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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: S.F.No: 181/2pt, T.S.No: 4/32, 4/33, Ilelli Agaram, Thiruvallur taluk and Thiruvallur district Tamil Nadu - 602001.

Date: 18/03/2025

D. Janikiraman, C. Dharani
(Name of the Promoter)
No: 8, Masoothi street, Thiruvallur - 602001.
(Address of the Promoter)

Subject: Certificate for Annachi Avenue (Name of the project)

Ref: TNP2/5092025 (TNRERA Registration Number) Application No: TNRERA/PLI/2476/2025 Date: 19.03.2025

Sir,

I, R. Balaji (name of the Architect/ Licensed Surveyor) having License No: TVLR/RE/Gr-III/2024/07/017 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Annachi Avenue (name of the project) situated on the Plot bearing Survey no./ Plot no. 181/2pt, T.S.No: 4/32, 4/33 demarcated by its boundaries (latitude and longitude of the end points) 13°9'20" to the North _____ to the South 79°54'19" to the East _____ to the West of Division Ilelli Agaram Village Thiruvallur Taluk Thiruvallur District _____ measuring 8100 sq. mts. Being developed by D. Janikiraman and C. Dharani (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 and Municipality (Name of the sanctioned authority) *vide* Planning Permission No. 2724/2024 dated 22/10/2024 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 TVLR/RE/Gr-III/2024/07/017.

Enclosed:

Photographs of all sides of site

R. Balaji

R. BALAJI, B.E.(CIVIL)
Registered Engineer Grade - III
Reg. No. TVLR / RE / Gr-III / 2024 / 07 / 017
VPR Planners & Engineers
No. 3, Vigneshwar Nagar, (Near CSI Church)
Tiruvallur - 602 001.
Cell : 99949 73491

O/O.THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING,
THIRUVALLUR REGION.

No.43/397A, 2nd Floor, Annai Indira Gandhi Road, Rajajipuram Phase-II, Thiruvallur - 602 001.
E-mail : tvlrregion@gmail.com, Phone : 044-27665657.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru.R.Balaji**, has enrolled as **Engineers Grade-III (RE)** with O/o.The Assistant Director of Town and Country Planning, Thiruvallur Region who has the qualification of **B.E.,(Civil Engineer)** and experience in the relevant field for **4 Years**.

He has been given the Registration No:**TVLR/RE/Gr-III/ 2024/07/017** on **12.07.2024**. 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 (MA.1) Dept.,** Dated:04 **02.2019.**

This Registration is valid upto **11.07.2029.**



Assistant Director of
Town and Country Planning,
Thiruvallur Region.

12/7/24



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.



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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

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