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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: Block - 01, Ward - A (10/7, 8, 25, 58, 59, 60, 102, 110, 111, 112, 113, 114 (old RS NO: 16/1G3 ; 16/1G4) Ward-A, Block-04 27/5,6, (old RS No - 26/14PT, 26/15, 26/16PT) Singalanthi Village Thiruthuraipoordi Mulicipaliey, Thiruvaiu DT.

Date: 02/12/2024

M. Athappan + 5NOS (Name of the Promoter)
NO - 21, thattara Street,
Thiruthuraipoordi (Address of the Promoter)
Thiruvaiu DT.

Subject: Certificate for Kaupaga Garden (Name of the project)

Ref: - (TNRERA Registration Number)

Sir,

I, S. Yakeswaran (name of the Architect/ Licensed Surveyor) having License No. TJR/RE-I/2019/018 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at kaupaga Gardem (name of the project) situated on the Plot bearing Survey no./ Plot no. 53 demarcated by its boundaries (latitude and longitude of the end points) 10.540219, 79.627271 to the North APP. road to the South Layout to the East Layout to the West of Division Layout Village Singalanthi Taluk Thiruthuraipoordi Municipality District Thiruvaiu measuring 12329.00 sq. mts. Being developed by M. Athappan + 5NOS (Name of the Promoter).

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 (Name of the sanctioned authority) *vide* Planning Permission No. 22/2024 dated 03/04/24 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No TJR/RE-I/2019/018

Enclosed:

Photographs of all sides of site

Er.S.YAKESWARAN, B.E.,
C-66, Mela Otha Saragu, IV[th] Cross Street,
Railady, Mayiladuthurai-3,
REGD ENGINEER DTCP GRADE-1,
Reg.No.TJR/RE-I/2019/018 on 29-04-2019,
Contact No: 94437 85495,
E-mail: syageswaran@gmail.com

Department of Town and Country Planning

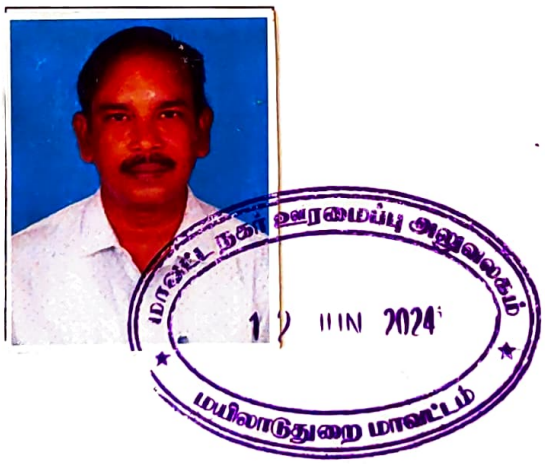
District Town & Country Planning Office, Mayiladuthurai
6th Floor, Collector Office Building, Mayiladuthurai- 609305
Phone – 04364 291900 , Email – dtcpomayiladuthurai@gmail.com;
www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Mr. S. YAKESWARAN has** enrolled as **Registered Engineer Gr-I (RE)** with **Department of Town and Country Planning** who has the qualification **Bachelor of Engineering in Civil & Structural**

He has been given the Registration No. **MYD/RE-I/2024/034** on **12.06.2024**. 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 and experience in the relevant field for 20 years.

This Registration is valid upto **11.06.2029**



12.6.24.

S. Sivakumar BE.,

Assistant Director

12/6/24



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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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