



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout)

Address of the Project: SRI V.G.A NAGAR, Survey No.761/5C & 767/7C, V.No.86, Pakkam "B" Village, (Nathamedu as per patta), Thiruvallur Taluk, Thiruvallur District- 602024.

Date: 21.06.2023

- 1) A.Bhaskaran,
No.F2, 1ST Floor, Venkata Sai Apartment,
No.74, Raja Gopalan Street, Devi Karumari Amman Nagar,
Valasaravakkam, Chennai- 600 087.

Subject: Certificate for **SRI V.G.A NAGAR**

Ref: **TN/02/Layout/1941/2023, dated 01.06.2023**

Sir,

I, **K.Suthan** (name of the Licensed Surveyor) having License No. **RE/GR-II/2022/03/193** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **SRI V.G.A NAGAR** (name of the project) situated on the Plots bearing Survey no. 761/5C & 767/7C, V.No.86, Pakkam "B" Village, (Nathamedu as per patta), Thiruvallur Taluk, Thiruvallur District- 602024., demarcated by its boundaries (latitude and longitude of the end points) **13°08'10.3"N 80°01'54.6"E** to the Northeast, **13°08'08.3"N 80°01'54.6"E** to the Southeast, **13°08'08.3"N 80°01'53.8"E** to the Southwest, **13°08'10.3"N 80°01'53.8"E** to the Northwest of Division pakkam "B" Village, Thiruvallur Taluk, Thiruvallur- 602024, Measuring 1460 sq.mts.

Being developed by A.Bhaskaran

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 **CMDA vide Planning Permission No. 15210, Dated:28.12.2022, P.P.D/L.O No:202/2022, Layout Wide Letter No: Layout-1/0081/2022, Dated: 28.04.2022.** The commissioner, **Thiruvallur Panchayat Union** has approved the layout in letter **R.C.No.3192/2022/A3 dt:10-04-2023.** Including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,
K.SUTHAN


K. SUTHAN B.E.,
CMDA REG. ENGINEER GRADE - II
Reg. No:RE/GR-II/2022/03/193, Dt:15.03.2022
No: 39, Second Floor, Shop No: 2,
Velachery Main Road,
Kamarajapuram, Chennai - 600 073.
Mob : 96553 97888

Enclosed:

Photographs of all sides of site







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.



 **empowering your real estate decisions**
with smart tools



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate