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Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: S. NOS. 241/3B1, 241/3B2, 241/3B3 OF
Mingur II village, Ponneri Taluk, Tiruvallur District

- 1) S.S. Gopi
- 2) L. Krishna reddy
- 3) J. Venkatakrishnan (Name of the Promoter)

Date: 11.01.2025

No. 24/1, Hemachandra Nagar,
1st Street, Migalur - 601203 (Address of the Promoter)

Subject: Certificate for _____ (Name of the project)

Ref: _____ (TNRERA Registration Number)

Sir,

Er. S. NandhakumarI, _____ (name of the Architect/ Licensed Surveyor) having License No. RE/II/2024/6/0168

had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at _____ (name of the project) situated on the Plot bearing Survey no./

S. Nos. 241/3B1, 3B2, 3B3 demarcated by its boundaries (latitude and longitude of the end points) Latitude: 13° 27'
longitude: 80° 25' to the North 241/3A1A to the East 241/1A to the West of Division 241/3B4

Mingur II Village Ponneri Taluk Tiruvallur District measuring 3116 sq. mts. Being developed by S.S. Gopi, L. Krishna Reddy & J. Venkatakrishnan (Name of the Promoter).

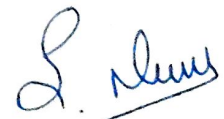
Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by Member Secretary, CMDA, Chennai (Name of the sanctioned authority) vide Planning Permission No. 99/2024 dated 10.05.2024 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. RE/II/2024/6/0168)

Enclosed:

Photographs of all sides of site



Er. S. NANDHAKUMAR, B.Tech (Civil)
CMDA REGISTERED ENGINEER GRADE-II
REG No: RE/II/2024/6/0168
No. 435/8, 1st Cross Street, Kamaraj Nagar,
K.H. Road, Ennore, Chennai - 600 057.
Ph: 9551135682, 9486443682



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,

Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the Thiru / Tmt. / M/s. **NANDHAKUMAR S** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA) who has the qualification of **B.E Civil** and experience in the relevant field for **12** years.

He/She has been given the Registration No. **RE/II/2024/6/0168** on **27-Jun-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 **26-Jun-2029**.

Signature valid

Name : A. Meganathan
Designation : Superintendent
Date : 07/07/2024 5:40:21 PM



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



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

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