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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Form-5

Certificate by Architect/Licensed Surveyor
(Certificate for the purpose of completion of Layout/Sub-Division Project)

Address of the Project : Survey. No – **413/1A, 1B, 2A & 2B1** of Illalur Village & Panchayat, Thiruporur Panchyat Union, Thiruporur Taluk, Chengalpattu District.

Date:02.09.2026

Thiru. **Mr. R. SELVAM & Mr. S ROBIN**
No – 1/65, Theradi street, 193 Ward,
Thuraipakkam, Chennai – 600097

Subject: Certificate for **"MRL SHAKTHIVEL AVENUE"**

Ref:_____

Sir,

I Mr.V.Hariprabhu having License No. CGLDIST/RE/Gr-III/2022/07/008 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"MRL SHAKTHIVEL AVENUE"** situated on the Plot bearing **PLOT NO : 1 – 34 + OWNER USE** demarcated by its boundaries 12.737958, 80.154371 to the North 12.737629, 80.154384 to the South 12.737842, 80.154919 to the East 12.737684, 80.153389 to the West of Division **Survey no : 413/1A, 1B, 2A & 2B1** of Illalur Village & panchayat, Thiruporur Panchayat Union/Taluk, Chengalpattu District. Measuring 4748.00 sq.mts. The measurements of the roads are as per the length and width of the approved layout by the planning authority being developed by Thiru. **Mr. R. SELVAM & Mr. S ROBIN**

Based on site inspection carried out by me with respect to each of the Plot(s) of the aforesaid Layout 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, T&CP, Chengalpattu District vide Planning Permission No. 162/2026 dated 03/06/2026.The President, Sirukundram Village panchayat Lr No. 02/2026-2027 dated 30/06/2026. 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 DTCP & Local Body	Compli ed Yes / No
1.	Roads	Yes
2.	Storm Water Drains	Yes
3.	Street Lights	Yes
4.	Water Supply & OHT	Yes (Local body letter enclosed)

Yours Faithfully,
Licensed Surveyor

Enclosed: Photographs of all sides of site

Er. V. HARI PRABHU DCE
Registered Engineer Grde - III(RE)
Directorate of Town and Country Planning
Reg. No: CGLDIST/RE/Gr-III/2022/07/008
VKP PLANNERS
No.1, Kandhan Street, Gokulam Colony Ext.,
Periyar Nagar Main Road, Urapakkam.
Ph:8248642020

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.