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Form-5
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project in the Name of **"Royal Garden North"** at Survey No 57/8A and 57/9B Area Extend of 9915.00 Sq.m or 2.45 Acres in Narasingam Bit-2 Village, Arumbanur Village Panchayat, Madurai East Panchayat Union, Arumbanur Panchayat, in Madurai East Taluk, Madurai District, Tamilnadu.

S.Saravankumar **30/05/2025**
4/123 shanti nagar
Moondrumavadi, K Pudur ,
Madurai – 625007

Subject: Certificate for Residential Layout Development
Ref: New Registration

Sir,

I,S.VISHAGAN (name of the Architect/ Licensed Surveyor) having License No RE.(GR.III) 08/2022 on 08.07.2022 for the assessment and verification of development of work at bearing Survey No 57/8A and 57/9B Area Extend of 9915.00 Sq.m or 2.45 Acres in Narasingam Bit-2 Village, Arumbanur Village Panchayat, Madurai East Panchayat Union, Arumbanur Panchayat, in Madurai East Taluk, Madurai District, Tamilnadu. Demarcated by its boundaries (latitude and longitude of the end points) 9.973423, 78.186931 to the North 9.973012, 78.186465 to the West 9.972858, 78.187339 to the East 9.972409, 78.186682 to the South of Division Madurai District Town Planning Office, Narasingam Bit-2 Village, Madurai East Panchayat Union, Arumbanur Panchayat, in Madurai East Taluk, Madurai District, Measuring area of 9915.00 Sq.m or 2.45 Acre Being developed **by S.Saravankumar**

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 vide Planning Permission No ம.வ/ம.உ.தி.கு.எண்:64/2025 (ONLINE), திட்ட அனுமதி எண். 75/2025 (ROC No. ZOQDU69U/SWP/2025/2025/TCP) Date- 07/03/2025 and Madurai East Panchayat Union-Special Officer for Arubanur Panchayat, Approval No. Roc No: 001/2025/arumbanur, Date - 23/05/2025 at present completed the Tar road facilities as committed by the promoter to the allottes.

Yours Faithfully,

S. Vishagan

Er. S.VISHAGAN, B.E,
A S CONSTRUCTIONS
Registered Engineer
Registration No: RE 08/2022, (Gr-III)
No. 1614, MKP Complex, TNHB
VILLAPURAM, MADURAI-625 012
Mobile: 79049 06945, 94434 18669

Enclosed : Photographs of all sides of site

MDTCP

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT
MADURAI DISTRICT OFFICE

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

PROFESSIONAL REGISTRATION CERTIFICATE

Roc. No.1433/2019/CC **dated : 08.07.2022**

This is to certify that **Thiru.VISHAGAN.S** has enrolled as **ENGINEERS GRADE III-(RE)** with Madurai District Town and Country Planning (MDTCP), who has the qualification of **Degree of Bachelor of Engineering in Civil Engineering** and experience in the relevant field for **4 years .**

He has been given the **Registration No.RE. (Gr.III) 08/2022 on 08.07.2022.** 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 **07.07.2027.**



ASSISTANT DIRECTOR /
MEMBER SECRETARY (I/C),
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE,
MADURAI DISTRICT.

08.07.2022

S. Vishagan



our services doesn't just end there

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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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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

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