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**CHERALATHAN
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Architecture Interiors Landscape

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FORM-5

Certificate by Architect

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

Address of the Project:

OCEAN-"SUNDAR GATEWAY" Layout for land measuring Acres 9.14 cents or 36,988 Square Meter, to be set up at Varadharajapuram Village, Poonamallee Taluk, Thiruvallur District, comprised in Survey Numbers (as per patta) S.Nos. 205, 206, 207, 219, 285, 286, 297, 298, 299, 300, 301 & 302/2 of Varadharajapuram Village, Poonamallee Taluk, Thiruvallur District, situated within- the Sub Registration District of Poonamalle, Registration District of Chennai South.

Date: 27.12.2021

M/s.OCEAN DREAM SPACES PRIVATE LIMITED

Address: MF-1, Industrial Estate, CIPET Hostel Road, Guindy, Chennai-600 032.

Subject: Certificate for **OCEAN-"SUNDAR GATEWAY"**

Ref. TNRERA No. TN/02/Layout/0511/2021, dated 15.12.2021

Sir,

I, K.Cheralathan, having License No.RA/GR.1/19/03/087(CMDA) had undertaken assignment as an Architect for the assessment and verification of development of work done at OCEAN-"SUNDAR GATEWAY" situated on the Plot bearing Comprised in Survey Numbers (as per patta) S:Nos. 205, 206, 207,

219, 285, 286, 297, 298, 299, 300, 301 & 302/2 of Varadharajapuram Village, Poonamallee Taluk, Thiruvallur District, situated within- the Sub Registration District of Poonamallee, Registration District of Chennai South and demarcated by its boundaries (latitude and longitude)

Northern Side:	13.050438N	80.078003E
	13.050420N	80.078337E
	13.050765N	80.078250E
	13.050779N	80.078875E
	13.050698N	80.078867E
	13.050353N	80.079543E

Eastern side:	13.050353N	80.079559E
	13.050335N	80.079639E
	13.049751N	80.079665E
	13.049717N	80.079526E
	13.048987N	80.079521E

Southern Side:	13.048987N	80.079521E
	13.049009N	80.079295E
	13.048895N	80.079001E
	13.048509N	80.078934E
	13.048453N	80.078452E
	13.048499N	80.078058E

Western Side:	13.048499N	80.078058E
	13.049051N	80.078046E
	13.049809N	80.078065E
	13.050438N	80.078003E
	13.050442N	80.078337E
	13.050438N	80.078003E

Bounded on the

North By	: S.Nos.282, 283, 284 and 220
East By	: S.Nos.218, 208, 204 and 197
South By	: S.Nos.197, 303 and 302/1
West By	: S.Nos.317, 296, 287 and 282

of Varadharajapuram Village, Poonamalle Taluk, Thiruvallure District measuring Acres 9.14 cents or 36,988 Square Meter development by M/s.Ocean Dream Spaces Private Limited.

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 Layout Planning Permission by CMDA – PPD/LO.35/2021 dated 10.03.2021 issued by Member Secretary, Chennai Metropolitan Development Authority, Chennai and Layout approved on 22.04.2021 by The Commissioner, Poonamallee Panchayat Union and Building Permission issued by President, Varadharajapuram Panchayat on 05.05.2021 vide Na.Ka.No.01/2021-2022., including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,


K.Cheralathan
Architect/Partner

Cheralathan Associates

License No. RA/GR.1/19/03/087(CMDA)

K. Cheralathan B Arch, M L Arch
RA/GR.1/19/03/087 (CMDA)
Cheralathan Associates
13 Santhi Enclave, 25, Venkatakrishna Road,
R.A. Puram, Chennai - 600 028.
cheral.ca@gmail.com / Mobile : 98410 79430

Enclosed: Photographs of all sides of site

NORTH



SOUTH



WEST



EAST





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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