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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of layout/subdivision Project)

Date:07/01/2025

Address of the Project – Urban City Project
Sf.No.229/2,229/3A,229/3B1,229/3B2A,239/2,239/3
Sulur Taluk,
Kadampadi Village,
Coimbatore District - 641401

Name of the Promotor - M/s. Realty One Shelters Private Limited
No.7B-1, Ground Floor, Mukunth Nivas,
Nehru Nagar, 2nd Street, Ganapathy,
Coimbatore District -641006

Subject: Certificate for **Urban City Project**
Ref : TNRERA Registration Number -

Sir,

I, **J.Vigneshwaran Registered Engineer Grade –III (RE)** having **Reg.No. RE/GR/III/015/2022 on 15/09/22** had undertaken assignment as an Registered Engineer for the assessment and verification of development of work done at **Urban City Project** situated on the Plot bearing **Sf.No. 229/2,229/3A,229/3B1,229/3B2A,239/2,239/3** demarcated by its boundaries Latitude -11°04'40.96''N, Longitude -77°17'12.79''E to the North, Latitude -11°04'21.59''N, Longitude - 77°17'09.28''E to the South, Latitude -11°04'30.84''N, Longitude -77°17'16.30''E to the East, Latitude -11°04'25.99''N, Longitude -77°17'00.68''E to the West of Division, Kadmpadi Village, , Sulur Taluk, Coimbatore District **Land measuring 25720.00 sq.mts** being developed by **M/s. Realty One Shelters Private Limited.**

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 **Rajaguru R Signed by Joint Director, Coimbatore, Planning Permission No.182/2023 dated 24.05.2023** including all amenities and facilities as committed by the promoter to the allottees.

Yours faithfully,

J. VIGNESHWARAN, DCE.,
REGISTERED ENGINEER
RE / GR / III / 015 / 2022 - 2027
No. 145 / A, Tank Road
Sivanandha Colony
Coimbatore - 641 012
Ph : 97500 44433, 95977 76105

Enclosed :

Photographs of all sides of site.

GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

COIMBATORE DISTRICT TOWN & COUNTRY PLANNING

CDTCP

Corporation Shopping Complex, Dr.Nanjappa Road,Coimbatore - 641 018.
Phone: 0422-2380243
Email: kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru. **J.VIGNESHWARAN** has enrolled as **Registered Engineer Grade-III(RE)** with Coimbatore District Town and Country planning **(CDTCP)** who has the qualification of Diploma in Civil Engineering and experience in the relevant field for 6 years 9 months .

He has been given the Registration No - **RE/GR/III/015/2022** on **15.09.2022**. He shall be required to comply with the duties and response 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 (MAT) Dept., Dated:04.02.2019.

This Registration is valid upto 15.09.2027



JOINT DIRECTOR
COIMBATORE DISTRICT TOWN AND
COUNTRY PLANNING, COIMBATORE.



our services doesn't just end there

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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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