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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: **SRI GANAGA NAGAR PHASE III SF.No.436/1, 436/3B, 436/4 Pappini Village & Panchayat, Kangayam Taluk, Tirupur District. PIN Code – 638 701.**

Date: 16-06-25

Name of the Promoter: **S Rajamani, E M Mohankumar, S Surya & S Shruthi**

Address of the Promoter:

1. **No.318, L G G S Colony, J K Hospital Road, Kangeyam. Tirupur Dist. PIN Code – 638 701.**
2. **No. No.27-4, Periyathottam Mainroad, Kangeyam road, Tirupur. Tirupur Dist. PIN Code – 641 604.**
3. **No.318, L G G S Colony, J K Hospital Road, Kangeyam. Tirupur Dist .PIN Code – 638 701.**
4. **No.318, L G G S Colony, J K Hospital Road, Kangeyam. Tirupur Dist. PIN Code – 638 701.**

Subject: Certificate for **SRI GANGA NAGAR PHASE III**

Ref:

Sir,

I **Er. P. PRABHAKARA BASKARAN** (name of the Architect / Licensed Surveyor) having License No: **TD/RE/GR-II/2024/12/016** had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at **SRI GANGA NAGAR PHASE III** situated on the plot bearing **R.SF.No.436/1, 436/3B, 436/4** demarcated by its boundaries (latitude and longitude of the end points) **11°00'19"N & 77°36'27"E** land area with **R.SF.No.435** to the North land area with **R.SF.No.438, R.SF.No. 437** to the south land area with **R.SF.No.494, R.SF.No.493** to the East land area with **R.SF.No.440, R.SF.No.432, R.SF.No.432/5A, R.SF.No.436/3A** to the west of division land area with **Pappini Village & Panchayat, Kangayam Taluk, Tirupur District** measuring **19655** sq.mts. Being developed by **S Rajamani, E M Mohankumar, S Surya, S Shruthi.**

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 **DTCP Tirupur** (Name of the Sanctioned authority) vide Planning Permission No. **01/2025** dated **02-01-2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours faithfully,

P.Prabhake.

Er. P. PRABHAKARA BASKARAN, B.E.,
Registered Engineer Grade-II
Reg No. TD/RE/Gr-II/2024/12/016
No. 5/5F. Indian Bank I Floor, Rajaji Street,
Kangayam 638701. Tiruppur (Dt) TN.

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

Enclosed:

Photographs of all sides of site

KANGEYAM MUNICIPALITY
RENEWAL LICENSE FOR LICENSED REGISTERED PROFESSIONALS

Roc. No. 158/CP/24-25/0000702 **Dated:30-May-2024**

LICENSE No. :158/LS/2019/00005

Under the by-laws made by the KANGEYAM MUNICIPALITY municipal Council under the TNCDBR 2019 Rules as mentioned in Professional Registration Certificate, the Executive Authority of the KANGEYAM MUNICIPALITY hereby licenses **Mr.PRABHAKARA BASKARAN** Residing at Door No **5/5F,PERUMAL KOVIL STREET,PALAYAKOTTAI ROAD(WD-5),RAJAJI STREET,638701**. to be a Licensed Surveyor for a period of Five year from **01/Apr/2024** to **31/Mar/2029**

The License is not transferable to any other person and should be produced by the Registered Engineer whenever required to do so by the Executive Authority.

The License shall be entitled to charge for the prepare of plans or other works from the owner or other person who employee or en gages him a reasonable fee or fees not exceeding the rate or rates prescribed by the Executive Authority from time to time under by-law. 15

The Licenses is bound to comply with all the conditions annexed hereto.

Any failure on the part of the license to abide by or comply any of the conditions will entail not only a fine which along with loss occasioned to the Municipality by anything done or omitted to be done by him will be recovered from his security deposit and also cancellation of his license, but will further involve him in all necessary consequences of panel action. If any institute against him including any civil liabilities.

Conditions of License:-

S.No	Condition Name
1	It is the duty of the Registered Engineer that in all matters wherein, is employed or engaged. a). To comply with any orders passed and communicated to him by the Executive Authority. b). To satisy him that the survey boundaries of the site for building and the street with their dimensions are correctly marked in the site plans or layout plans.That no encroachment are made into any street or other Municipal or Goverment land.

Station: KANGEYAM

Dated: 30-May-2024

COMMISSIONER
KANGEYAM MUNICIPALITY
30.5.24



our services doesn't just end there

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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

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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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