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RE REGULATORY RECORD

RERA Document

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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 : Survey. No – **159/2** of Rathinamangalam Village, Vengadamangalam Panchayat, Vandalur Taluk, Chengalpattu District.

Date:16-10-2026

Thiru. **Mr. G. SATHIYAMULLAR**
No – 8/114F, Arunothayam Illam,
Rajakipakkam, Chennai - 600073

Subject: Certificate for **"MM NAGAR PHASE - III"**

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 **"MM NAGAR PHASE - III"** situated on the Plot bearing **PLOT NO : 1 – 34 + OWNER USE** demarcated by its boundaries 12.861607, 80.142062 to the North 12.861178, 80.141968 to the South 12.861288, 80.142397 to the East 12.861424, 80.141651 to the West of Division **Survey no : 159/2** of Rathinamangalam Village, Vengadamangalam Panchayat, Vandalur Taluk, Chengalpattu District. Measuring 4050.00 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. G. SATHIYAMULLAR**

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. 276/2026 dated 07/10/2026.The President, Vengadamangalam Village panchayat Lr No. 001/2026-2027/P dated 13/10/2026. 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

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. V.HARI PRABHU** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **D.C.E.,(Civil Engineering)** and experience in the relevant field for **05 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-III/2022/07/008** on **15.07.2022**. 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 **14.07.2027**.

15/07/22

Joint Director/Deputy Director (I/c),
Chengalpattu District



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
15 JUL 2022
செங்கல்பட்டு மாவட்டம்

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

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/tools

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The LandLens suite
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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.