Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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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:
Jones Terra Avenue Extension at **Survey No. 244/2; 245/1B, 245/1C, 245/2A, 245/2B; 246/1A & 246/2A in approved layout P.P.D/L.O NO. : 86/2026. Measuring 15,376.00 SQ.M at Mambakkam village, Thiruporur Panchayat Union, Chengalpattu District, Tamil Nadu.**

Date:17.06.2026

To
M/s. Jones Foundation Pvt Ltd,
#2, Moovarasampet Main Road, Madipakkam, Chennai – 600 091. &
M/s. Nilar Estates,
No.21, Thirumurthy IJagar, 1st Street, Nungambakkam, Chennai - 600 034

Subject: Certificate for **Jones Terra Avenue Extension** at **Survey No. 244/2; 245/1B, 245/1C, 245/2A, 245/2B; 246/1A & 246/2A**, consisting of 81 plots at Mambakkam village.
Sir,

I, Bala Murugan S having License No.CA/2017/86640 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Jones Terra Avenue Extension** situated on the Plot bearing Survey No. 244/2; 245/1B, 245/1C, 245/2A, 245/2B; 246/1A & 246/2A in approved layout P.P.D/L.O NO. : 86/2026. Demarcated by its boundaries 12°50'45.6"N 80°10'03.3"E to the North 12°50'42.5"N 80°10'03.8"E to the South 12°50'44.0"N 80°10'04.6"E to the East 12°50'44.1"N 80°10'01.7"E to the West of Division of Mambakkam village, Thiruporur Panchayat Union, Chengalpattu District, Tamil Nadu. Measuring **15,376.00** Sq.mts of area is being developed by M/S Jones foundations Private Limited, Pallikarnai, Chennai 600100.

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 vide Planning Permission No: 86/2026 including all amenities and facilities as committed by the promoter to the allot tees.

Yours Faithfully,

S. BALA MURUGAN B.Arch.
Reg.No: CA/2017/86640
No.420, 11th Street, Viduthalai Nagar,
S.Kolathur, Kovilambakkam,
Chennai - 600 117.

Enclosed:
Photographs of all sides of site

Council of Architecture

Certificate of Registration

This is to certify that the name of

Mr. Bala Murugan S

has been entered in the register and his Registration No. is

CA/2017/86640

This certificate is valid from the **twenty-third**

day of **November 2017** to the **thirty-first**

day of **December 2018** inclusive.

List of Additional Qualifications:

Renewals

Valid Upto	**Signature o Registrar**

Given under the common Seal of the Council of Architecture,



this **twenty-third** day of **November 2017**

Secretary

President

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section(4) of Section 26 of the Architects Act, 1972, enacted by the Parliament of India.

Registration Status

Registration Number	CA/2017/86640
Reg. Validity	23/11/2017 To 31/12/2028
Reg. Status	Active

Edit

Bala Murugan S



DOB * 10 Oct 1994

7448562320

balasathya1010@gmail.com

QUALIFICATION

Course Name **Bachelor of Architecture**
Addmission Year **2012**

Passing Year **2017**

University Name **Sathyabama University, Chennai**

COMMUNICATION ADDRESS

Address: *

NO.19, 3RD PAYGOPURAM STREET

State: *

TAMIL NADU

City/District: *

Thiruvannamalai

Pincode:

606601

-Disclaimer-

*** Architect and School user may update only supporting address verification address verification document, to**

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.