Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

RSP DESIGN CONSULTANTS (INDIA) PVT LTD
REGISTERED OFFICE : RSP HOUSE 30 MUSEUM ROAD BANGALORE 560001
INDIA TEL: (91) 80 2559 6868, 4196 6868 FAX: (91) 80 2559 6818 EMAIL: rsp@rspindia.net, Website: www.rspindia.net. CIN : U85110KA1996PTC019807

Our Ref: Your Ref: Date:

To
M/s DLF Southern Towns Private Limited
1st Floor, DLF Gateway Tower, R Block,
DLF City, Phase III, Gurugram - 122002

Date: 12th Aug 2025

Subject: Certificate of Completion of Construction Work of "PARC SOCIAL" Building situated at Commercial Plot No: C7 of TNRERA approved Layout No. TN/01/Layout/0010/2022 (L.P. DTCP No. 59/2021), comprised in Survey Nos. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171 & 110/172 (Old Survey Nos. 79/7 part, 108/9 part,108/10 part, 108/14 part, 108/15 part, 109/1 part, 109/3A part, 109/9A part, 109/9B part & 110/11 part), demarcated by its boundaries, North by 12.00M Wide Road, South by Park and Third Party Land, East by 18.0M Wide Road, West by 7.20M Wide Road situated at Pudupakkam Village, Thiruporur Panchayat, Vandalur Taluk, Chengalpattu Dist., Tamil Nadu, measuring 4,280 sq.m. (Land Extent) being developed by M/s DLF Southern Towns Private Limited

Sir,

I has undertaken assignment as Architect of certifying completion of Construction Work of "PARC SOCIAL" Building situated at Commercial Plot No: C7 of TNRERA approved Layout No. TN/01/Layout/0010/2022 (L.P. DTCP No. 59/2021), comprised in Survey Nos. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171 & 110/172 (Old Survey Nos. 79/7 part, 108/9 part, 108/10 part, 108/14 part, 108/15 part, 109/1 part, 109/3A part, 109/9A part, 109/9B part & 110/11 part), demarcated by its boundaries, North by 12.00M Wide Road, South by Park and Third Party Land, East by 18.0M Wide Road, West by 7.20M Wide Road situated at Pudupakkam Village, Thiruporur Panchayat, Vandalur Taluk, Chengalpattu Dist., Tamil Nadu, measuring 4,280 sq.m. (Land Extent) being developed by M/s DLF Southern Towns Private Limited

2. Following technical professionals are appointed by Owner/Promoter

   (i) M/s RSP Design Consultants as Architect

   (ii) M/s Innotech Engineering Consultants as Structural Consultant

   (iii) M/s RSP Design Consultants as MEP Consultant

3. Based on Completion Certificate received from Structural Engineer and to the best of my/our knowledge, I/We hereby certify that "PARC SOCIAL" Building has been completed in all aspects. The "PARC SOCIAL" Building is granted Completion Certificate bearing number24/2025dated01.07.2025 by Mamallapuram Local Planning Authority.

Yours Faithfully,

S. PREMNATH, M.Arch.,
Reg. Architect No: CA/1999/24466
RSP Design Consultants (India) Pvt. Ltd.
Altius Block, Olympia Tech Park, 1 Sidco
Industrial Estate, Guindy, Chennai - 600 032.
Mob : 98410 13191, premnath@rspindia.net


GPS Map Camera
Pudupakkam, Tamil Nadu, India
R59x+4w6, Pudupakkam, Tamil Nadu 603103, India
Lat 12.817699° Long 80.198921°
19/08/2025 03:52 PM GMT +05:30
Google


GPS Map Camera
Pudupakkam, Tamil Nadu, India
R59x+4w6, Pudupakkam, Tamil Nadu 603103, India
Lat 12.817374° Long 80.1993°
19/08/2025 03:46 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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.