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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 "PEARL CITY" RESIDENTIAL LAYOUT OF HOUSE SITES COMPRISING IN S.NOS-98/2, 3A2, 3A3, 3A4, 103/4, 5 of Melakondaiyur village, Tiruvallur panchayat union, Tiruvallur Taluk, Tiruvallur District, Pin – 602024

Date:25/12/2024

PROMOTER

MR.S.MOHANRAJ

S/o Mr.Sriram

No. 2/14, Barathiyar Street, Kamachi

Amman Nagar, Porur, Tiruvallur,

Tamil Nadu- 600116

Rep by his POWER AGENT - M/s VR LAND PROMOTER

Rep by its Proprietor

Mr. S.MOORTHY

S/o Mr.Sermapandi

No. 93,1st Floor, Kundrathur

Main road, Vigneshwara Nagar,

Porur, Chennai – 600116

Subject: Certificate for "PEARL CITY" RESIDENTIAL LAYOUT OF HOUSE SITES COMPRISING IN S.NOS-98/2, 3A2, 3A3, 3A4, 103/4, 5 of Melakondaiyur village, Tiruvallur panchayat union, Tiruvallur Taluk, Tiruvallur District, Pin – 602024

Ref : Newly Register with TNRERA as per Proc.No.TNRERA/A3/5152/2022 Dated 04.03.2022.

Sir,

I, **Er.SARAVANAN.S** (Licensed Surveyor) having License No. **RE/GR-III/2022/01/329** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"PEARL CITY"** situated on the Plot bearing Survey no, **98/2, 3A2, 3A3, 3A4, 103/4, 5** , demarcated by its boundaries (latitude and longitude of the end points) 13.192867, 80.014040, to the North to the South 13.192869, 80.014042 to the East 13.192871, 80.014044 to the West of Division 13.192873, 80.014046 **Village- MELAKONDAIYUR, Taluk - TIRUVALLUR, District- TIRUVALLUR Measuring 21135 sq.mts.** Being developed by **1)OWNER – MR.S.MOHANRAJ rep by his POWER AGENT - M/s VR LAND PROMOTER Rep by its Proprietor Mr. S.MOORTHY** 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 **DIRECTORATE OF TOWN AND COUNTRY PLANNING vide Approval No.264/2024 dated 17.10.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai - 600 086. Mobile: 9790958444.

Encl: Photographs of all sides of site.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. SARAVANAN. S** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **I.T.I. DRAUGHTSMAN (CIVIL)**and experience in the relevant field for **5** years.

He has been given the Registration No.**RE/GR-III/2022/01/329** on **20.01.2022.** He 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 (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **19.01.2027.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

20-1-2022
T. ARIVALAGAN
SUPERINTENDENT
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
EGMORE, CHENNAI-600 008.



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Property Development & Approvals

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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

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