Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

S. Prakash - 9043049950

A2

Form-5

Certificate by Architect / Licensed Surveyor

Certificate for the purpose of completion of Layout Project

Address of the Project: **Comprised in Old S.No. 217/6, 217/7A, 217/7B & 217/9 and New S.No. 217/6B, 217/7A1, 217/7B2 & 217/9A3 of Ponni Amman Koil Street, Gandhi Nagar, Vengaivasal Village and Village Panchayat, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union, Tamil Nadu State.**

Date: 31.03.2026

M/s. VGK Builders Private Limited rep by its Director Mrs. M. Madhanghi,
Mr. H. Manoj Krishnan,
No. 25, 2nd Floor, B.R.Complex,
Duraisamy Reddy Street, West Tambaram,
Chennai - 600045

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY 1030 01 APR 2026 TNRERA

Subject: Certificate for the purpose of completion of Layout/ Sub-Division Project
Residential Layout project with Regular Plots.

Sir,

I, **Er. Prakash Srinivasan** having License No. **RE/GR-II/2022/03/194** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **M/s. VGK Builders Private Limited rep by its Director Mrs. M. Madhanghi, Mr.H. Manoj Krishnan,** situated on the Plot bearing **Comprised in Old S.No. 217/6, 217/7A, 217/7B & 217/9 and New S.No. 217/6B, 217/7A1, 217/7B2 & 217/9A3 of Ponni Amman Koil Street, Gandhi Nagar, Vengaivasal Village and Village Panchayat, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union, Tamil Nadu State.** demarcated by its boundaries (latitude and longitude of the end points) **12°54'04.4"** to the North **12°54'05.2"** to the South **80°10'24.3"** to the East **80°10'25"** to the West of Division **Vengaivasal Village and Village Panchayat, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union, Tamil Nadu State** is Total Extend of land is **824.62 Sq.m.** Being developed by **M/s. VGK Builders Private Limited rep by its Director Mrs. M. Madhanghi, Mr. H. Manoj Krishnan.**

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 **Approved by Commissioner – St. Thomas Moung Panchayat Union, Layout approved Planning Permit No.: 1269/2025/A4 dated 25.07.2025 and Vengaivasal President PPA No. 28/2025 dated 29.07.2025** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Er.PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No:RE/GR-II/2022/03/194
No.6/36B, Budhar Street
East Tambaram, Chennai-600 059.
Contact no:9043049950
Email ID:prakashsrini1995@gmail.com

Enclosed:
Photographs of all sides of site.


C
GPS Map Camera
Chennai, Tamil Nadu, India
Gandhi Nagar Road, Medavakkam, Chennai, Tamil Nadu 600126, India
Lat 12.901165, Long 80.173476
14/10/2025 05:05 PM GMT+05:30
Note : Captured by GPS Map Camera


GPS Map Camera
Chennai, Tamil Nadu, India
10/547, Noothencheri, Medavakkam, Chennai, Tamil Nadu 600126, India
Lat 12.901032° Long 80.172842°
Monday, 28/02/2026 05:13 PM GMT +05:30
Google


C6
GPS Map Camera
Chennai, Tamil Nadu, India
10/498, Noothencheri, Medavakkam, Chennai,
Tamil Nadu 600126, India
Lat 12.901073° Long 80.172845°
Monday, 16/02/2026 05:13 PM GMT +05:30
Google


C4
GPS Map Camera
Chennai, Tamil Nadu, India
10/547, Noothencheri, Medavakkam, Chennai,
Tamil Nadu 600126, India
Lat 12.900941° Long 80.172871°
Monday, 16/02/2026 05:12 PM GMT +05:30
Google

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.