



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/Sub-Division Project)

Address of the Project Name: "KESHAV AVENUE PHASE-2" comprised in as promoter of the proposed project S.Nos.376/2A2, 377/1A2&377/1B2 Ponmar Panchayat and Village, Vandalur Taluk, Thiruporur Panchayat Union, Chengalpattu District,

Date: 07-04-2025

Thiru. Dheenadayalan (Name of the Promoter)
No.31/14, VP Colony South Street, Ayanavaram,
Chennai- 600023 (Address of the Promoter)

Subject: Certificate for "KESHAV AVENUE PHASE-2 (Name of the project)

Ref: NIL (TNRERA Registration Number) Sir,

I.G.Karthikeyan (name of the Architect/ Licensed Surveyor) having License No CGLDIST/RE/Gr-III/2024/11/012 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "KESHAV AVENUE PHASE-2 situated on the Plot bearing S.Nos.376/2A2, 377/1A2&377/1B2 Ponmar Panchayat and Village, Vandalur Taluk, Thiruporur Panchayat Union, Chengalpattu District at Plot No. 1 to 10 with shope demarcated by its boundaries (latitude and longitude of the endpoints) 12.860801" N to the North 80.178724" E to the South 12.860801" N to the East 80.178724" E to the West of Division S.Nos.376/2A2, 377/1A2&377/1B2 Ponmar Panchayat and Village, Vandalur Taluk, Thiruporur Panchayat Union, Chengalpattu District Measuring 1059.00 sq.m. Being developed by

Thiru. Dheenadayalan

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 Deputy Director, Chengalpattu District (Name of the sanctioned authority) vide Planning Permission No 66/2025 dated 28.03.2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with
(Reg. License No CGLDIST/RE/Gr-III/2024/11/012)

Enclosed:

Photographs of all sides of site


Er. G. KARTHIKEYAN, ITI. (Draughtsman Civil)
Registered Engineer Grade - III
Reg. No. CGLDIST/RE/Gr-III/2024/11/012
No. 173, Mangalam Apartment, Thirumangalam,
Anna Nagar, Chennai - 600 040
Cell: 8508252595, Email: keyan303@gmail.com



**District Town and Country Planning Office,
Chengalpattu District,**

**D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.**

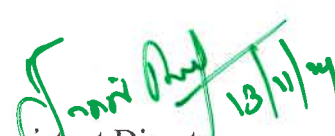
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. G.KARTHIKEYAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **I.T.I.,(Draughtsman Civil)** and experience in the relevant field for **05 years**.

He/She has been given the Registration No. **CGLDIST/RE/Gr-III/2024/11/012** on **13.11.2024**. 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 **12.11.2029**.


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



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](tel:+919996129996)
www.verified.realestate