

RE

REGULATORY RECORD

# RERA Document

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

Form-5

Certificate by Architect/Licensed Surveyor

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

Address of the Project: **EMPIRE PRIDE PHASE - II** S.Nos.56/9B, 10B, 11B, 12A, 12B, 57/1A1, 1B1, 2, 58/1A1A, 1A1B & 1A2 measuring an extent of 9672 Sq.Mts Situated at Padiyanallur Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union Limit, Tamilnadu State.

Date: 25/06/2025

Promoters:

1.) **FATHEH CHAND C JAIN** TVH Lumbini Square FLT NO.3111, 3<sup>RD</sup> Block 11<sup>TH</sup> Floor, 127/A Bricklin Road, Purasaiwalkam, Chennai - 600007

2.) **BHARAT KUMAR C JAIN**, 127/A, 6<sup>th</sup> Block Flat No.6141, TVH Lumbini Square Purasaiwalkam Chennai - 600007

Subject: Certificate for **EMPIRE PRIDE PHASE - I**

Ref: NEW PROJECT (TNRERA Registration Number)

Sir,

I, M.SANKARAN having License No.RE/GR-I/19/04/138 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development work done at **EMPIRE PRIDE PHASE - I** situated at S.Nos.56/9B, 10B, 11B, 12A, 12B, 57/1A1, 1B1, 2, 58/1A1A, 1A1B & 1A2 of Padiyanallur Village, Ponneri Taluk, Thiruvallur District, Tamilnadu State demarcated by its boundaries (latitude and longitude of the end points) to the North 13.208678°N 80.186721°E to the South North 13.208678°N 80.186721°E to the East North 13.208678°N 80.186721°E to the West of Division 13.208678°N 80.186721°E Padiyanallur Village, Ponneri Taluk, Thiruvallur District measuring 9672 Sq.mts. Being developed by Fatheh Chand C Jain & Bharat Kumar C Jain.

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 C.M.D.A approval No.OL-PPD/LO/0037/2025, Permit No.OL-01620, (Letter No.CMDA/PP/Layou-1/0274/2024 ,Dated.08.03.2025) 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-I/19/04/138)

  
**M. SANKARAN B.E..**  
CMDA Registered Engineer  
(RG No. RE / Grade-1 / 19/04/138)  
No. 3/55, Sembulivaram, Chennai-67.  
Cell : 9444162115

Enclosed:

Photographs of all sides of site



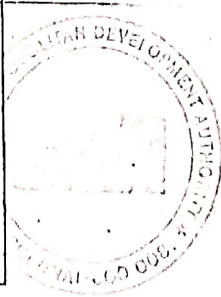
**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,  
Egmore, Chennai-600 008.

**PROFESSIONAL REGISTRATION CERTIFICATE**

This is to certify that **Thiru M. SANKARAN** has enrolled as **Registered Engineer Grade-I (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E., (Civil Engg.)** and experience in the relevant field for **10 years**.

He has been given the Registration No.**RE/GR-I/2019/04/138** Renewed on **30.04.2024**. 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 **29.04.2029**.



*[Signature]*  
**(A.MEGANATHAN)**  
Superintendent

*[Handwritten Signature]*  
06/05/2024  
Y. Sankaran  
9444162115

# 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](#)



# 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

## 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

## 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

## 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,  
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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.

