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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 in Comprised No.1075 Part, Thiruvottiyur High Road,R.S.No.173 Part, R.S.No.170/2B Part, R.S.No.170/2A Part and Survey No.169/1B Part, Old T.S.No.15 Part, as Per Patta Present T.S.No.15/1, Block No 15, Ward J and of Thiruvottiyur Village, Thiruvottiyur Taluk

Date: 22.02.2025

Name : **S. M/s South Gate Constructions LLP represented by its Mr Praveen Darda,**

Address: No.14, Victory field Alex Nagar,Madhavaram Milk Colony ch-60

Subject: Certificate for completion of Layout

Sir,

I, R. GUNASEKARAN, having License No. REG No. 304402019 Grade III/Greater Chennai Corporation, had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Thiruvottiyur Village Project situated on the No.1075 Part, Thiruvottiyur High Road,R.S.No.173 Part, R.S.No.170/2B Part, R.S.No.170/2A Part and Survey No.169/1B Part, Old T.S.No.15 Part, as Per Patta Present T.S.No.15/1, Block No 15, Ward J and of Thiruvottiyur Village, Thiruvottiyur Taluk Demarcated Latitude and longitude 13° 8' 48.156" N and 80° 17' 51.8928" E by its boundaries Land belongs to Land in T.S. No.1 part to **the North** Tondairapet North Terminus Road (presently in T. S.No.16) **to the South** Land in T. S. No, 12 part, 15/2 and 15/3 **to the East** Thiruvottur High Road in (presently in T. S.No.18) **West** of Thiruvottiyur Village, Thiruvottiyur Taluk . Measuring 15088.5 sq. mts., being developed by **M/s South Gate Constructions LLP represented by its partner Mr Praveen Darda,** 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 developed and completed in all respects as per the Plotting layout plan sanctioned by Greater Chennai corporation (Name of the sanctioned authority) vide Planning Permission No SD/WDCN01/9372024 dated 23.12.2024 Layout approved videNo. LA/WDCN01/00004/2025 dated 24.02.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

R.GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 304402025 Grade III
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai-600 023.
Cell: 9884411734

GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. R. Gunasekaran** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **ITI** has been renewed for the period up to **16.02.2030**

The Registration No. is **RE304402025** dated **17.02.2025** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 MA&WS (MA1) Dept. dated 04.02.2019 and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid up to **16.02.2030**



RGN No: 304402025
Dated 17.02.2025

17/2/25

Superintending Engineer (TP)
Greater Chennai Corporation.



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

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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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