SUBHASHINI, B.E.,
Namakkal/RE-III/Reg.No.1/2021
SARBE GROUPS
Register Engineer & Contractor
Sivasakthi Complex,
Trichy Road, Namakkal-637001
Cell : 97868 29885

DIRECTORATE OF TOWN & COUNTRY PLANNING

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN & COUNTRY PLANNING

NAMAKKAL DISTRICT

D.no-6/1217, Paramathi Road (South Side)
Namakkal-637001.
Ph: 04286-290067
E-mail: dtcp.namakkal@gmail.com



PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Miss.P.SUBHASHINI** has enrolled as **REGISTERED ENGINEER GRADE-III (RE-III)** with Directorate of Town & Country Planning (DTCP) Who has the qualification of **B.E.(CIVIL ENGINEERING)** and experience in the relevant field for **THREE** Years.

He has been given the Registration No. **DTCP/NAMAKKAL/RE-III/001/2021.** 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 Municipal Administration and water Supply (MA1) Department, Dated 04.02.2019.

This Registration is Valid up to: 19.07.2026

Place: Namakkal-01
Date: 20.7.2021

20 JUL 2021
நாமக்கல்-637 001.

20/7/21
ASSITANT DIRECTOR
DISTRICT TOWN &COUNTRY PLANNING OFFICE, NAMAKKAL DISTRICT
NAMAKKAL-637001.



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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