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

hello@verified.realestate
+91 9996 12 9996
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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: **"MS GARDEN"** S.No. **254/1B2, 255/1A1A1A1, 255/1A1A1A2, 255/1A2, 255/1A3A, 255/1A3B, 255/1A4, 255/1A5, 255/1A7, 255/1B, 255/2A, 255/2B1A, 255/2B1B and 255/2B2,** Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.

Date:11/09/2026

1. S.Vejarani and 2. G.Prakash and 3. G.Ramadhass

No.4, Ground Floor, Pillaiyar Koil Street, Puratchi Thalavi Nagar, Manapakkam, Chennai - 600 125.

Subject: Certificate for **"MS GARDEN"**

Ref:_____

Sir,

I, **B. Alfin Jacob** having License No. **RE/GR-II/2023/04/271,** had undertaken an assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **"MS GARDEN"** situated on the Plot bearing Survey no. **254/1B2, 255/1A1A1A1, 255/1A1A1A2, 255/1A2, 255/1A3A, 255/1A3B, 255/1A4, 255/1A5, 255/1A7, 255/1B, 255/2A, 255/2B1A, 255/2B1B and 255/2B2,** demarcated by its boundaries (13.077611 latitude and 80.090361 longitude of the end points) **Vacant Land** to the North, **Vacant Land** to the South, **Vacant Land** to the East, **Existing Road 9.0m** to the West of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit, measuring 9782 sq. mts. Being developed by: **1. S.Vejarani 2. G. Prakash 3. G. Ramadhass**

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 the date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **CMDA, Planning Permission No. OL-PPD/LO/0096/2026, Permit No. OL-03026** dated **30.04.2026,** including all amenities and facilities as committed by the promoter to the allottees.

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-II
(CMDA REGD. No. RE/GR-II/2023/04/271)
No. 15, WEST KOOVAM RIVER ROAD,
CHINTADRIPET, CHENNAI-600 002.
Mob: 97909 73900

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1	Storm water drain	Yes
2	Source of Water/OHT	No
3	Street Light	Yes
4	Road	Yes
5		
6	Others	

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-II
(CMDA REGD. No. RE/GR-II/2023/04/271)
No. 15, WEST KOOVAM RIVER ROAD,
CHINTADRIPET, CHENNAI - 600 002.
Mob: 97909 73900

Yours faithfully,
B. Alfin Jacob
RE/GR-II/2023/04/271

Enclosed:

Photographs of all sides of the site

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'ThalamuthuNatarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. ALFIN JACOB. B** has enrolled as **Registered Engineer Grade-II (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **B.E.,(Civil Engg.)** and experience in the relevant field for **5** years.

He has been given the Registration No.**RE/GR-II/2023/04/271** on **17.04.2023.** 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 **16.04.2028**.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY * CHENNAI-600 008. *

17/4/23

(A. MEGANATHAN)
Superintendent

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.