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Form-5

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

ADDRESS OF THE PROJECT: Plot Nos :1 to 36, Comprised in Survey No.425/1A2 measuring an extent of Acre 1 situated at Perungalathur Village , Tambaram Taluk, Chengalpattu dist.

Name of the Promoter : M/s.GTK FOUNDATIONS, represented by its Proprietor Mr.G.T.Karthikeyan.

Address of the Promoter : No.78/10, Old State Bank Colony Kishkinda Road, West Tambaram, Chennai-600045

Subject: Certificate for **"SHOBHA WINDSOR CASTLE Phase-2"**, Plot Nos :1 to 36, Comprised in Survey N0. 425/1A2 measuring an extent of Acre 1, situated at Perungalathur Village , Tambaram Taluk, Chengalpattu dist.

I, **Mr. M . SHANMUGAM D.C.E.** (Licensed Surveyor) Grade-III,CMDA REG NO:RE/GR III/2019/04/044 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done **"SHOBHA WINDSOR CASTLE Phase-2,** Plot Nos :1 to 36, Comprised in Survey N0. 425/1A2 measuring an extent of Acre 1, situated at Perungalathur Village, Tambaram Taluk, Chengalpattu dist, demarcated by its boundaries(Latitude and Longitude of the End points) Latitude 12.944188' longitude 80.090332' North By Vacant Land, South by Survey No.422/1B1 and East By Survey No. 425/1B1A1 Vacant Land ,West Survey No. 425/1B2 Vacant Land, situated at Perungalathur Village , Tambaram Taluk, Chengalpattu dist. ,Measuring 4047 Sq.m Being developed by M/s. GTK FOUNDATIONS, represented by its Proprietor Mr.G.T. Karthikeyan.

Er.M.SHANMUGAM
Registered Engineer Gr.III (RE)
RE / GR-III /19 / 04 / 044
CMDA
3-J, First Floor, Shanmugam Road,
West Tambaram, Chennai-45.
Mob: 9941384809 / 8248980252
EMail: masishan33@gmail.Com

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 Approval No.280/2023/CMDA/Layout No.1/0050/2023,and Local body approval SRN -009/40/24-25/0081908, including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully

Er.M.SHANMUGAM
Registered Engineer Gr.III (RE)
RE / GR-III /19 / 04 / 044
CMDA
3-J, First Floor, Shanmugam Road,
West Tambaram, Chennai-45.
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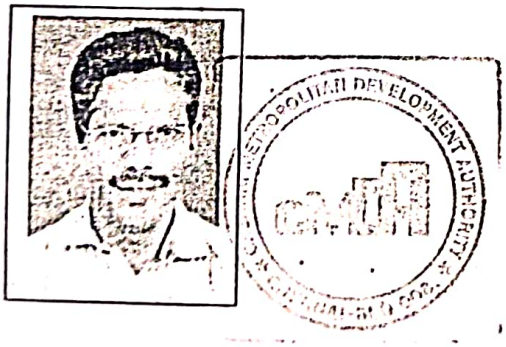
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru M.SHANMUGAM** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.,** and experience in the relevant field for **13** years.

He has been given the Registration No.**RE/GR-III/2019/04/044 Renewed** on **02.04.2024.** 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 **01.04.2029.**



(A. MEGANATHAN)
Superintendent

Er.M.SHANMUGAM
Registered Engineer Gr.III (RE)
RE / GR-III /19 / 04 / 044
CMDA
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Legal & Documentation Services

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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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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