

RE

REGULATORY RECORD

RERA Document

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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 " **UPLANDS PHASE -II** " at **Medavakkam, Chennai – 600 100. Comprised in S.NO. 122/1, 122/2 & 122/3, of Medavakkam Village, Tambaram Taluk, Chengalpattu District, Within the limits of St. Thomas Mount Panchayat Union.**

Date: 17.09.2025

**M/s. JSFP Properties & Developers Pvt. Ltd ,
R.Jayaraman and S.Elred Kumar**

No.1, Mullai Nagra Main Road,
West Tambaram, Okkiyam Thoraipakkam, Chennai 45,

Subject: Certificate for Completion of Layout

Sir,

I N. DINESH KUMAR, undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at layout situated Project " **UPLANDS PHASE -II** " at **Medavakkam, Chennai – 600 100. Comprised in S.NO. 122/1, 122/2 & 122/3 , of Medavakkam Village, Tambaram Taluk, Chengalpattu District, Within the limits of St. Thomas Mount Panchayat Union.** Measuring **4289 S q . M** . Being developed by **M/s. JSFP Properties & Developers Pvt. Ltd , R.Jayaraman and S.Elred Kumar**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout 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 & Medavakkam Village Panchayat** vide Planning Permission No. OL-02072 , File No. CMDA/PP/: LAYOUT-1/0122/2025 , date 25/08/2025 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,



N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-I/2023/04/410-CMDA
G1, Plot No: 43, Raghava Homes, Srinivasan Apartments,
Hindu Colony, 2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mob: 9551151234 / 9551213123



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. DINESH KUMAR. N** 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 **11** years.

He has been given the Registration No.**RE/GR-I/2023/04/410** on **20.04.2023**. 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 **19.04.2028**.




(A. MEGANATHAN)
Superintendent

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

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



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

Verified RealEstate
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