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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: "MRS NAGAR" - Layout of house sites with 14 Plots comprised in Survey No.145/1B of Kendiracheri Village, Maduranthagam Taluk & Chengalpattu District.

Date: 22-01-2025

From:
R.Shanmugam
No: 127, Madura Mudukarai,
Kendiracheri,
Maduranthagam – 603306.

Subject: Completion of Layout Site at S No: 145/1B Kendiracheri Village – Regarding

Sir,

I, **K.MANIKANDAN** having License No. **CMDA REG. NO: RE/GR-II/2021/06/165 & MADURANTAKAM MUNICIPAL REG. NO: 019/LS/GR-I/2024/00002** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work situated on the Plot in **S.No. 145/1B of Kendrachery Village, Madurantakam Taluk, Chengalpattu District** of demarcated by its boundaries (latitude and longitude of the end points) **12.470527, 79.889116** to the North 12.470527, 79.889116 to the South 12.470693, 79.889494 to the East 12.470485, 79.889429 to the West of **Kendrachery Village, Madurantakam Taluk, Chengalpattu District** measuring **2000** sq. mts. Being developed by **R.Shanmugan Landlord**

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 Issued the Planning Permission in Layout No. 070/2024 vide Letter No. Layout-W5NWRSRM/2023/TCP/2024/TCP, dated 28-03-2024. Layout Permission issued by Joint Director/Deputy Director/Assistant Director, Chengalpattu. Kendrachery Village Panchayath vide Letter No. 169/2024, dated 06-09-2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.MANIKANDAN.K
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Reg.No.RE/GR-11/2021/06/165
No.11, DHEEN COMPLEX
G.S.T Road, Madurantakam-603 306
Mobile: 9443984765
(K.MANIKANDAN)

Stamp, Signature & Name (IN BLOCK LETTERS)
of ~~Architect~~/ Licensed Surveyor

Enclosed: 1. Photographs of all sides of site

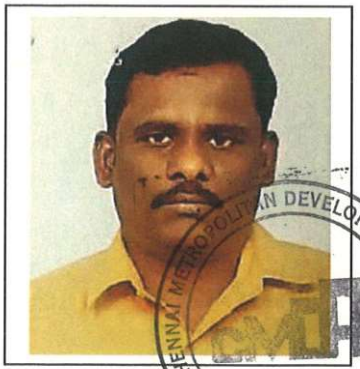
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru K. MANIKANDAN** 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 **10** years.

He has been given the Registration No.**RE/GR-II/2021/06/165** on **28.06.2021.** 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 **27.06.2026**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.

30/06/2021

(R.SHIVAKUMAR)

ASSISTANT PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI-600 008.



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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