Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor

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

Address of the Project : Layout project set up in S.F.No. – 199/2A1 Extent of 3.81 Acres (or) 15417.00 Sq.m, at Kaligoundampalayam Village and Panchayat, Magudanchavadi Panchayat union, Sankari Taluk, Salem District.

Date : 17.03.2025

Name of the Promoter : **S.S.Shanmugasundaram and S.Vijayalakshmi**

Address of the Promoter : 3/450, RVR Compound, Vembadithalam,
Salem South TK, Salem Dt – 637504.
Contact No. – 93628 46111

Subject : Certificate for Layout project set up at ''**Vijayalakshmi Garden**" in S.F.No. - 199/2A1 Extent of 3.81 Acres (or) 15417.00 Sq.m, at Kaligoundampalayam Village and Panchayat, Magudanchavadi Panchayat union, Sankari Taluk, Salem District. .

Sir,

I, **A.SEENIVASAN**, Registered Engineer Grade - I (DTCP Registration No. – 14 / RE- I / 2024) had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work situated on the bearing Survey no. 199/2A1, demarcated by its boundaries (Latitude - 11°31'36.6"N and Longitude - 77°58'21.9"E) the North – Vacant Land, South – Panchayat and Vacant Land, East – Vacant Land, West - Vacant land, Kaligoundampalayam Village and Panchayat, Magudanchavadi Panchayat union, Sankari Taluk, Salem District. measuring 3.81 Acre (or) 15417.00 Sq.mt. Being developed by **S.S.Shanmugasundaram and S.Vijayalakshmi** Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 District Town and Country Planning, Salem District vide Layout Approval No. 251/2024, Dated : 14.10.2024 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



Er.A.SEENIVASAN, B.E.,
Registered Engineer Grade-I
Salem DTCP Regn.No. : 014/RE-I/2024
5/318-B, State Bank Colony-II
Junction Main Road, SALEM - 4.
Contact No. 98247-12227

Enclosed:
Photographs of all sides of site.

GOVERNMENT OF TAMIL NADU

TOWN AND COUNTRY PLANNING DEPARTMENT

SALEM DTCP

THE SALEM DISTRICT TOWN AND COUNTRY PLANNING

Phone: 0427-2448625

Email: ddslmregion@gmail.com

Website: www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE
RENEWED FROM 01.04.2024 TO 31.03.2029

This is to certify that **THIRU. A. SEENIVASAN** has enrolled as **Registered Engineer Grade-I (RE-I)** with Salem District Town and Country Planning who has the qualification of **B.E.(Civil),** and experience in the relevant field for 37 years.

He has been given the **Registration No:14/RE-I/2024 (Renewal).** 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 upto **31.03.2029.**



17 APR 2024

16/4/2024

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



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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate