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™



DLPA

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

DINDIGUL LOCAL PLANNING AUTHORITY

No.14, Vivekanandha Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. **R.BALASUNDAR** has enrolled as **REGISTERED ENGINEER GRADE-II (RE)** with Dindigul Local Planning Authority **(DLPA)** who has the qualification of ***B.E.(CIVIL)*** and experience in the relevant field for ***5*** years.

He has been given the Registration No: ***RE 04/2020 (GR-II)*** on ***09.09.2020***. 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 upto ***08.09.2025.***



நாள்: 09.09.2020

MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL .

09/09/2020

FORM-5

CERTIFICATE BY ARCHITECT / LICENSED SURVEYOR

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

Address of the Project : **"FRIENDS CITY" NORMAL LAYOUT IN S.NO. 238/18A1, 238/21A1 OF SENGATTAMPATTI VILLAGE/PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT.**

Name of the Promoters : **P.BALAKRISHNAN-1, S.SIVAKUMAR-2, DOOR NO : 2/999, RATION SHOP BACK SIDE, GANDHI NAGAR, BATLAGUNDU, DINDIGUL-624 202.**

Subject : **Certificate for completion of Layout works "FRIENDS CITY" NORMAL LAYOUT IN S.NO. 238/18A1, 238/21A1 OF SENGATTAMPATTI VILLAGE/PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT.**

Sir,

I, **R.BALASUNDAR** (Name of the Licensed Surveyor) having License No. **RE 04/2020 (GR-II)** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at - **"FRIENDS CITY" NORMAL LAYOUT IN S.NO. 238/18A1, 238/21A1 OF SENGATTAMPATTI VILLAGE/PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT, TAMILNADU.** (name of the project) situated on the Plot bearing Survey no./Plot no. **PLOT NOS: 1 TO 22 OF NORMAL LAYOUT IN S.NO. 238/18A1, 238/21A1 OF SENGATTAMPATTI VILLAGE/PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT, TAMILNADU** demarcated by its boundaries **LATITUDE – 10°13'10.6"N, LONGITUDE – 77°49'10.7"E** (latitude and longitude of the end points) **VACANT LAND** to the North, **EXISTING TAR ROAD** to the South, **VACANT LAND** to the East, **EXISTING 10.0m TAR ROAD** to the West of Division of **NORMAL LAYOUT IN S.NO. 238/18A1, 238/21A1 OF SENGATTAMPATTI VILLAGE/PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT, TAMILNADU measuring 4900.00 sq.mts** Being developed by **P.BALAKRISHNAN-1, S.SIVAKUMAR-2.**

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 the **DEPUTY DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DINDIGUL DISTRICT** (Name of the sanctioned authority) vide Planning Permission No. **ROC No. 4X5G5HID / 2024 / TCP, DATE : 12-03-2024. SWP / DTCP / DINDIGUL / LAYOUT NO : 37 / 2024 -** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

R.BALASUNDAR, B.E., M.E.,
Registered Engineer - Grade II
LPA Registration No. : RE04/2020
EZHIL CONSTRUCTION
70/5, NVCR Hall Road,
Nagal Nagar, DINDIGUL - 624 003.
Cell : 93454 85407
85081 88585

Date: 17-05-2025

Enclosed: Photographs of all sides of site

(R.BALASUNDAR)



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