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Certificate by Architect / Licensed Surveyor

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

Address of the Project:

SF.NO:1181/1 , UPPIDAMANGALAM EAST VILLAGE, UPPIDAMANGALAM TOWN PANCHAYAT, KARUR TALUK, KARUR DISTRICT.

Date: 23.12.2024

Name of the Promoter

P.SUBRAMANI AND R.SIVAKAMI

Address of the Promoter

NO.13A, CHINNAGOUNDANPUDHUR, UPPIDAMANGALAM WEST VILLAGE,

KARUR-639114

Subject: Certificate for **PALANIYAPPA GARDEN** (Name of the project)

Ref: (TNRERA Registration Number)

Sir,

I, **M.SOUNDARYA** (name of the Architect/ Licensed Surveyor) having License No. **RE/Gr-III/001/Karur/JANUARY / 2022** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **PALANIYAPPA GARDEN** (name of the project) situated on the Plot bearing Survey no./ Plot no. **1181/1** demarcated by its boundaries (latitude and longitude of the end points) **10.897147,78.166559** to the North **10.896308,78.166504** to the South **10.896745,78.166727** to the East **10.896753,78.166342** to the West of Division **UPPIDAMANGALAM** Village, **KARUR** Taluk, **KARUR** District, **PALANIYAPPA GARDEN** measuring **4656.0**sq.mts. Being developed by **P.SUBRAMANI AND R.SIVAKAMI** (Name of the Promoters).

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 KARUR DISTRICT OFFICE**(Name of the sanctioned authority) vide ம.வ/மா.ந.உள.அ.(க.மா) எண்: **82/2024**, dated **22.05.2024**, 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 **RE/Gr-III/003/Karur/JANUARY / 2024**)

M. Soundarya

Er.M.SOUNDARYA, B.E.,
DTCP REGISTERED ENGINEER
RE/Gr-III/003/KARUR/JAN/2024
KARUR - 639 001.
Cell : 63816 33265

Enclosed: Photographs of all sides of site

DIRECTORATE OF TOWN AND COUNTRY PLANNING
(Government of Tamil Nadu)
(Director of Town and Country Planning, CMDA Office Complex, (2nd, 3rd & 4th Floor),
E & C Market Road,Koyambedu, Chennai – 600 107.)

DISTRICT TOWN AND COUNTRY PLANNING, KARUR DISTRICT
(Assistant Director, No: 09, First Floor, Lakshmipuram North Street, Karur Town,
Karur District – 639 001)

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Selvi **M.SOUNDARYA** has enrolled as REGISTERED ENGINEER GRADE - III (RE) with this office who has the qualification of **B.E CIVIL ENGINEERING** and experience in the relevant field for 3 years.

He has been given the Registration No. **RE/Gr-III/003/KARUR/JANUARY /2024 on 05.01.2024.**

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.04.02.2019.

This Registration is valid up to 04.01.2029



Assistant Director,
District Town and Country Planning
Karur 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.



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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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