Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project **Pandavarmangalam Village/Panchayat, Kovilpatti Panchayat Union, Kovilpatti Taluk, Thoothukudi district, Tamilnadu.**

Date: 16.10.2024

S. MURUGESAPANDIAN (Name of the Promoter)

No. 347/86, Sudalaikara Street, Kovilpatti, Thoothukudi (Address of the Promoter)

Subject. Certificate for **"AURA GARDENIA"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, Er. **S. Syed Mohammed,** DCE., (name of the Architect/ Licensed Surveyor) having License No. RE/Gr.III/TK DTCP/11/2020/008 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"AURA GARDENIA"** (name of the project) situated on the Plot no./ bearing Survey no. 579/1A and 579/2A demarcated by its boundaries (latitude and longitude of the end points) 9.09460 to the North 9.09460 to the South 77.52412 to the East 77.52412 to the West of Division Pandavarmangalam Village/Panchayat, Kovilpatti Panchayat Union, Kovilpatti Taluk, Thoothukudi district, Tamilnadu, measuring 1.37 Acre (5560.00 Sq.mts). Being Developed by **S. MURUGESAPANDIAN** (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, Thoothukudi** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/Thoothukudi/Layout No. 02/2020** dated **09.03.2020** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully.

Stamp, Signature & of Architect/ Licensed Surveyor

Er. S. Syed Mohammed, DCE.,
RE/Gr.III/TK DTCP/11/2020/008
SHAFI CONSTRUCTION
28/1, Main Road, Kayathar-628952.
Mobile: 95667 79100

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

THOOTHUKUDI DISTRICT

51, West car Street, Thoothukudi -2.
Phone: 0461 -2322651
e-mail: thoothukudilpa@gmail.com

Roc. No. 1766/2020 Dated 18.11.2020

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru S. SYED MOHAMMED** has enrolled as **Registered Engineer Grade-III (R.E)** with Office of the Town and Country Planning Thoothukudi District (TKDTCP) who has the qualification of **D.C.E., (CIVIL ENGINEERING)** and experience in the relevant field for 19 years.

He has been given the Registration No.**RE/Gr.III/TKDTCP/November 2020/008** on 18.11.2020. 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 up to 17.11.2025



18 NOV 2020

18.11.20

(R.S. Mariappan)
Deputy Director of Town and Country Planning (I/c)
District Town and Country Planning Office,
Thoothukudi District

18/11/2020



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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate