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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 : **"GEM CITY " IN SYNO: :11/4B1A, 11/4B1B, 11/4B3A, 11/4B3B, 63/2A1, 63/2A2, 63/2C1 in Akkasampattu Village & Panchayat, Vanur Panchayat Union, Vanur Taluk, Villupuram District, Tamilnadu**

Date: 26/11/2024

(Name of the Promoter) : J.Ashvin Kumar Porwal, N.Murugesan & T.Ramesh

(Address of the Promoter) : No.5, 1st Cross Street, Rainbow Nagar, Pondicherry- 605 011.

Subject: Certificate for : **"GEM CITY "** (Name of the project)

Ref: --------- (TNRERA Registration Number)

Sir,

I, **T.AZARUDEEN** (name of the Architect / Licensed Surveyor) having License No 054/2021 had undertaken assignment as an Architect / Licensed Surveyor for the assessment and verification of development for work done at **"GEM CITY "** (name of the project) situated on the Plot bearing Survey no./ Plot no: **64** demarcated by its boundaries (latitude and longitude of the end points) **12.004401** to the North --------- to the South **79.754704** to the East ------ to the West of Division in **Akkasampattu Village** & Panchayat, **Vanur** Panchayat Union, **Vanur** Taluk, Villupuram District, Tamilnadu measuring **12122.00** sq. mts. Being developed by **ASHVIN KUMAR PORWAL, MURUGESAN, RAMESH** (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 **DTCP/VILLUPURAM** (Name of the sanctioned authority) *vide* Planning Permission No : **14/2025** dated **10.01.2025** 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 : RE/GR-3/VD/073/2023)

Enclosed:

Photographs of all sides of site :

Er.T.AZARUDEEN, B.E.,
Licensed Engineer
RE/GR III / VD / 073 / 2023
ROYAL CADD
Email: azardhoni.95@gmail.com
Cell: 9677903075

District Town and Country Planning Office,
Villupuram District

No.56A TAHDCO Building,
Government Hospital Road,
Villupuram-605602
Phone : 04146-220045
E-mail : addtcprovpm@gmail.com

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.T.AZARUDEEN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of Degree Of **Bachelor of Civil Engineering** and experience in the relevant field for 3 years.

He has been given the Registration No.**RE/GR.III/VD/DEC-2023/073** on **05.12.2023**. He shall 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 & G.O.(Ms) No.16, MAWS (MA1) Dept. Dated : 31.01.2020**

T.Azarudeen

Er.T.AZARUDEEN, B.E.,
Licensed Engineer
RE/GR III / VD / 073 / 2023
ROYAL CADD
Email: azardhoni.95@gmail.com
Cell: 9677903075

The Registration is Valid upto **04.12.2028**



S. Thiruvalluvan 5/12/23
Assistant Director
District Town and Country Planning
Villupuram District

05/12/23



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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

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Vastu & Property Management Tools

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