

RE

REGULATORY RECORD

RERA Document

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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: 11-04-2026

Address of the Project: All that piece and parcel of Vacant Site in Approved layout **1) S.M. SUNDARAM, 2) S. GANESAN, 3) S.SATHANANTHAN "SMS AVENUE EXTENSION - 2"** L.P./ D.T.C.P. (VLR No. 22/2024), Kangayanallur village, Vellore Corporation, Katpadi Taluk, Vellore District comprised in Survey No. 48/5A, 6A, 6B & 7B ,
Extent of – 4431.30 Sq.m (or) 1.095 Acre, Total Plot Nos: 19 (1-19), Shop-0 (Nil).

(Address of the Promoter)

WE, **1) S.M. SUNDARAM**, D NO: 318, SOUTH AVENUE ROAD, TNHB Phase-II,
SATHUVACHARI, Vellore Taluk And district – 632009. CELL.NO: -9443342708,
G-mail: k.selva2020@gmail.com.

2) S. GANESAN, D NO: 318, SOUTH AVENUE ROAD, TNHB Phase-II, SATHUVACHARI,
Vellore Taluk, district – 632009.

3) S. SATHANANTHAN, D NO: 318, SOUTH AVENUE ROAD, TNHB Phase-II,
SATHUVACHARI, Vellore Taluk, district – 632009.

Subject: Certificate for **"SMS AVENUE EXTENSION – 2"**

I, K.Kalaiselvan (name of the Licensed Surveyor) having License No: **RE/Gr-III/Oct-2024/033** had undertaken assignment as a Licensed Surveyor for the assessment and verification of development of work done at layout **"SMS AVENUE EXTENSION – 2"** L.P./ D.T.C.P. (VLR No. 22/2024), Kangayanallur village, Vellore Corporation, Katpadi Taluk, Vellore District comprised in Survey No. **48/5A, 6A, 6B & 7B** , Extent of – 4431.30 Sq.m (or) 1.095 Acre, Total Plot Nos: 19 (1-19), Shop-0 (Nil). demarcated by its boundaries (latitude and longitude of the end points **LAT: - 12°57'42.8"N, LOG: - 79°09'31.3"E**, to the North **EX.B.T. Road** to the South Vacant Land to the East Vacant Land to the West of Division **EX.Approved Layout** Village: Kangayanallur, Taluk - Katpadi, Vellore District. Measuring 4431.30 Sqmts.

Being Developed by **1) S.M. SUNDARAM, 2) S. GANESAN, 3) S.SATHANANTHAN.**

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 **DTCP** (Name of the sanctioned authority) vide Planning Permission No:- **L.P./D.T.C.P. (VLR) No.22/2024, dated 06-06-2024** including all amenities and facilities as committed by the promoter to the allottee's.

Yours Faithfully,

K. KALAISELVAN.
(Reg. License No **RE/Gr-III/Oct-2024/033**)
Enclosed: Photographs of all sides of site


SUN BUILDING PLANNERS
Er. K.KALAISELVAN, DCE
VCMC : 035 /LS/2024/00023
DTCP : RE/Gr-III/Oct-2024/033
DTCP : CE/Oct-2024/011
Registered Engineer & Construction Engineer
No.13, 1st Floor, Janaki Sivam Complex, (Opp) Bank of India
VIT Road, Old Katpadi, Vellore -7. Cell : 98431 64478

**GOVERNMENT OF TAMIL NADU
TOWN AND COUNTRY PLANNING DEPARTMENT**



**Joint Director, District Town and Country Planning Office, Vellore District
IInd Floor, Ex-service Men Welfare Building,
Fort Round Road, Opposite to Periyar Park,
Vellore - 632 001 Phone No: 0416-2225344**

Website: www.tn.gov.in/dtcp
Mail ID: ddtcpvlr9@gmail.com

Roc No: 2024081316992/VD-3

Dated: 17.10.2024

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that, **Thiru. K.KALAISELVAN** has enrolled as **Registered Engineer Grade – III (RE)** with Joint Director, District Town and Country Planning Office - Vellore District, who has the qualification of D.C.E in Civil Engineering and experience in the relevant field for 12 years.

He has been given the Registration No. **RE/Gr-III/Oct-2024/033** on **31.07.2024**. 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) Department, Dated: 04.02.2019.

This Registration is valid upto **30.07.2029**


Joint Director,
District Town and Country Planning office,
Vellore District.





To,
Thiru. K.KALAISELVAN
No.356, Bajanai Koil street,
Koranthangal Village, Katpadi – Tk,
Vellore – 635 014.



