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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: "MG AVENUE" to be set up at 9700.00 Sq. Mtrs., of lands with S. Nos. 391/1L, 391/1M, 391/2G, 391/2H & 391/2I (Patta Nos. 7825 & 7806), situated at Kalvoy Village & Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District, Tamil Nadu.

Date: 07.04.2025

To:

V.Manohar & K.Govindasamy,
No.19, Dharmaraja Kovil Street,
Sholinganallur – 600 119.

Subject : Certificate for "MG AVENUE".
Ref : _____(TNRERA Registration Number)

Sir,

I, R. Revanth (Name of the Architect/ Licensed Surveyor) having License No: TVLR/ RE/ Gr-III/ 2023/04/ 001 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at 'MG AVENUE', on the Plots bearing in S. Nos. 391/1L, 391/1M, 391/2G, 391/2H & 391/2I, situated at Kalvoy Village & Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District, demarcated by its Boundaries (latitude 12.781112^0 and 80.093014^0 longitude) of the end points, situated at Kalvoy Village, Kalvoy Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District, 9700.00 Sq. Mtrs., being developed us V.Manohar & K.Govindasamy. (Names of the Promoters).

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 Chengalpattu District Town and Country Planning Office Vide SWP/DTCP/CHENGALPATTU/LAYOUT APPROVAL NO: 64/2025 dated 28.03.2025 including all amenities and facilities as committed by the promoters to the allottes.

Yours Faithfully,

R. REVANTH, B.E.(Civil)., M.E(CEM)..,
Licensed Surveyor, Tiruvallur Municipality
Reg. No. : 014/LS/2023/03-RE/Gr-II
Registered Engineer, DTCP Tiruvallur
Reg. No : TVLR/RE/Gr-III/2023/04/001
No. 43/47, NGGO Colony, Rajajipuram,
Tiruvallur - 602 001. Cell : 944400 2006

Encl:

Photographs of all sides of site.

O/O. THE DISTRICT TOWN & COUNTRY PLANNING OFFICE,
THIRUVALLUR DISTRICT.

No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : dtcptiruvallur@gmail.com, Phone : 044-29595440.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that Thiru.**Revanth R**, has enrolled as **Registered Engineers Grade-III (RE)** with the O/o. The District Town and Country Planning, Thiruvallur District who has the qualification of **B.E., (Civil Engineering)**, and experience in the relevant field for **3 Years.**

He has been given the Registration No: **TVLR/RE/Gr-III/2023/04/001** on **11.04.2023.** 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 (MA.1) Dept., Dated:04.02.2019.**

This Registration is valid upto **10.04.2028.**



13/04/23

Assistant Director,
District Town & Country Planning Office,
Thiruvallur District.

13/4/23

13 APR 2023



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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.

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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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