Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5
Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout Project)

Address of the Project – **Jayam Nagar Phase I**, comprised in survey nos.224/3B2A1, 224/3A2A1, 226/3A1, 226/3B1A1 and 226/3B1E of Sengadu village, Thagarakuppam Panchayat and comprised in survey nos.276/1B1 and 276/4 of Padiyambakkam village, Padiyambakkam Panchayat, Walaja Panchayat Union, Walaja Taluk, Ranipet District,

Date: 18.01.2025

M K Faizal
No.G127, First Main Road, Anna Nagar East, Chennai – 600 102

Subject : Completion Certificate of **Jayam Nagar Phase I**, comprised in survey nos.224/3B2A1, 224/3A2A1, 226/3A1, 226/3B1A1 and 226/3B1E of Sengadu village, Thagarakuppam Panchayat and comprised in survey nos.276/1B1 and 276/4 of Padiyambakkam village, Padiyambakkam Panchayat, Walaja Panchayat Union, Walaja Taluk, Ranipet District,

Sir,

I **Er.P.Ramkumar**, having License No. **CGLDIST/ RE/ Gr-I/ 2024/ 11/ 013** had undertaken assignment as a Registered Engineer for the assessment and verification of development of work done at survey nos.224/3B2A1, 224/3A2A1, 226/3A1, 226/3B1A1 and 226/3B1E of Sengadu village, Thagarakuppam Panchayat and in survey nos.276/1B1 and 276/4 of Padiyambakkam village, demarcated by its boundaries Lands in Survey No.227, 228 of Sengadu Village and 9 meter layout Road to the North, Lands in Survey No.224/3C3 of Sengadu Village and Lands in Survey No.276/1B2 OF Padiyambakkam Village to the South, Existing 9 meters Road and Lands in Survey No.276/1A2 of Padiayambakkam Village to the East and Lands in Survey No.224part, 224/3A1, 226/3B1B, 226/7, 226/3B2, 226/8 and 226part of Sengadu Village and 9 meters layout Road to the West, of Sengadu Village, Thagarakuppam Panchayat and Padiyambakkam village, Padiyambakkam Panchayat, Walaja Panchayat Union, Walaja Taluk, Ranipet District, measuring **9300** square metres being developed by **M K Faizal**.

Based on site inspection carried out by me with respect to each of the plots of the aforesaid Layout 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 Ranipet District, vide layout Planning Permission No.108/2024 in Letter Roc No. RPT/DEDYUGL8/35356/2024/TCP, dated 30.10.2024 and approved by The President, Padiyambakkam Village Padiyambakkam Panchayat, Walaja Panchayat Union, vide letter Roc No.02/2025, dated 11.01.2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

P. RAMKUMAR, B.E.,
REGISTERED ENGINEER / GRADE - I
CGLDIST / RE / Gr - I / 2024 / 11 / 013
VIEW POINTS
No. 10, Ponniyamman Koil Street,
C. Pallavaram, Chennai - 600 043.
Mobile : 99629 72184

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

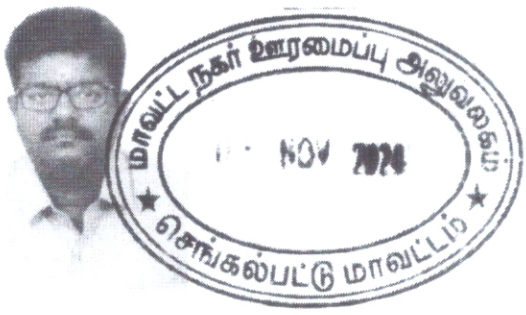
This is to certify that Thiru. **P.RAMKUMAR** has enrolled as **Registered Engineer Grade-I (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for more than **12 years**.

He/She has been given the Registration No. **CGLDIST/RE/Gr-I/2024/11/013 Grade- II to I (Renewed)** on **06.11.2024**. 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 **05.11.2029**.

6/11/24

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.



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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate