



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Form-5
Certificate by Architect / Licensed Surveyor
(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: "JR ENCLAVE PHASE V" comprised in Survey Nos.371/1 situated at No.90, Ayapakkam Village, Avadi Taluk, Thiruvallur District. Sub-division approval from the **CMDA**, vide **Sub Division Approval No. PPD LO.NO.135/2022 Dated 12.10.2022** in the File No. Layout-1/0109/2022 Dated 08.06.2022, Planning Permit No.15142, vide R.C.No.2298/2022/A3 Dated 19.10.2022

Date: 16.11.2022

Mrs.V.Jayasri (Name of the Promoter)

Flat No.FO1, Pace Sunshine Park, Block No.366 & 367, 11th Street Extension,
Z Block, Anna Nagar, Chennai - 600 040 (Address of the Promoter)

Subject: Certificate for . JR ENCLAVE PHASE V (Name of the project)

Ref: TN/02/Layout/9275/2022 (TNRERA Registration Number)

Sir,

I, **Dhinesh .T** (name of the Architect/ Licensed Surveyor) having License No.CA/2009/43967 and CMDA Registration No.RA/Gr.I/19/03/023 on 31.12.2023 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **JR ENCLAVE PHASE V** (name of the project) situated on the Plot bearing Survey no./Plot no Survey Nos.371/1 situated at No.90, Ayapakkam Village, Avadi Taluk, Thiruvallur District demarcated by its boundaries (latitude and longitude of the end points) 13.093594,80.129515 to the North 13.092747,80.129183 to the South 13.092921,80.129431 to the East 13.092990,80.129101 to the West of Division/Village Ayapakkam Taluk Avadi District Thiruvallur measuring 1983 sq. mts. Being developed by Mrs.V.Jayasri, JR Properties (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 **CMDA** (Name of the sanctioned authority) vide Planning Permission No. **PPD LO NO.135/2022 Dated 12.10.2022** 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/GR-II/2021/11/175

Enclosed:

Photographs of all sides of site.


S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail : poovendran1993@gmail.com
Mobile : +91 - 73738 76844



V. Jayanthi

S. Poovendran

S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE / GR - II / 2021 / 11 / 175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail : poovendran1993@gmail.com
Mobile : +91 - 73738 76844



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate