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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: **S.F.No. 245/1A1, 245/1A2** measuring about **4650.00Sq.m** in Thirunaraiyur Village, Thirunaraiyur Village Panchayat, Kumbakonam Taluk, Thanjavur District, Tamilnadu.

Date: 09-12-2024

Tmt. Packeer Beevi,
3/958, 3rd Street,
Bhava Nagar, Thirunaraiyur,
Kumbakonam Taluk,
Thanjavur District-610106

Subject: Certificate for **"M.H.R. NAGAR" S.F.No. 245/1A1, 245/1A2** measuring about **4650.00Sq.m** in Thirunaraiyur Village, Thirunaraiyur Village Panchayat, Kumbakonam Taluk, Thanjavur District, Tamilnadu.

Sir,

I, **S.SATHEESH** having License No.**RE/Gr-III/004/KARUR/JULY/2022** on **11-07-2022** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "**M.H.R. NAGAR**" situated on the Plot bearing **Survey no: 245/1A1, 245/1A2** measuring about **4650.00Sq.m** in Thirunaraiyur Village, Thirunaraiyur Village Panchayat, Kumbakonam Taluk, Thanjavur District, Tamilnadu demarcated by its boundaries **10.918417, 79.434222** to the North, **10.916944, 79.434333** to the South, **10.917639, 79.434583** to the East, **10.917667, 79.434028** to the west of Division Thirunaraiyur Village, Thirunaraiyur Village Panchayat, Kumbakonam Taluk, Thanjavur District measuring **4650.00 Sq.m**. Being developed by **Packeer Beevi.**

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 **DISTRICT TOWN AND COUNTRY PLANNING, THANJAVUR DISTRICT** vide Planning Permission No.**28/2024** dated **22/04/2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully

Er.S.SATHEESH.B.E.(Civil).,
DTCP REGISTERED ENGINEER GRADE - III,
Reg.No:RE/GR-III/004/Karur/July/2022
Gandhi Nagar,Sukkaliyur,Karur-639003.
Mobile : 82208 - 90961

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 Thiru.S.SATHEESH has enrolled as REGISTER ENGINEERS 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/004/Karur/ July / 2022 on 11.07.2022.**

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 10.07.2027



11/7/2022

Assistant Director,
District Town and Country Planning
Karur District.

11/7/22



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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

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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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