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

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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**: S.NO: 199/1A2, 199/1B2, 199/3B2, 199/3B3, 199/4B2,199/4B3. Chengalpattu District, Thiruporur Taluk and Panchayat Union, Karanai Panchayat and Village.

**Date:**23.10.2025

A. PADMANABAN
No.22/9, V.P. Kovil Street,
Thirumazhisai, Poonamallee,
Tiruvallur – 600 124..

Subject: Certificate for **"MAKIZHCHI NAGAR"**

Ref:_____(TNRERA Registration Number)

Sir,

I, S.PRABAKARAN (REGISTERED ENGINEER) having License No. **RE/GR.III/VD/AUGUST-2022/060** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at **"MAGIZHCHI NAGAR"** situated on the Plot bearing Survey No. 199/1A2, 199/1B2, 199/3B2, 199/3B3, 199/4B2,199/4B3 In Chengalpattu District, Thiruporur Taluk and Panchayat Union, Karanai Panchayat and Village. demarcated by its boundaries (latitude and longitude of the end points) 12.625553, 80.140607 to theNorth 12.624796, 80.140571 to the South 12.625166, 80.141189 to the East 12.625153, 80.139989 to the West measuring 8,050.00 Sq.m being developed by

A. PADMANABAN 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 DIRECTORATE OF TOWN AND COUNTRY PLANNING, CHENGALPATTU *vide* Planning Permission No. 228/2025 dated 04/09/2025 including all amenities and facilities as committed by the promoter to the allottes.

*Yours Faithfully,*

S. PRABAKARAN

Er. S. PRABAKARAN, BE.,
Registered Engineer Grade: III (RE)
Reg. No: RE/GR-III/VD/AUGEST-2022/060
No. 228/2, GST Road, Venbakkam,
Chengalpattu-603 111.
(Opp. Venbakkam VAO Office)
Cell: 9655933336.

Enclosed:
APPROVAL PLAN & ORDER

**District Town and Country Planning Office,**
**Villupuram District**

No.56A TAHDCO Building,
Government Hospital Road,
Villupuram-605602
Phone : 04146-220045
E-mail : addtcprovpm@gmail.com

# PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that the **Thiru.S.PRABAKARAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for 4 years 3 month.

He has been given the Registration No.**RE/GR.III/VD/AUGUST-2022/060** on 01.**08.2022**. He shall 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.**

The Registration is Valid upto 31.**07.2027**



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் விழுப்புரம் மாவட்டம்
01 AUG 2022

S. Prabakaran

Er. S. PRABAKARAN, BE.,
Registered Engineer Grade: III (RE)
Reg. No: RE/GR-III/VD/AUGEST-2022/060
No. 228/2, GST Road, Venbakkam,
Chengalpattu-603 111.
(Opp. Venbakkam VAO Office)
Cell: 8056793153, 9655933336.

K. Selvarani 1/8/2022

Assistant Director,
District Town and Country Planning
Villupuram District

01/08/22

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.