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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 **Plot Survey No. 81/1A1A, ALINJIWAKKAM MAIN ROAD, JAGANATHAPURAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT, CHENNAI - 600067.**

1. MANJU AGARWAL (OWNER) Date:12.12.2024

No. G-1125, 1st Street, Anna nagar West, Anna nagar, Chennai-600040.

2.SATHISH KUMAR MEHTA (POWER AGENT)

JMB Finance at No.55/7-R, Block, 6ht Avenue, Anna nagar, Chennai-600040

Subject. Certificate for **"OMS AVENUE"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, Er. **V. Hari Prabhu DCE** (name of the Architect/ Licensed Surveyor) having License No. CGLDIST/RE/Gr-III/2022/07/008 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification development work done at **"OMS AVENUE"** (name of the project) situated on the Plot no./ bearing Survey no. 81/1A1A demarcated by its boundaries (latitude and longitude of the end points) 13.268520 to the North 13.268520 to the South 80.153538 to the East 80.153538 to the West of Division Plot Survey No. 81/1A1A, ALINJIWAKKAM MAIN ROAD, JAGANATHAPURAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT, CHENNAI - 600067., measuring 1.92 Acre (7800.00 Sq.mts). Being Developed **MANJU AGARWAL & SATHISH KUMAR MEHTA** (Name of the Owner and Power Agent)

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, THIRUVALLUR** (Name of the sanctioned authority) vide Planning Permission No. **SWP/DTCP/ THIRUVALLUR /Layout No. 170/2024** dated **30.07.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er. V. HARI PRABHU DCE
Registered Engineer Grade - III(RE)
Directorate of Town and Country Planning
Reg. No: CGLDIST/RE/Gr-III/2022/07/008
VKP PLANNERS
No.616, Rajiv Gandhi Nagar, Urapakkam
Chengalpattu District - 603 210

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. V.HARI PRABHU** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **D.C.E.,(Civil Engineering)** and experience in the relevant field for **05 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-III/2022/07/008** on **15.07.2022**. 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 **14.07.2027**.

15/07/22

Joint Director/Deputy Director (I/c),
Chengalpattu District



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
15 JUL 2022
செங்கல்பட்டு மாவட்டம்



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.



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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

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