SMS AVENUE
PART I

SMS AVENUE
PART II

GPS Map Camera



Vellore, Tamil Nadu, India 🇮🇳
X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India
Lat 12.961773° Long 79.158554°
Tuesday, 03/03/2026 02:42 PM GMT +05:30



SMS AVENUE
PART II

SMS AVENUE
PART I

Google

Vellore, Tamil Nadu, India
X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India
Lat 12.961496° Long 79.158256°
Tuesday, 03/03/2026 02:41 PM GMT +05:30

GPS Map Camera



SMS AVENUE
PART II

SMS AVENUE
PART I



Vellore, Tamil Nadu, India 
X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India
Lat 12.961496° Long 79.158256°
Tuesday, 03/03/2026 02:41 PM GMT +05:30

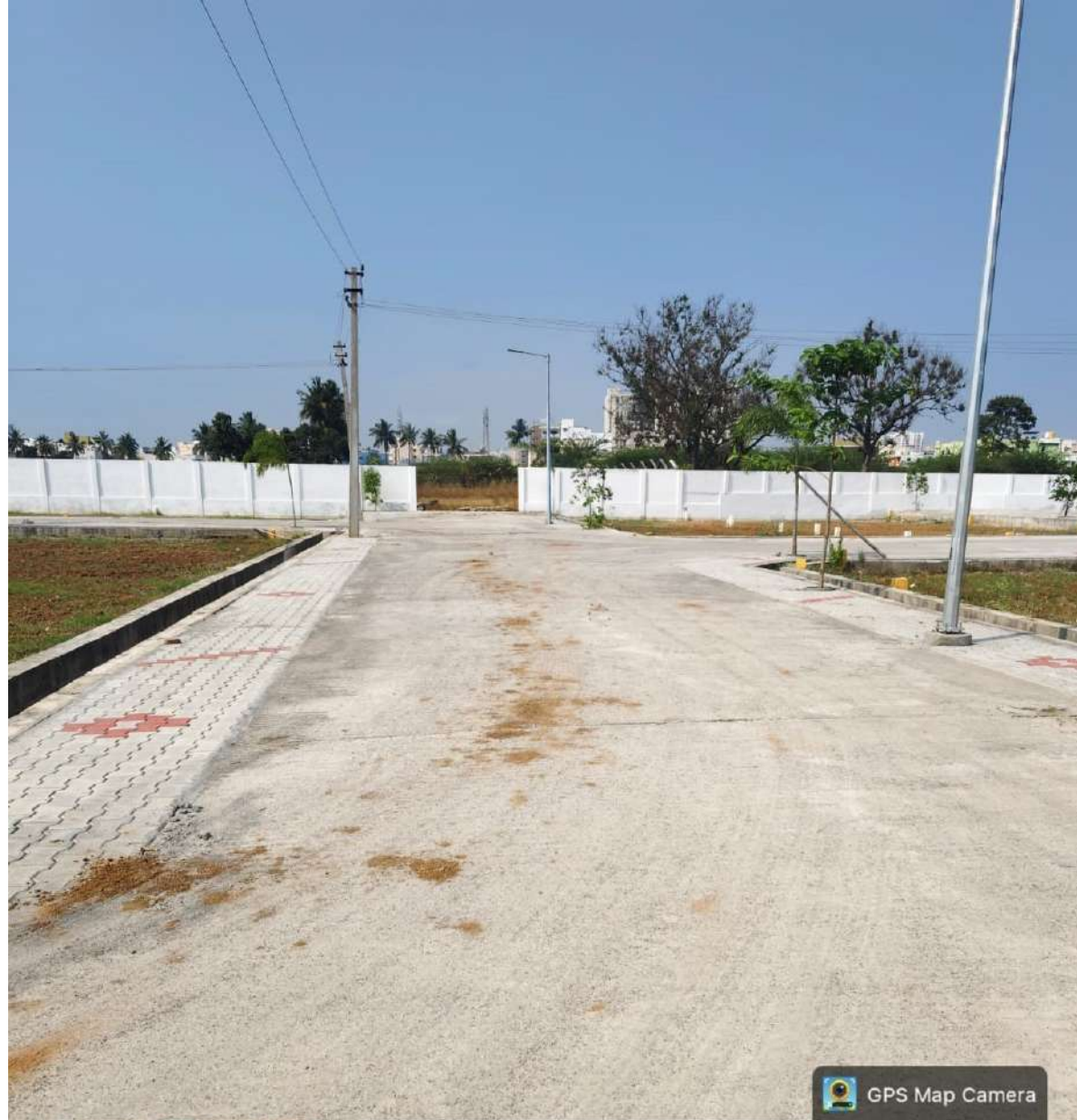


Vellore, Tamil Nadu, India 🇮🇳

X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India

Lat 12.961549° Long 79.158245°

