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Form-5

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

Date : 02.06.2025

Address of the Project : Orchard Park, Survey No. 1488/1, Thaiyur 'B' Village, Thiruporur Taluk, Chengalpat Dist

Name of the Promoter : 1) Rekha Chopra 2) Koshalya Bai

Address of the Promoter : No.21/91C, Rainbow Apartment, Flowers Road, Purasaiwalkam, Chennai – 600 084

Subject : Certificate for Orchard Park, Survey No. 1488/1, Thaiyur 'B' Village, Thiruporur Taluk, Chengalpat Dist

Sir,

I, **M.SHANMUGAM** having License 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 at **Orchard Park** situated on the Plot bearing **Survey No.1488/1** demarcated by its boundaries 12.760839, 80.203114 to the North, 12.760785, 80.203023 to the South, 12.760589, 80.202855 to the East, 12.760939, 80.203335 to the West of **Thaiyur 'B'** Village, **Thiruporur** Taluk, **Chengalpat** District measuring **15850 Sq.m** Being developed by **1) Rekha Chopra 2) Koshalaya Bai**

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, DTCP - MLPA, Chengalpat vide Planning Permission Layout No. L.P/MLPA (CD)/25/2023, Dated.24.01.2023** and **The President, Thaiyur Panchayat Letter No. 01/2023-2024/President, dated. 11.04.2023** 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.
Mob: 9941384809 / 8248980252
EMail: masishan33@gmail.Com

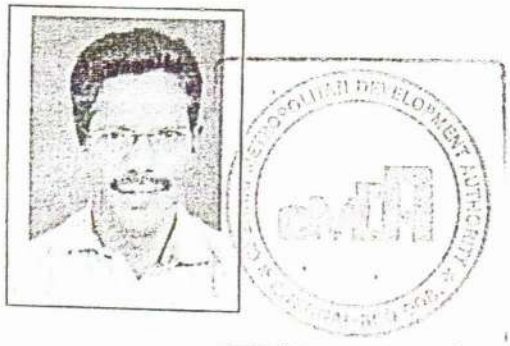
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

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



our services doesn't just end there

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Legal & Documentation Services

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Property Development & Approvals

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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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