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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 : **RIYA GARDEN**
Thuvariman Village ,
Thuvariman Panchayat,
Madurai West Taluk,
Madurai District.

Date: 27.08.2024

Name of the Promoter : **S.ALAGU (Power Agent)**

Address of the Promoter : S/O Sangupillai ,
No 124/5
Erkudi, Achampathu,Pudukudi,
Madurai -625019

Subject: Certificate for : **RIYA GARDEN**

Ref: TNRERA Registration Number

Sir,

Er. K.SARAVANA KUMAR (name of the Architect/ Licensed Surveyor) having License No.**RE(GR-III)/17/2024/DTCP/MADURAI/AUGUST/2024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"RIYA GARDEN"** (name of the project) situated on the Plot bearing Survey nos. **186/3B** plot no's: **1 to 9** demarcated by its boundaries (latitude and longitude of the end points) **Lat 9.939091 / Long 78.061924** to the North **70.80** to the South **35.60+21.40** to the East **2.0+18.0** to the West of Division **13.20+22.40+6.0** Village of **Thuvariman Village,Thuvariman Panchayat,** District **Madurai** measuring **1500.00** sq. mts. Being developed by **S.ALAGU (POWER AGENT) (Individual).**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 **Madurai LPA** (Name of the sanctioned authority) *vide* **Layout Is L.P/M.L.P.A No.240/2024** Planning Permission No.**266/2024** dated **05.08.2024** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No **RE(GR-III)/17/2024/DTCP/MADURAI/AUGUST/2024**)

Enclosed:

Photographs of all sides of site

Er. K.SARAVANAKUMAR DCE.,
Consulting Engineer & Surveyor
Madurai DTCP RE 17/2024 (Gr.III)
No:3/55, Konar Street, Samayanallur,
Madurai-625402. Mob: 91501 35894
Email:ersaravanakumar3333@gmail.com

Directorate of Town and Country Planning Department
(Government of Tamil Nadu)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
MADURAI

Sector-VI, Anaiyur - Mudakkathan Main Road, Koodalpudur, Madurai – 625 017.
Phone: 0452-2530544, E.mail –ID : dtcpmadurai@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.K.SARAVANA KUMAR** has enrolled as **REGISTERED ENGINEER GRADE –III** with this office, who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for **5 Years .**

He has been given the **Registration No.RE.(GR-III)/17/2024/DTCP/MADURAI/ AUGUST/2024 On 12.08.2024.**

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** and Amendment to Tamil Nadu Combined Development and Building Rules, 2019 approved vide **G.O.(Ms)No.16, MAWS (MA1) Department, Dated: 31.01.2020**

NOTE

Certificate is issued based on documents submitted by the candidate for Qualification and experience.

This Registration is valid upto 11.08.2029.



12/08/24

Assistant Director / Member Secretary (i/c),
District Town And Country Planning Office,
Madurai 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.



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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