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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 : ; "ROYAL GRAND CITY " IN WARD -C, BLOCK 52 T.S..NO: 1991/1 ,1991/3, 2008/1,2009,2010, ,2011,2012 in KARIERIVITTAN KUPPAM Village &CUDDALORE CORPORATION , CUDDALORE TALUK AND DISTRICT - 607004. DATE:04.07.25

(Name of the Promoter) : **ARUN KUMAR&.SELVI**

(Address of the Promoter) : **NO: 40, KAMARAJ STREET,KATHIRKAMAM PONDICHERRY - 605009**

Subject: Certificate for :"**ROYAL GRAND CITY "** (Name of the project) Ref: --------- (TNRERA Registration Number)

Sir,

I, **T AZARUDEEN** (name of the Architect / Licensed Surveyor) having License No 073/2023 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development for work done at **"ROYAL GRAND CITY "** (name of the project) situated on the Plot bearing Survey no./ Plot no: **71** demarcated by its boundaries (latitude and longitude of the end points) **12.220631** to the North --------- to the South **79.415777** to the East ------ to the West of Division in **KARIERIVITTAN KUPPAM Village &CUDDALORE CORPORATION , CUDDALORE TALUK AND DISTRICT - 607004.** measuring **14023.00** sq. mts. Being developed by **T AZARUDEEN** (Name of the Promoter).

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 duly completed in

T. Azar

Er.T.AZARUDEEN, B.E.,
Licensed Engineer
RE/GR III / VD / 073 / 2023
ROYAL CADD
Email: azardhoni.95@gmail.com
Cell: 9677903075

D. Arun
E. Selvi

all respects as per the Plotting layout plan sanctioned by **DTCP/CUDDALORE** (Name of the sanctioned authority) *vide* Planning Permission No : **164/2024** dated **29.11.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (INBLOCKLETTERS) of Architect/Licensed Surveyor with
(Reg License No : RE/GR-3/VD/073/2023)

Er.T.AZARUDEEN, B.E.,
Licensed Engineer
RE/GR III / VD / 073 / 2023
ROYAL CADD
Email: azardhoni.95@gmail.com
Cell: 9677903075

Enclosed:

Photographs of all sides of site :

D. Arun
E. Selvi

District Town and Country Planning Office,
Villupuram District

No.56A TAHDCO Building,
Government Hospital Road,
Villupuram-605602
Phone : 04146-220045
E-mail : addtcprovpm@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.T.AZARUDEEN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Degree Of **Bachelor of Civil Engineering** and experience in the relevant field for 3 years.

He has been given the Registration No.**RE/GR.III/VD/DEC-2023/073** on **05.12.2023**. He shall 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 & G.O.(Ms) No.16, MAWS (MA1) Dept. Dated : 31.01.2020**

Er.T.AZARUDEEN, B.E.,
Licensed Engineer
RE/GR III / VD / 073 / 2023
ROYAL CADD
Email: azardhoni.95@gmail.com
Cell: 9677903075

The Registration is Valid upto **04.12.2028**



Assistant Director 5/12/23
District Town and Country Planning
Villupuram District
05/12/23



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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