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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 : Shanmuga Nagar-II , S.F.No: 216/1A2, 2B, 3A1 , DTCP NO:180/2024 , Ilangudi Village , Thalakkavur Panchayat , Thiruppathur Taluk, Sivagangai District.

Date: 16-1-2025

1. A. Karuppaiyha, 2. M. Pandiyan, 3. M. Arumugam, 4. L . Arunachalam, (Name of the Promoter)

No: 108/4, Vaithiyalingapuram Karaikudi, Sivagangai. (Address of the Promoter)

Subject: Certificate for- Shanmuga Nagar-II , - (Name of the project)

Ref:_____(TNRERA Registration Number):

Sir,

I J. Martin Ranjith (name of the Licensed Surveyor) having License No.CMDA-RE/GR-II/2022/12/246 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Shanmuga Nagar-II, Ilangudi Village (name of the project) situated on the Plot bearing Survey no./Plot no S.F.No: 216/1A2, 2B, 3A1 , demarcated by its boundaries (latitude and longitude of the end points)to theNorth: 10.067384 the South: ___- to the East: 78.707761 to the West of Division: _____ Village Ilangudi Taluk Thiruppathur District Sivagangai, Measuring 8962.00 sq.mts. Being developed by 1. A. Karuppaiyha, 2. M. Pandiyan, 3. M. Arumugam, 4. L . Arunachalam, (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 :DTCP Sivagangai (Name of the sanctioned authority) *vide* Planning Permission No:180/2024 dated: 17/10/2024. 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:_____)

Enclosed:
Photographs of all sides of site

J. martin Ranjith

J. MARTIN RANJITH B.E CIVIL
REG. ENGG CMDA-RE/GR-II/2022/12/246
No:1, PVR Home's VGN Mahalakshmi Nagar,
Thiruverkadu, Chennai - 600 077.
Mobile : 99422 92294

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. MARTIN RANJITH. J** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **8** years.

He has been given the Registration No.**RE/GR-II/2022/12/246** on **12.12.2022.** 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 (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **11.12.2027**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

12/12/22
(A. MEGANATHAN)
Superintendent



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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