Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project " SRI RANGANATHAPURAM" – PHASE I" at Serapanancheri Village, Kundrathur Taluk, Kancheepuram District 601 301 . Comprised In S. No. 58/1, 58/2 & 58/3B of Serapanancheri Village, Kundrathur Taluk, Kancheepuram District, Within the limits of Kundrathur Panchayat Union .

Date: 07.10.2026

To
Mr. S. V. RAVICHANDRAN
Plot No 41 2nd Cross Street
Thirumalai Nagar, Perungudi
Chennai – 600 096.

Subject: Certificate for Completion of Layout

Sir,

I, **Mr. T. MURUGAN**, having License No **CGLRGN/RE/GR-III/2020/08/014** undertaken assignment Licensed Surveyor for the assessment and verification of development of work done at Layout situated Project "SRI RANGANATHAPURAM – PHASE I" at Serapanancheri Village, Kancheepuram District – 601 301 . demarcated by its boundaries (latitude: 12.870481 , longitude: 79.988388) Being S. No. 58/1, 58/2 & 58/3B of Serapanancheri Village, Kundrathur Taluk, Kancheepuram District, Within the limits of Kundrathur Panchayat Union . Measuring 4400.00 Sq.m. Being developed by **Mr. S. V. RAVICHANDRAN**

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 (DTCP) vide Planning Permission ROC.No: Z9RN4P7G/2026/TCP dated 14.05.2026 ., layout No:129/2026., DTCP Approval No: 2026-2027/05/26 dated 26.05.2026 The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.NO	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1	ROADS	**Yes**
2	STORM WATER DRAIN	**Yes**
3	STREET LIGHTS	**Yes**

T. Murugan.

Er. T. MURUGAN, DCE.
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade - III)
DTCP Reg. No: CGLRGN/RE/2020/08/014
UNIQUE SURVEY. No. 1, Malar Complex,
Near Railway Gate, Kattankulathur,
Cell: 9789042448, 7550278118

Enclosed: Photographs of all sides of site

Yours Faithfully

Stamp, Signature & Name
(**Mr. T. MURUGAN**)
of Architect/Licensed Survey
with **CGLRGN/RE/GR-III/2020/08/014**

District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. T.MURUGAN** has enrolled as **Registered Engineer Gr-III (RE)** with Department of Town and Country Planning who has the qualification of **Diploma in Civil Engineering** and experience in the relevant field for more than **15 years**.

He/She has been given the Registration No. **CGLDIST/RE/Gr-III 2020/08/014 Renewed** on **14.08.2025**. He/ She 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.

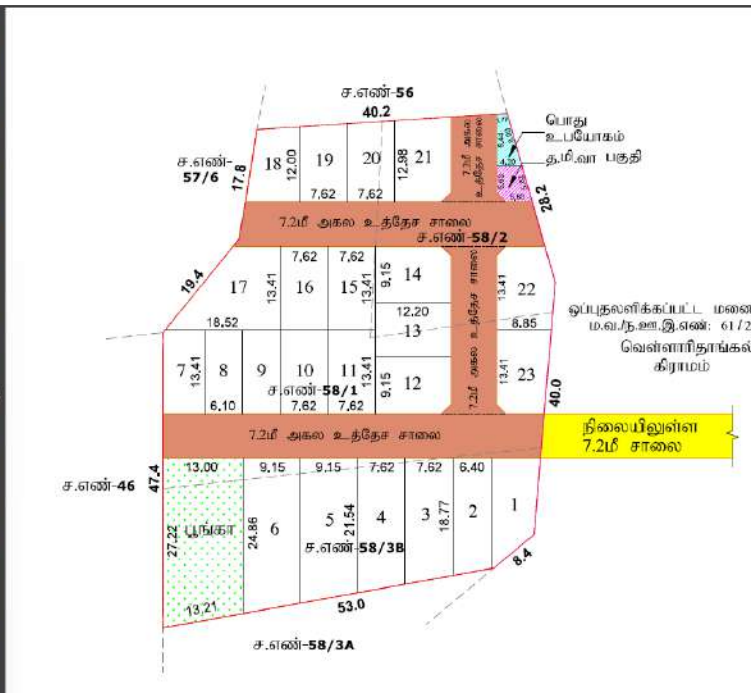
This Registration is valid upto **13.08.2030**

