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3/350/2 Mettukuppam,
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Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project : Comprised in S.No: Comprised in S.No.482/7A3B, 7A3C & 7A3D of Mangadu 'B' Village, Mangadu Municipality .Kundrathur Taluk, Kancheepuram district.

Date: 16.5.2025

1. M/s Stepsstone Promoter Pvt Ltd.

Mr. K.Mothish Kumar (Managing Director)

No.1/1,Sakthi Nagar, 2nd Street, Choolaimedu,
Chennai - 600 094.

Subject: Certificate for **STEPSSTONE VATSA VIVID PH.2**

Ref: _____ (TNRERA Registration Number)

Sir,

I, **Mr.R.Chandrasekaran** (name of the Architect/ Licensed Surveyor) having License No. **RE /GR-1/19/02/005** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at Stepsstone Vatsa Vivid Ph.2 situated on the Plot bearing @ Mangadu Chennai. Comprised in S.Nos. 482/7A3B, 7A3C & 7A3D of Mangadu 'B' Village, Mangadu Municipality . Kundrathur Taluk, Kancheepuram district.

demarcated by its boundaries (latitude and longitude of the end points)

Point	Latti/Longi	GPS Coordination	Direction
A	Latitude	13° 1'59.87"	N
	Longitude	80° 7'21.00"	E
B	Latitude	13° 1'59.64"	N
	Longitude	80° 7'22.20"	E
C	Latitude	13° 1'58.03"	N
	Longitude	80° 7'21.57"	E
D	Latitude	13° 1'57.53"	N
	Longitude	80° 7'22.96"	E

R. Chandrasekaran
R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
RE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
2444992018, Email: grcsekaran58@gmail.com

E	Latitude	13° 1'56.14"	N
	Longitude	80° 7'22.49"	E
E	Latitude	13° 1'56.83"	N
	Longitude	80° 7'19.74"	E

of Mangadu 'B' Village, Mangadu Municipality, Kundrathur Taluk, Kancheepuram district. the measuring 6070 Sq.mt Being developed by **M/s Stepsstone Promoters Pvt .Ltd.**,

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Plot Layout 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 **CMDA Approved Layout No: OL-PPD/LO/0045/2025 Dated 21.3.2025 & Planning Permit No.OL- 01655 & Mangadu 'B' Village Local Body P.P. No : 001/2025-2026 Dated 13/5/2025** including all amenities and facilities as committed by the promoter to the allottees

Yours Faithfully,

Stamp., Singature & Name (**Mr. R.Chandrasekaran**) of Licensed Surveyor with

Reg. License No : RE /GR-1/19/02/005

R. Chandrasekaran
R.CHANDRASEKARAN. B.E.(Civil),F.I.V
 Structural Engineer, Approved Valuer No.F-24274,
 RE/GR-I /19/02/005 & SE/GR-II/19/03/019
 F1, Lotus Flats,12, Kuppasamy Street,
 Palavanthangal, Chennai-600114.
 9444992018, Email: grcsekaran58@gmail.com

Photographs of all sides of site



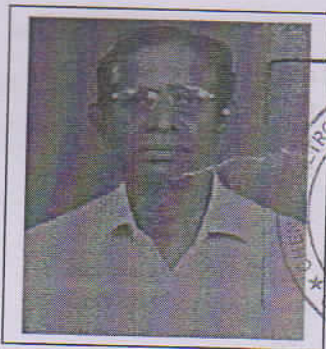
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. R. CHANDRA SEKARAN** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.(Civil Engg.)** and experience in the relevant field for **30** years.

He has been given the Registration No.**RE/GR-I/2019/02/005** Renewed on **27.02.2024**. 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 **26.02.2029**.




(A. MEGANATHAN)
Superintendent



our services doesn't just end there



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



Legal & Documentation Services

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



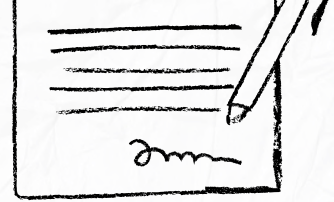
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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