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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 **Maravanmadam Village/Panchayat, Thoothukudi Panchayat Union, Thoothukudi LPA, Thoothukudi Taluk, Thoothukudi District, Tamilnadu.**

Date: 27.03.2025

**M/s. Sakthi Builders represented by its Authorised Signatory Mr.R.Balasubramanian (1), P. Subburaj (2), S. Sivakarthikeyan (3), V.Varun Vimal Raja (4), B. Adithan (5), P. Palanikumar (6), K. Arumugam (7), A. Subbulakshmi (8), S. Stalin (9), N. Prathibha (10), M. Suseendra Janakhi (11), R. Mareeswaran (12), G.Mariselvi (13) and S. Giftson Daniel (14)** (Name of the Promoter)

No. 86, Iyyanar Koil Street, Thulasingham nagar, Ariyan Kuppam Commune Panchayat, Pondicherry-605007 (Address of the Promoter)

Subject. Certificate for **“SAKTHI NAGAR PHASE-3”** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

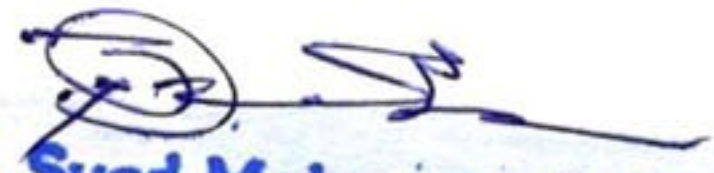
I, Er. **S. Syed Mohammed** DCE., (name of the Architect/ Licensed Surveyor) having License No. RE/Gr.III/TK DTCP/11/2020/008 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **“SAKTHI NAGAR PHASE-3”** (name of the project) situated on the Plot no./ bearing Survey no. 90/1U, 90/1T, 90/1Z, 90/1A6, 90/1A10, 90/1AA TO 90/1AE, 90/1AH TO 90/1AR, 90/2A2 TO 90/2A21, 90/2A25 TO 90/2A28, 90/2B15 TO 90/2B19, 90/2B25 TO 90/2B27, 90/4A1B, 91/1A, 91/1C, 91/1D, 91/1F, 91/1G, 91/2 TO 91/48, 91/53 TO 91/59, 91/65, 91/69 TO 91/75, 91/80, 91/90 & 91/91 demarcated by its boundaries (latitude and longitude of the end points) 8.771447 to the North 8.771447 to the South 78.078854 to the East 78.078854 to the West of Division Maravanmadam Village/Panchayat, Thoothukudi Panchayat Union, Thoothukudi LPA, Thoothukudi Taluk, Thoothukudi District, Tamilnadu, measuring 6.80 Acre (27513.00 Sq.mts). Being Developed by **M/s. Sakthi Builders represented by its Authorised Signatory Mr.R.Balasubramanian and 13 others** (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, Thoothukudi** (Name of the

sanctioned authority) vide Planning Permission No.**89/2024** and **SWP/DTCP/ Thoothukudi /Layout No. 184/2024** dated **23.11.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

  
**Er. S. Syed Mohammed, DCE.,**  
**RE/Gr.III/TK DTCP/11/2020/008**  
**SHAFI CONSTRUCTION**  
**28/1, Main Road, Kayathar-628952.**  
**Mobile: 95667 79100**

# DISTRICT TOWN AND COUNTRY PLANNING OFFICE

## THOOTHUKUDI DISTRICT

51, West car Street, Thoothukudi -2.

Phone: 0461 -2322651

e-mail: thoothukudilpa@gmail.com

Roc. No. 1766/2020

Dated 18.11.2020

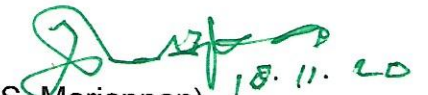
### PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru S. SYED MOHAMMED** has enrolled as **Registered Engineer Grade-III (R.E)** with Office of the Town and Country Planning Thoothukudi District (TKDTCP) who has the qualification of **D.C.E., (CIVIL ENGINEERING)** and experience in the relevant field for 19 years.

He has been given the Registration No.**RE/Gr.III/TKDTCP/November 2020/008** on 18.11.2020. 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 17.11.2025**



  
(R.S. Mariappan)

Deputy Director of Town and Country Planning (I/c)  
District Town and Country Planning Office,  
Thoothukudi District

  
18/11/2020



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.



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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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