

RE

REGULATORY RECORD

RERA Document

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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 : Project of the Layout Called as “**GRAND TOWN PHASE -1**” Comprised in **Survey Nos. 621/1A2B2, 621/1B2, 621/3, 621/4A, 623/7B, 623/9B2, 623/11B** an Extent of **21220.00Sq.Mt**, Situated at **THELLAR Village, VANDAVASI Taluk, THELLAR Panchayat, THELLAR Panchayat Union, TIRUVANNAMALAI District.**

Date : 26-06-2025

M/s.Ellam Properties

Mr.H.Dilipan,

No. 7, First Floor, Pudhu Street,

OMR Main Road,

Thiruporur – 603110.

Subject : Certificate for the Layout Project “**GRAND TOWN PHASE -1**”

Ref : (1) DTCP Approved No : LP/SWP/DTCP/Tiruvannamalai district/layout no. 106/2025, Dated : 28.03.2025

(2) Village Panchayat President Approval No : Final Approved Letter ROC No. 52/27-05-2025, Vide Dated : 27.05.2025

Sir,

I, **Mr.S.RUBASUNDAR** (Registered Engineer) having Registered No. **018/LS/2021/00001** had Undertaken Assignment as an Architect / Licensed Surveyor for the Assessment and Verification of Development of Work Done at “**GRAND TOWN PHASE -1**” Comprised in **Survey Nos. 621/1A2B2, 621/1B2, 621/3, 621/4A, 623/7B, 623/9B2, 623/11B** an Extent of **21220.00Sq.Mt**, Situated at **THELLAR Village, VANDAVASI Taluk, THELLAR Panchayat, THELLAR Panchayat Union, TIRUVANNAMALAI District.**

Demarcated by its Boundaries :

Latitude – 12.391187 Longitude – 79.554705 to the North

Latitude – 12.390222 Longitude – 79.553898 to the South

Latitude – 12.391187 Longitude – 79.554705 to the East

Latitude – 12.391556 Longitude – 79.553727 to the West

In **THELLAR** Village, **VANDAVASI** Taluk, **THELLAR** Panchayat, **THELLAR** Panchayat Union, **TIRUVANNAMALAI** District. Developed by **M/s.Ellam Properties, Mr.H.Dilipan.**

Based on the Site Inspection Carried out by Me with Respect to Each of the Plot(s) of the Aforesaid Layout / Sub-Division, 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, Tiruvannamalai District (DTCP) as Approved Layout No. LP/SWP/DTCP/Tiruvannamalai district/layout no. 106/2025, Dated : **28.03.2025** and the Final Approval Sanctioned by **The Village President, Thellar** Panchayat, **Tiruvannamalai** District as Final Approved Letter ROC No. **52/27-05-2025**, Vide Dated : **27.05.2025** Including All Amenities and Facilities as Committed by the Promoter to the Allottes.

Your's Faithfully,


Er. S. RUBA SUNDAR
Registered Engineer, Grade-III (RE)
Reg No 018/LS/2021/00001
No. 1, Eswaran Koil Street,
Chengalpattu - 603 001
Cell 7299898917 Ph 044-27423599
Mr.S.RUBASUNDAR

(Registered No. **018/LS/2021/00001**)

Enclosed :

Photographs of all Sides of Site

CHENGALPATTU MUNICIPALITY

Professional Registration Certificate

Roc. No. 018/CP/21-22/0000160

Dated:04-Oct-2021

This is to certify that the **Mr. RUBASUNDAR S** has enrolled as **Engineers - Grade III - RE** with Executive Authority / Commissioner, Municipality / Corporation who has the council of Architect Register No : **018/LS/2021/00001** Which is valid till **31/Mar/2026** .

He/She has been given the Registration No : **018/LS/2021/00001** on **RUBASUNDAR S** . He/She 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.(M.S) No.18 MAWS(MA1) Dept. Dated : 04/Feb/2019 .

This Registration is Valid up to **31/Mar/2026**



[Handwritten Signature]
Commissioner
CHENGALPATTU MUNICIPALITY
[Handwritten Date] 4-10-2021

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

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

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

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.