Assistant Director
Chengalpattu District



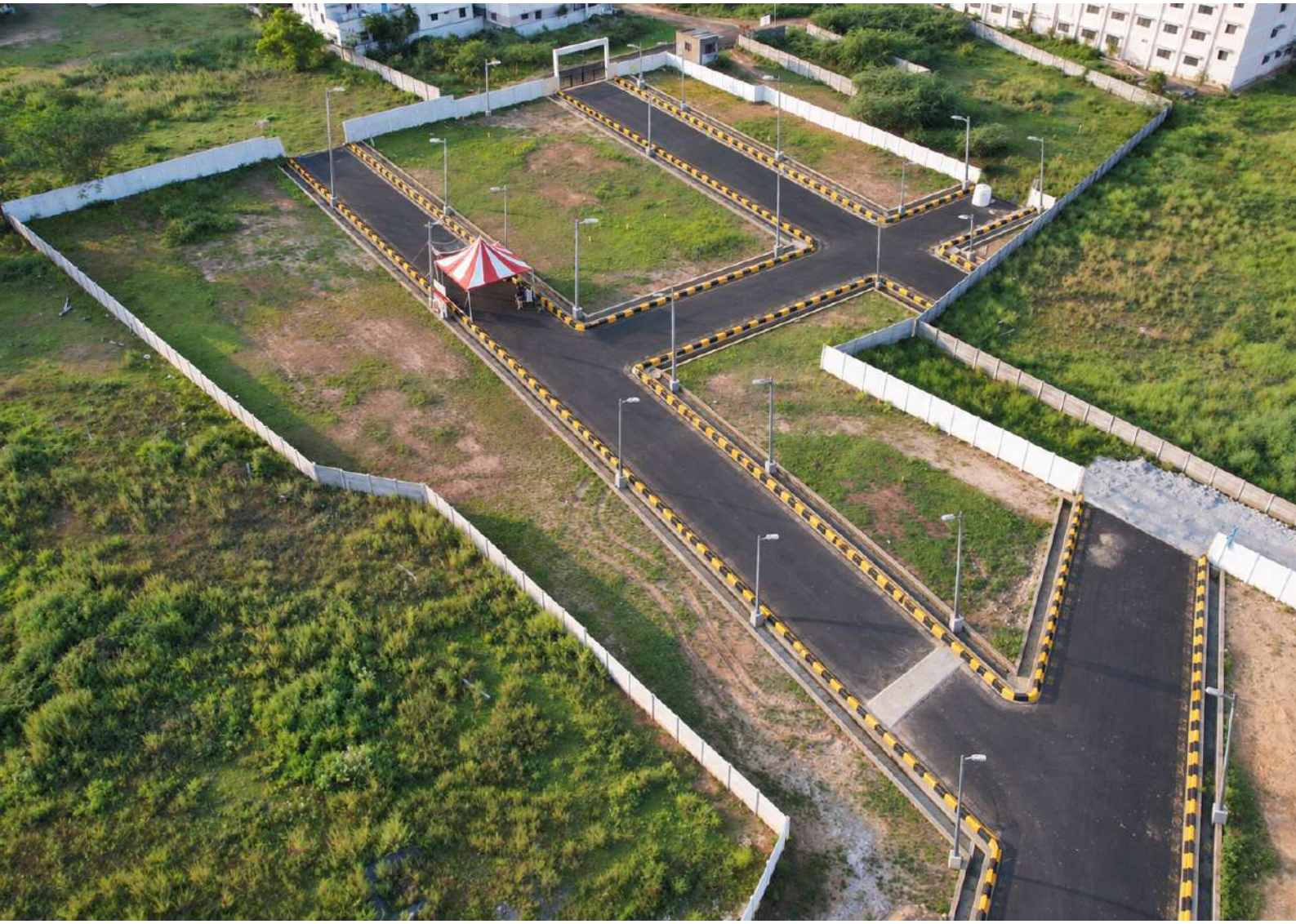
T. Murugan.
Er. T. MURUGAN, DCE
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade - III)
DTCP Reg. No: CGLRGN/RE/2020/08/014
UNIQUE SURVEY, No 1, Malar Complex,
Near Railway Gate, Kattankulathur,
Cell: 9789042448, 7550278118




ச.எண்-56
40.2
பொது
உபயோகம்
த.மி.வா பகுதி
ச.எண்-
57/6
17.8
18
12.00
19
7.62
20
7.62
12.98
21
7.2மீ அகல உத்தேச சாலை
28.2
7.2மீ அகல உத்தேச சாலை
ச.எண்-58/2
19.4
17
13.41
7.62
16
7.62
15
13.41
9.15
14
12.20
13
18.52
8.85
22
13.41
ஒப்புதலளிக்கப்பட்ட மனை
ம.வ.ந.ஊ.இ.எண்: 61/2
வெள்ளாரிதாங்கல்
கிராமம்
7
13.41
8
6.10
9
10
7.62
11
7.62
13.41
9.15
12
7.2மீ அகல உத்தேச சாலை
13.41
23
40.0
ச.எண்-58/1
7.2மீ அகல உத்தேச சாலை
நிலையிலுள்ள
7.2மீ சாலை
ச.எண்-46
47.4
13.00
9.15
9.15
7.62
7.62
6.40
பூங்கா
27.22
24.86
6
5
21.54
4
3
18.77
2
1
ச.எண்-58/3B
8.4
13.21
53.0
ச.எண்-58/3A












25 25
GPS Map Camera
Chennai,TN,India
Salamangalam, Tamil Nadu, India
Vxcq+8hc, Serappanachery, Salamangalam, Tamil Nadu 601301, India
Lat 12.869244, Long 79.988851
Monday, 05/10/2026 05:37 PM GMT+05:30
Note : Captured by GPS Map Camera


Chennai,TN,India 🇮🇳
Salamangalam, Tamil Nadu, India
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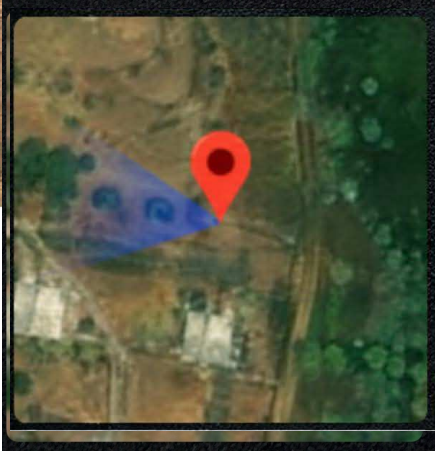


GPS Map Camera

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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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+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.