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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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:** CMDA Approved layout of house site in **S.NOS- 2/2, 2/3A and 3/2** of Vayalanallur Village-A, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit

**Date-** 27.08.2026

**Promoter:**

**M/s VM REALTY**

**Rep by its propreitor**

**Mr.M.Venkateshwaran**

S/o Mr.Moorthy

No.93, 2nd Floor, Vigneshwara Nagar,

Kundrathur High Road, Porur,

Chennai- 600116

**Subject:** Certificate for **"FORTUNA PHASE-2"**

**Ref: Newly Register with TNRERA as per Proc.No.TNRERA/A3/5152/2022 Dated 04.03.2022.**

Sir,

I, Er.S.SARAVANAN (Licensed Surveyor) having License No.RE/GR-III/01/2023/329 had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"FORTUNA PHASE-2"** situated on the Plot bearing Survey No. **2/2, 2/3A and 3/2** demarcated by its boundaries 13.091431, 80.054515 to the North, 13.091433, 80.054517 to the South, 13.091435, 80.054519 to the East 13.091437, 80.054521 the West of Vayalanallur Village-A, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit. Measuring **8903 Sq.m**. Being Developed by **M/s VM REALTY**

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 approved plan is numbered as **OL-PPD/LO/0104/2026** dated **14.05.2026** and CMDA planning permit NO. **OL-03078**

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. | Street Lights | Yes |
| 2. | Water pipe connection | Yes |
| 3. | Road | Yes |
| 4. | Culvert | Yes |
| 5. | | |
| 6. | | |

Yours Faithfully,

Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai - 600 036. Mobile: 9790958444.

**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. SARAVANAN. S** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **I.T.I. DRAUGHTSMAN ( CIVIL )**and experience in the relevant field for **5** years.

He has been given the Registration No.**RE/GR-III/2022/01/329** on **20.01.2022.** 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 **19.01.2027.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

20-1-2022
T. ARIVALAGAN
SUPERINTENDENT
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
EGMORE, CHENNAI-600 008.

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

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# 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.