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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Licensed Surveyor

(Certificate for the purpose of completion of Layout Project)

Address of the Project: "ANUGRAHAA MEADOWS" S.No.478/2, 478/1A1A2 & 479/4, Thaiyur village, Thiruporur Taluk, Thiruporur Panchayat union, Chengalpattu District.

Date: 19.06.2026

M/s. VIPA ENTERPRISES LLP,
represented by its Manager Mr.Parthiban.E,
NO:3, First Floor, 23/12,
5th Main road, Kasturba Nagar,
Adyar, Chennai – 600020.

Subject: Certificate **for ANUGRAHAA MEADOWS**

Ref: DTCP Planning Permission **ROC No.YT15BEOZ/2024/TCP, Date:27/02/2024**

Panchayat Union vide **Letter No.9/2023-2024, Dated:02.08.2024.**

Respected Sir,

I, **K.SHANMUGAM** having **License No. CGLDIST/RE/Gr-I/2023/03/003** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **M/s. VIPA ENTERPRISES LLP, ANUGRAHAA MEADOWS** situated on the Plot bearing Survey no.478/2, 478/1A1A2 & 479/4 demarcated by its boundaries S.No.479/1, 2B1, 2B2 plots to the North,10m Road & S.No.478/1A1A1 to the South, Sathankuppam village to the East, S.No.481 & 9m Road to the West, of Thaiyur Village, Thiruporur Taluk, Thiruporur Panchayat union, Chengalpattu District measuring 20,265 sq.mts. Being developed by M/s. VIPA ENTERPRISES LLP.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid **ANUGRAHAA MEADOWS** 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 DTCP Planning Permission **ROC No.YT15BEOZ/2024/TCP, Date:27/02/2024,** Panchayat Union vide **Letter No.9/2023-2024, Dated:02.08.2024.** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

K.SHANMUGAM,

K. SHANMUGAM, B.E.
Registered Engg Grade-II
Reg No. RE/GR-II/19/03/004
[illegible], Govindaraju St, Rangarajapuram Main Rd,
Kodambakkam, Chennai - 600 024.
Ph: 044-2669 2316, 94449 42316

(Reg. License No: CGLDIST/RE/Gr-I/2023/03/003)

Enclosed:

Scanned by Camera Scanner

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. K.SHANMUGAM** has enrolled as **Registered Engineer Grade-I (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for more than **12 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-I/2023/03/003** on **27.03.2023**. 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 **26.03.2028**.

27/3/23

Assistant Director,
Chengalpattu District



7 MAR 2023

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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