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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 AVENUE , Situated in S.No:260/2, AppaneriVillage/Panchayat, Kuruvikulam Panchayat Union, Kovilpatti Taluk, Thoothukudi District.

Date: 21-12-2024

Mr.S.SIVAGANESHKUMAR,
Mr.S.SATHISH @ ARUN THIYAGARAJAN
Mr.K.KAMAL
NO. 28B, THATCHANAMOORTHY KOVIL STREET,
KOVILPATTI
THOOTHUKUDI-628501

Subject: Certificate for ROYAL AVENUE

Ref: _____

Sir,

I, **Er.A.RAJU** having License No. **RE/Gr-II/TVL/March/2019/025** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **ROYAL AVENUE** situated on the Plot bearing Survey No: 260/2, demarcated by its boundaries **(9.201606, 77.832728)** to the North, (**9.200095, 77.832779**) to the South, (**9.200735, 77.833109)** to the East, **(9.200875, 77.832433)** to the West Division **Appaneri** Village **Appaneri** Pancayat, **Kovilpatti** Taluk, **Thoothukudi** District measuring **13250.00** sq. mts. Being developed by **Mr.S.SIVAGANESHKUMAR, Mr.S.SATHISH @ ARUN THIYAGARAJAN & Mr.K.KAMAL** 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 Thoothukudi** *vide* Planning PermissionNo. **SWP/DTCP/THOOTHUKUDI/ LAYOUT No:149/2024** dated: **08-10-2024**, including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.A.RAJU, M.E.,AMIE.,MISE.,
Registered Engineer
Reg. No: RE/Gr-II/TVL/March/2019/025
SUJI DESIGN CONSULTANCY
2/3, Kulavanigarpuram Road, TSMO Nagar
Palayamkottai, Tirunelveli - 627 005.
rajesi2009@gmail.com
Cell: 98426 58964, 94436 61198

Enclosed:
Photographs of all sides of site

Scanned with CamScanner

TIRUNELVELI LOCAL PLANNING AUTHORITY
Xavier Colony, South Bye-pass Road,
Tirunelveli -05.
Phone : 0462-2350040
E-mail: tveli.lpa@gmail.com
Website: www.nellai.tn.nic.in/tlpa

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**A.RAJU** has enrolled as **Registered Engineer Grade-II (RE)** with Tirunelveli Local Planning Authority (TLPA) who has the qualification of **B.E., (CIVIL ENGINEERING)** and experience in the relevant field for **9 years.**

He has been given the Registration No. **RE/Gr II/TVL/March/2019/025** on **21.03.2019.** 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 up to **20.03.2024.**

13 JUN 2024



(R.S.MARIAPPAN) 21-3-19
MEMBER SECRETARY (I/C)
TIRUNELVELI LOCAL PLANNING AUTHORITY

DTCP, Tirunelveli Roc. No.544/2022/TVL 3 Dated : 13.06.2024
This Certificate is Renewed From 21/03/2024 and
Valid Upto 20/03/2029

13/06/2024
(P. RANGANATHAN)
Joint Director,
District Town and Country Planning Office,
Tirunelveli-5.

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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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