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From – 5

Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout / Sub – Division Project)

Address of the Project ST. THOMAS MOUNT PANCHAYAT UNION , COMPRISED IN S.NO. 145/3,156/1,2 157/1 &157/2, AS PER PATTA NEW T.S. NO. **142/1,145/3,156/1&156/2,157/1,157/2**, WARD BLOCK NO. OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT.

Date : 26/07/2024

1. Mr. V. JAYAPRAKASH (Name of the Owner)
2. Mrs. V. RAMYA (Name of the Owner)
No.44, K.P. Dasarathan Nagar, Veppampattu, Thiruvallur – 602 024. .(Address of the Owner)

Subject Certificate for (Name of the project)
Ref:- (TNRERA Registration Number)

Sir,

1. A. BALASUBRAMANI, (Name of the Architect / Licensed Surveyor) having License No. RE300872019 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at St. Thomas Mount , (Name of the Project) situated on the plot bearing Survey No. / Plot No. COMPRISED IN S. NO. 145/3,156/1,2 157/1 &157/2, AS PER PATTA NEW T.S. NO. **142/1,145/3,156/1&156/2,157/1,157/2**, WARD BLOCK – OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT . Demarcated by its boundaries (latitude and longitude of the end points) to the North to the South to the East to the West of Division OTTIYAMBAKKAM Village TAMBARAM Taluk CHENGALPATTU District measuring 7446 Sq. Mts Being developed by 1. Mr. V. JAYAPRAKASH SELF 2. Mrs. V. RAMYA SELF (Name of the Owner)

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 an all respects as per the plotting layout plan sanctioned by ST. THOMAS MOUNT PANCHAYAT UNION (Name of the sanctioned Authority) vide Planning Permission No. PP/ /2278/2024 dated 16/07/2024 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully

Stamp, Signature & Name (IN BLOCK LETTERS) of Architect / Licensed Surveyor with (Reg. License No. RE300872019)

Enclosed:
Photographs of all sides of site

A. BALASUBRAMANI
Licensed Surveyor / Registered Engineer

Greater Chennai Corporation	No: RE 300872019
CMDA	No: RE/GR-III/19/03/008
Avadi City Municaipal Corporation	No: 012/LS/2021/00012

Office at No.79, 1st Main Road,
Balakumaran Nagar Part 'A' Redhills Road,
(Near Lakshmi Amman Koil) Kolathur, Chennai - 600 099.
Ph:98407 78915 / 98400 84810

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 A. BALASUBRAMANI 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 25 years.

He has been given the Registration No.RE/GR-III/2019/03/008 Renewed on 01.03.2024. 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 **29.02.2029**.



1/3/24.

(A. MEGANATHAN)
Superintendent



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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