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Form-5

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

Date : 28.12.2024

Address of the Project : S.P.G.NAGAR, Survey Nos. 234/2A & 240/1F2, Kuniyamuthur Village, Perur Taluk, Coimbatore Corporation & Dist.

Name of the Promoter : 1.K.G.Senthikumar 2. P.Gopalan 3. S.Sivagamasundari

Address of the Promoter : No.6, Captan Palanisamy Layout, R.S.Puram, Coimbatore - 641002

Subject : Certificate for S.P.G.NAGAR, Survey Nos. 234/2A & 240/1F2, Kuniyamuthur Village, Perur Taluk, Coimbatore Corporation & Dist.

Sir,

I**,** **C.JAYAKUMAR** having License No**.** **CLPA/RE/GR-II083/2024** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **S.P.G. NAGAR** situated on the Plot bearing **Survey Nos.234/2A & 240/1F2** demarcated by its boundaries 10.940387, 76.945452 to the North, 10.940421, 76.945423 to the South, 10.940465, 76.945385 to the East, 10.940346, 76.945496 to the West of **Kuniyamuthur** Village, **Perur** Taluk, **Coimbatore** District measuring **2.0192 Acres** Being developed by **1.K.G.Senthikumar 2. P.Gopalan 3. S.Sivagamasundari**

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 The Joint Director, DTCP - LPA, Coimbatore vide Planning Permission No. 565/2023 & Layout No. 487/2023 dated 03.11.2023** and **The Commissioner, Coimbatore Corporation Permit No.92/2024/MH4(S) dated 12.12.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully



C.JAYAKUMAR,B.Tech.,M.Sc.,
Registered Engineer
Regd. No:CLPA/RE/GR-II/083/2024
130/1,Sri Ragavendra Complex,Athipalayam Road,
Chinnavedampatti,Coimbatore-641049

GOVT. OF TAMILNADU

DIRECTORATE OF TOWN & COUNTRY PLANNING

DISTRICT TOWN & COUNTRY PLANNING OFFICE,COIMBATORE

Ground & first floor ,Door no -50, FCI Road,

Gandhimaa nagar ,Coimbatore-641004.

Phone : 0422-2380243 ,E- Mail : Kovaidisttcp@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru.**C.JAYAKUMAR** has enrolled as **Engineer Grade –II(RE)** with District Town and country Planning, Coimbatore who has the qualification of **B.Tech(Civil Engineering)** and experience in the relevant field for 23 years.

He has been given the Registration No. **Coimbatore LPA/RE/GR-II/083/2024 on 01.07.2024.** He shall be required to comply with the duties and responsibilities prescribed by the government of tamilnadu 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 04.02.20219

This Registration Certificate is valid upto **30.06.2029**



1/7/24.

JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY

PLANNING,COIMBATORE



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

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