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Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project: Erode District, Sathyamangalam Taluk, Malayadipudur Village, S.F.No.288/3 and 4B.
Date: 18.11.2024

D.Mahendran (Name of the Promoter)

Door No. 5/482, Indhira Nagar, Kumarapalayam, Malayadipudur (Po), Sathyamangalam, Erode (Dt) – 638 401.
(Address of the Promoter)

Subject: Certificate for **Kumaran Nagar** (Name of the Project) Ref:

_____ (TNRERA Registration Number)

Sir,

I, K.H.Mohamed Yagiya (name of the Architect/ Licensed Surveyor) having License No. **03/2024/RE-Gr.III/EDTCP (Renewal)** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **Kumaran Nagar** (name of the project) situated on the Plot bearing Survey no. **288/3 and 4B** demarcated by its boundaries (latitude and longitude of the end points) **11°50'6718"N, 77°29'1247"E** to the North, **11°50'5909"N, 77°29'1093"E** to the South, **11°50'6148"N, 77°29'1709"E** to the East, **11°50'6263"N, 77°29'0595"E** to the West of Division Malayadipudur Village, Sathyamangalam Taluk, Erode District. Measuring 6853.00 sq. mts. being developed by D.Mahendran (Name of the Promoter).

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 and Country Planning Office (Erode DTCP)** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/ERODE/LAYOUT APPROVAL NO.225/2024**, dated 09.08.2024 including all amenities and facilities as committed by the promoter to the allottes.

K.H. MOHAMED YAGIYA, DCE, LBS,
Licensed Building Surveyor
Erode Local Planning Authority
Regd.No: 03/2024/RE-Gr-III/EDTCP (Renewal)
J.M.R. TAJ Construction
51, Udhumansha Street, B.P. Agraharam, Erode-5.
Cell: 95786 60205, 90474 60205

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with

(Reg. License No.03/2024/RE-Gr.III/EDTCP (Renewal))

Enclosed:
Photographs of all sides of site

DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT

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

PROFESSIONAL REGISTRATION CERTIFICATE

Renewed from 03.06.2024 to 02.06.2029

This is to certify that Thiru **K.H. MOHAMED YAGIYA** 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 12 years.

He has been given the Registration No: **03/2024/ 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 **02.06.2029**



17.10.24

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.



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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

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