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: **Date: 29.01.2025**

R.S.F.No.1978/1 at Anthiyur Village, Anthiyur Town Panchayat, Anthiyur Taluk, Erode District.

Name and Address of the Promoter:

1. **Mr. N.Sakthivel,**

436D, Sriragavendra Garden, Thannerpanthal, Gettisamudram Village Anthiyur Taluk, Erode (Dt) 638 501.

Subject: Certificate for **SRI SAKTHI GARDEN** (Name of the Project)

Sir,

I **I.Velusamy** (name of the Architect/ Licensed Surveyor) having License No. **04/2024/RE-Gr.III /EDTCP** on **20.11.2024,** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at situated on the Plot bearing Survey no./ Plot no. **S.F.No. 1978/1 – 1.66.75 Acres 6750.00Sq.m** demarcated by its boundaries (Latitude and Longitude of the end points) **Latitude -11°34'09.3"N Longitude- 77°34'43.9"E to the North, Latitude -11°34'04.5"N Longitude- 77°34'43.8"E to the South, Latitude -11°34'07.0"N Longitude- 77°34'44.6"E to the East, Latitude -11°34'07.1"N Longitude- 77°34'43.1"E to the West** of Layout Anthiyur Village, Anthiyur Town Panchayat, Anthiyur Taluk, Erode District, Measuring **6750.00Sq.mts**. Being Developed by N.Sakthivel

Based on site inspection carried out by me with respect to each of the plot(s) of the afore said 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 Deputy Director, Erode District Town & Country Planning Office (Erode DTCP)_(Name of the sanctioned authority) vide **Planning Permission No.327/2024, dated.06-11-2024 And Town Panchayat Permission No.632/2024-25, dated.28-01-2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

N. Sam

Er.I.VELUSAMY, DCE., R.E.,
REGISTERED ENGINEER & L.B.S.
REG. NO: 04/2024/RE-GR-III/EDTCP
VEL PLANNERS
MTS COMPLEX, 5/921-E, BHAVANI ROAD
METTUPALANIANDAVAR KOVIL (OPP)
KALINGARAYANPALAYAM,
BHAVANI 638 301
Cell 94429 03676

Name of the Architect :**I.Velusamy**

Reg. License No **04/2024/RE-Gr.III /EDTCP**

Enclosed: Photographs of all sides of site.

I.Velusamy

DTCP Registered Engineer(Grade-III)

Registerd No	: **04/2024/RE-Gr.III /EDTCP**
Validity	: 19.11.2029
Address	: 5/916, MTS Complex, Bhavani Main Road, Kalingarayanpalayam,erode-638 301.
Mobile	: 98427 03676
Email ID	: velplanners123@gmail.com.

Enclosure:

DTCP Registered Engineer Certificate.

DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT

Uzhavarsandai Backgate, Sampath Nagar, Erode.
Email: ddtcperode@gmail.com Ph. 0424-2258297

PROFESSIONAL REGISTRATION CERTIFICATE
Renewed from 20.11.2024 to 19.11.2029

This is to certify that Thiru **I. VELUSAMY** has enrolled as **Registered Engineer Grade III (RE-Gr.III)** with **Erode District Town and Country Planning Office** who has the qualification of **D.C.E.(Civil)** and experience in the relevant field for 11 years.

He has been given the Registration No: **04/2024/ RE-Gr.III/EDTCP(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 **19.11.2029**



17 DEC 2024

Deputy Director (I/c),
District Town and Country Planning,
Erode 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