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Form-5

CertificatebyArchitect/LicensedSurveyor

(CertificateforthepurposeofcompletionofLayout/Sub-DivisionProject)

AddressoftheProject comprised in Project Name : "ENK AVENUE" comprised in **S.No. 55/3 of Siruvanur Panchayat and Village, Poondi Panchayat Union, Tiruvallur District.**

Date:**22.01.2025**

N.Kosalaraman
2) Karuppiah,
3) **M/s.Luxe Group (Name of the Promoter)**
No: 151, sathyasainagar
Veppampattu,
Tiruvallur**District.**(AddressofthePromoter)

Subject:Certificatefor "ENK AVENUE" (Nameoftheproject)

Ref: NIL (TNRERA Registration Number)Sir,

I,G.Karthikeyan(name of the Architect/ LicensedSurveyor)havingLicenseNo **CGLDIST/RE/Gr-III/2024/11/012**had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"ENK AVENUE"** (name of the project) situated on the Plot bearing Survey no./PlotNo.1 to 46 demarcated by its boundaries (latitude and longitude of the end points) 13.1471791"N to the North **79.8811362"E** to the South 13.1471791"N to the East **79.8811362"E** to the West of Division **comprised in S.No. 55/3 of Siruvanur Panchayat and Village, Poondi Panchayat Union, Tiruvallur District.** Measuring **6650.50sq.m.** Being developed byN.KOSALARAMAN & 2 others ((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 **The Assistant Director, T&CP, Tiruvallur District**(Name of the sanctioned authority) *vide* Planning Permission No**160/2024**dated **15.07.2024**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**CGLDIST/RE/Gr-III/2024/11/012**)

Er.G.KARTHIKEYAN
Registered Engineer Grade - III
Reg-No.CGLDIST/RE/Gr-III/2024/11/012
No.173,Mangalam Apartment, Thirumangalam,
Anna Nagar, Chennai-600040
Cell:8508252595, Email:keyan303@gmail.com

Enclosed:

Photographs of all sides of site

District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. G.KARTHIKEYAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **I.T.I.,(Draughtsman Civil)** and experience in the relevant field for **05 years**.

He/She has been given the Registration No. **CGLDIST/RE/Gr-III/2024/11/012** on **13.11.2024**. He/She 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 **12.11.2029**.

13/11/24

Assistant Director,
Chengalpattu District







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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