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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: ROSE GARDEN, SF.No: 29/2B2B, 66/2A1B, 2B1, Sevanthalingapuram Panchayat & Village, Musiri Taluk, Tiruchirapalli District.

Date: 25/10/2024

S. PRABAKARAN (Name of the Promoter)

1A, KEELA VADUGAPATTI, ANNA COLLEGE POST, MUSIRI Taluk, (Address of the Promoter)
Trichy District.

Subject: Certificate for ROSE GARDEN (Name of the project)

Ref: TNPL15384 2024 (TNRERA Registration Number)

Sir,

I, S. MANIKANDAN (name of the Architect/ Licensed Surveyor) having License No. RE.GR.II/DTCP/TRICHY/SEP-2024/058 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at ROSE GARDEN (name of the project) situated on the Plot bearing Survey no./ Plot no. 1 to 35 demarcated by its boundaries (latitude and longitude of the end points) 11.13411 to the North — to the South 78.35159 to the East — to the West of Division SEVANTHALINGAPURAM Village MUSIRI Taluk TRICHY District — measuring 9115.00 sq. mts. Being developed by S. PRABAKARAN (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 & LOCAL BODY (Name of the sanctioned authority) *vide* Planning Permission No. 172/2024 dated 03/09/2024 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. S. MANIKANDAN)

Er. S. MANIKANDAN, M.Tech.,(Struct),M.I.S.T.E.,
Govt. Licensed Surveyor & Engineering Contractor
DTCP - RE/Gr II/TLPA/Aug 2019/161
Thuraiyur Municipality - 087/LS/2019/00012,
Mass Construction, 979, Thanga Nagar,
[illegible] Pass, Thuraiyur (Tk) & (Tk), Trichy Dt. - 621 010

Enclosed:

Photographs of all sides of site

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TIRUCHIRAPPALLI DISTRICT TOWN AND COUNTRY PLANNING
(Kajamalai Main road, Kajamalai, Tiruchirappalli - 620 023)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr.S.MANIKANDAN** has enrolled as **REGISTERED ENGINEER GRADE-II** with this office who has the qualification of **DEGREE OF BACHALOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field.

He has been given the Registration No.**RE.GR.II/DTCP/TRICHY/ SEPTEMBER- 2024/058 on 24.09.2024**

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) Department dated 4.2.2019.

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience. This certificate is liable to be cancelled/invalid if documents are found incorrect/forged.

This Registration is valid up to 23.09.2029



12 SEP 2024

Joint Director/Member Secretary,
District Town and Country Planning,
Tiruchirappalli District.

24/09/2024

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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

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

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