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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: " **"Guberan Nagar" Plot No – 1-206 (EWS Plots 87 to 90, 93 to 96, 125 to 132, 135 to 150, 153 to 160 Total 39 Nos) T.S.No. 300/1A, 304/1, 304/2A, 304/2B, 304/3. 305/1, 305/2,305/3, 305/4. 306/1A1, 306/1A2, 306/1B, 306/1C, 306/2, 307, Pallavaram Village & Panchayat Vembakkam Taluk,,Thiruvannamalai District.**

Date: 30 -Apr-2025
M/s. JAI TULSI DEVELOPERS, DEEPAK KUMAR . G (Name of the Promoters)
No.80 2nd Cross Street Thumbavanam Orikkai Kancheepuram - 631502, (Address of the Promoter)

Subject: Certificate for **Guberan Nagar** (Name of the project)

Ref: _____ (TNRERA Registration Number)
Sir,

I, **R.Karthikeyan** (name of the Architect/ Licensed Surveyor) having License No. **RE304852020** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Guberan Nagar** (name of the project) situated on the Plot bearing Survey no. **300/1A, 304/1, 304/2A, 304/2B, 304/3. 305/1, 305/2,305/3, 305/4. 306/1A1, 306/1A2, 306/1B, 306/1C, 306/2, 307** demarcated by its boundaries (latitude and longitude of the end points) **309/2** to the North **303/3A** to the South **308 & 300/1B** to the East **293** to the West of Division **Pallavaram Village & Panchayat Vembakkam Taluk,,Thiruvannamalai** District .Measuring **39750 sq.m**. Being developed by **M/s. JAI TULSI DEVELOPERS, DEEPAK KUMAR . G** (Name of the Promoters).

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 **Assistant Director Town and Country Planning Department (Planning Permission) Thiruvarur has approved the Layout approval vide, ROC No. 7J9MY0AH/2025/TCP Date : 09/01/2025. ம. வ/ மா. ந. உ. உ. இ(தி. மலை) எண்:20/2025**

The Panchayat Presidet, Pallavaram Village Panchayat , has approved the final Layout approval Letter vide – ROC No: 7J9MY0AH/2025/TCP Date: 03-03-2025 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 **RE304852020**)

Enclosed:

Photographs of all sides of site

Er. R.KARTHIKEYAN B.E.,
Registered Engineer Grade-(III)R.E
Reg.No:RE304852020 Date 13/08/2019
1/2, Nilaappan Street, Mylapore,
Chennai-600004, Ph: 9500093435

GREATER CHENNAI CORPORATION
WORKS DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. Karthikeyan R** has been enrolled as **Registered Engineer Grade- III (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.,)** with minimum of 3 **years** experience in the relevant field.

The Registration No. is **RE304852020** dated **13.08.2020.** It is informed herewith to comply with the scope of work, duties and responsibilities as 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 **12.08.2025.**



13/8/2020

Superintending Engineer (Works)
Greater Chennai Corporation.

RGN No: RE304852020
Dated: 13.08.2020

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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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

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