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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: **SF No.605/12A2, Manavadi Village, Karur Taluk, Karur.**

Date: 25.01.2025

K.Dheeran & K.Perumal (Name of the Promoter)

No. 3/52, Green Garden, Ayyampalayam, Manavadi Village,

Karur Taluk, Karur (Address of the Promoter)

Subject: Certificate for **RAASI SELVAM NAGAR** (Name of the project)

Ref: (TNRERA Registration Number)

Sir,

I, **P.Velmurugan** (name of the Architect/ Licensed Surveyor) having License No. **RE/17/2024/GR.III/DLPA** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **RAASI SELVAM NAGAR** (name of the project) situated on the Plot bearing Survey no./Plot no **605/12A2** demarcated by its boundaries (latitude and longitude of the end points)

10.900996,78.113899 to the **North** **10.900029,78.113994** to the South **10.900549,78.114001** to the East **10.900534,78.113796** to the West of Division **Manavadi** Village **Karur** Taluk **Karur** District measuring **4398** sq mts Being developed by **K.Dheeran & K.Perumal**

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 **Assitant Director Karur, District Town and Country Planning Office** (Name of the sanctioned authority) *vide* Planning PermissionNo. **194/2024** dated **31.12.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with (Reg. License No)

Enclosed:

Photographs of all sides of site

P. VELMURUGAN, D.C.E.,
LICENCED REGISTERED ENGINEER
REG. No.17/2024 (GR-III) / DLPA
VSB CONSTRUCTIONS
MANAPARAI, TRICHY DT.
CELL : 97888 63739

DLPA

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

DINDIGUL LOCAL PLANNING AUTHORITY

No.14, Vivekananda Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **P.VELMURUGAN** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority (**DLPA**) who has the qualification of ***DIPLOMA IN CIVIL*** and experience in the relevant field for ***12*** years.

He has been given the Registration No: ***RE 17/2024 (GR-III)*** on ***27.06.2024***. 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) Dept., Dated:04.02.2019.

This Registration is valid upto ***26.06.2029.***



MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL



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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