Tuesday, 03/03/2026 02:41 PM GMT +05:30



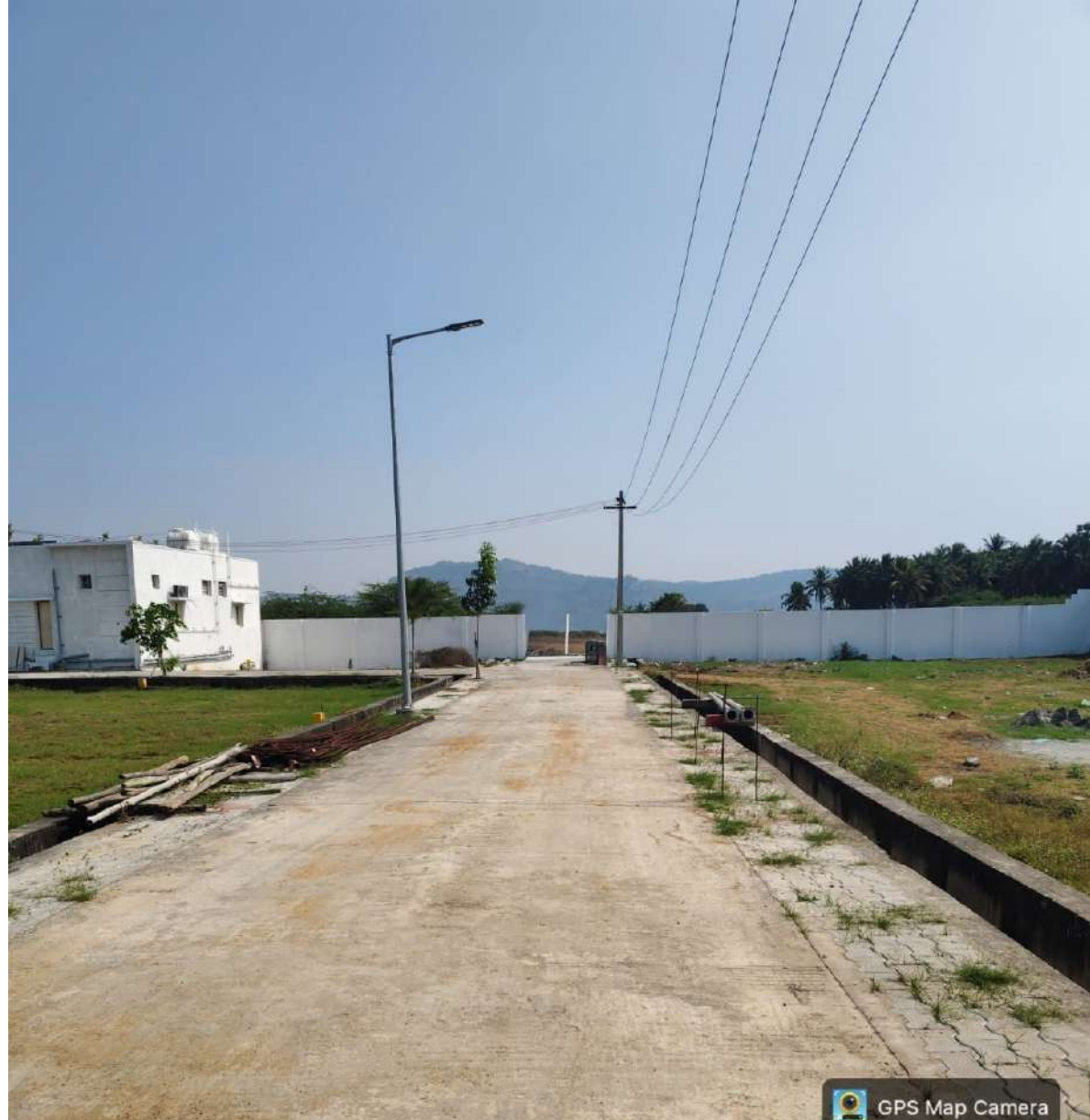
GPS Map Camera

Vellore, Tamil Nadu, India 🇮🇳

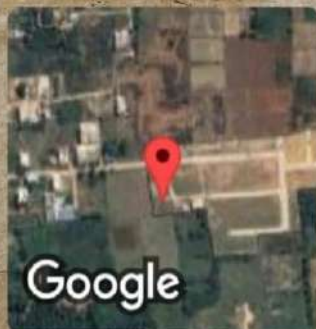
X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India

Lat 12.961564° Long 79.158249°

Tuesday, 03/03/2026 02:41 PM GMT +05:30



 GPS Map Camera



Vellore, Tamil Nadu, India 

X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India

Lat 12.961792° Long 79.157083°

Tuesday, 03/03/2026 02:38 PM GMT +05:30



 GPS Map Camera

Vellore, Tamil Nadu, India 

X564+vp7, Vaibhav Nagar, Katpadi, Vellore,
Tamil Nadu 632006, India

Lat 12.961773° Long 79.158554°

Tuesday, 03/03/2026 02:42 PM GMT +05:30

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,
Chennai 600 097, India
hello@verified.realestate
+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.

