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Form-5

Certificate by Architect / Licensed Surveyor

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

AddressoftheProject:**" CHANRAKALA TOWN SHIP PHASE-III",** at S.F.No. 31/3B1 & 3B2, Ward-AI, BLOCK-01, TS.NO. 33/5A & 33/6, Singanallur Village, Coimbatore East Zone, Coimbatore District - 641005.

Name of the Promoters: Mrs.SUDHARANI & DIVYA

(a) Address of the Promoters: **4/54A, Chinthamani pudur, Chinthamani p.o, Singanallur, Coimbatore South Taluk, Coimbatore.641103**

Subject: Certificate for **"CHANRAKALA TOWN SHIP PHASE-III",** (Name of the project)

Ref: ----------, dated ---------- (TNRERA Registration Number)

Sir,

I, M.KIPSON DHARMARAJAN (name of the Architect/ Licensed Surveyor) having License No. RE/Gr-II/001/2022, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"CHANRAKALA TOWN SHIP PHASE-III"**(name of the project) situated on the Plot bearing Survey No. S.F.No. 31/3B1 & 3B2, Ward- AI, BLOCK-01, TS.NO. 33/5A & 33/6, (total 36 plots) demarcated by its boundaries (latitude and longitude of the end points) to the North 11.020986 to the South 77.051139, Singanallur Village, Coimbatore South Taluk, Coimbatore District - 641005.

., measuring 7585.50 sq. mts.,beingdeveloped by Mrs.SUDHARANI & DIVYA.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-DivisionProject, I certify that as on date of this certificate, the project has been developed and completed in all respects as perthe Plotting layout plan sanctioned by The Deputy Director, Directorate of Town & Country Planning, Coimbatore DTCP region vide Approval No: 13/2025.dtd. 07.01.2025, Planning PermissionNo. 14 / 2024. including all amenities and facilities as committed by the promoter tothe allotters.

Yours Faithfully,

License Surveyor:M.KIPSON DHARMARAJAN
Registered No: RE/Gr- II/001/2022

M.KIPSON DHARMARAJAN B.E.,
ENGINEER GRADE - II (RE)
COIMBATORE RE / GR - II / 001 / 2022
No:5, K.K. Pudur, Saibaba Colony
Coimbatore - 641 038

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DIRECTORATE OF TOWN AND COUNTRY PLANNING
Coimbatore District Town and Country Planning Office

Corporation Shopping Complex, 2nd Floor, Dr.Nanjappa Road, Coimbatore-641018
Phone-0422-2380243 E-mail:kovaidisttcp@gmail.com
Website:www.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru. **M.KIPSON DHARMARAJAN** has enrolled as **Registered Engineer Grade-II (RE)** with office of the Joint Director of District Town and Country Planning who has the qualification of B.E Civil Engineering and experience in the relevant field for 7 years.

He has been given the Registration No. **RE/Gr-II/001/2022** on **11.03.2022**. 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) Dept. Dated.04.02.2019.

This registration is valid up to 10.03.2027.



11 MAR 2022

11/3/2022

Joint Director ,
District Town and Country Planning office,
Coimbatore

11.3.22

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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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