

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)

Date: 19.06.2024

Address of the Project:

"VGN ABHIVRUDHI PHASE - II" lands measuring an extent of 14.595 Acres comprised in Survey Nos. 20/1G and 20/1H of Sasthirambakkam Village and Survey Nos. 40/3, 40/4, 40/5, 48/1B, 48/1C1, 48/1C2, 48/1C3, 48/1C4, 48/1C5, 48/1C6, 48/1C7A, 48/1C7B, 48/1C8B, 48/1C9B of Kongadu Village, both villages situated at Chengalpet Taluk, Chengalpet District, and State of Tamil Nadu.

Name of the Promoter:

1. VGN Infrastructure Private Limited and 2. VGN Enterprises Private Limited

Address of the Promoter

No.333, Poonamallee High Road,
Amaidakalai, Chennai – 600029.

Sub: Certificate for the project "VGN ABHIVRUTHI PHASE - II at Kongadu
and Sasthirambakkam Village.

Ref: _____ (TNRERA Registration Number)

Sir,

I, Arivazhakan Raj, D.C.E., (name of the Licensed Surveyor) having License No. RE/GR-III/19/04/107 had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at "VGN ABHIVRUDHI PHASE – II (name of the project) situated the lands measuring an extent of 14.595 Acres comprised in Survey Nos. 20/1G and 20/1H of Sasthirambakkam Village and Survey Nos. 40/3, 40/4, 40/5, 48/1B, 48/1C1, 48/1C2, 48/1C3, 48/1C4, 48/1C5, 48/1C6, 48/1C7A, 48/1C7B, 48/1C8B, 48/1C9B of Kongadu Village, both villages situated at Chengalpet Taluk, Chengalpet District, and State of Tamil Nadu demarcated by its boundaries (latitude and longitude of the end points) 12°45'33.14" to the North 79°57'48.83" to the East at Kongadu and Sasthirambakkam Villages, Chengalpet Taluk, Chengalpet District and State of Tamil Nadu, measuring to an extent of 14.595 Acres or 59063.86 Sq.Mts

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid construction of Group Development Residential Villa 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 The Assistant Director, DTCP, Chengalpet vide ROC. No. 6UXMIFAX/2024/TCP dated 01.04.2024 and DTCP Approved Plan No. 19/2024 and final approval by "The President, Venkatapuram Village Panchayat" vide ROC No. 001/2024-2025. dated 19.06.2024 including Road and tree plantation completed at site with relevant Photos.

Yours Faithfully,

I. ARIVAZHAKANRAJ, D.C.E.,
Reg no. RE/GR-III/19/04/107
Chennai Metropolitan Development Authority
SAI GREEN ASSOCIATES
239/3, Rohini Flats, J.N. Road
Anna Nagar (W) Extn, Chennai – 600101.

Enclosed:

Photographs of all sides of site



I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299989915

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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