

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.

Form-5

Certificate by Architect / Licensed Surveyor

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

Date: 10.11.2025

Address of the Project:

“VGN HERITAGE SPRINGZ PHASE - II” for laying out of house sites for the land measuring an extent of 4.305 Acres, comprised in Survey Nos. 46/7A, 46/8, 46/9A, 46/9C, 46/10B, 46/12B, 63/1, 64/2, 65 and 79/2, situate at Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, within the St.Thomas Mount Panchayat Union limit and State of Tamil Nadu.

Name of the Promoter:

VGN Homes Pvt. Ltd

Address of the Promoter

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

Sub: Certificate for the project **“VGN HERITAGE SPRINGZ PHASE - II”**

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 HERITAGE SPRINGZ PHASE - II”** (name of the project) situated on the Plots comprised in Survey No. 46/7A, 46/8, 46/9A, 46/9C, 46/10B, 46/12B, 63/1, 64/2, 65 and 79/2, demarcated by its boundaries (latitude and longitude of the end points) 12°86'41.18" to the North 80°18'58.19" to the East at Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District and State of Tamil Nadu, measuring to an extent of **17422 Sq.mtr**, being developed by VGN Homes Pvt. Ltd.

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 CMDA vide Planning Permission No.OL-02157 and Approved Plan No. OL-PPD/LO/0167/2025 dated 24.09.2025 in their File No. File No. : CMDA/PP/LAYOUT-1/0137/2025 and further “The Commissioner, St.Thomas Mount Panchayat Union forwarded to local body for final approval which is approved by “The President, Ottiyambakkam First Level Panchyat” vide ROC No. 40/2025-2026 dated 01.11.2025 including all amenities and facilities as committed by the promoter to the allottees.

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





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

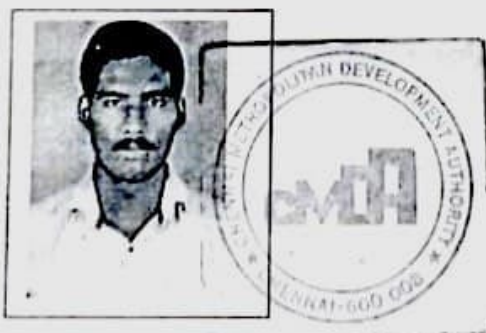
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. I. ARIVAZHAKAN RAJ** has enrolled as Registered Engineer Grade-III (RE) with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.**, and experience in the relevant field for 5 years.

He has been given the Registration No.**RE/GR-III/2019/04/107 Renewed** on **11.04.2024**. 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 10.04.2029.




(A. MEGANATHAN)
Superintendent

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

