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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

*Form-5*

*Certificate by Architect/Licensed Surveyor*

*(Certificatefor the purpose of completion of Layout Project)*

.

**Project (site)** ***address I: -*** *Survey No.* **145/1A1,145/1A2A1 And 146/2A** Site Extent: 13936.00 Sq.m Project Locketed at **Melvenkatapuram Village***, , Sholinghur taluk, Ranipet District, TamilNadu.* Total Site Extent: **13936.00 Sq.m or 3.435** Acres, Name of the Project **"BALAKRISHNAN AVENUE"** Approved by DTCP RANIPET District LAYOUT NO: SWP/DTCP/ RANIPET /LAYOUT NO: **75/2025, Dated 06.10.2025**

**DATE:20.04.2026**

**Name of the pramoter - S.RADHA,**

**Address of the pramoter –** NO-41 Subbarao Street Sholinghur Town / Taluk Tamilnadu state .631102

GMAIL:ashokask545@gmail.com.com

Subject: Certificate for – Name of the Project **–" BALAKRISHNAN AVENUE"**

Ref (TNRERA Registration Number)

Sir

I **K.BHARATH** (Name of the Architect /Licensed Surveyor) having License No: **RE/G-III/AUG-2022/138** L.B.S Vellore LPA and DTCP had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done **"BALAKRISHNAN AVENUE"** ( name of the Project) **North** – Vacant Land **to the South** – Vacant land **to the East** – Existing Road, **to the West** – Vacant Land, Project Locketed at **MELVENKATAPURAM Village***, Sholinghur taluk, Ranipet District, TamilNadu.*

**Latittude - 13°03'92.7"N, Longitude - 79°39'96.3"E**

**Devoloped by** - Name of the Promoter **S RADHA** 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 03-03-2026 of this certificate, the project has been developed and completed in all respects as per the layout plan sanctioned by Asst director,DTCP, Ranipet district SWP/DTCP/RANIPET/LAYOUT NO: **75/2025**, Dated 06.10.2025 and Local body Melvenkatapuram Village Sholinghur Taluk File no -150/2026 Dated 30.01.2026, including completed all amenities and facilities as committed by the promoter to the allotters.

Stamp, Signature & Name (IN BLOCK LETTERS)

of Architect/ Licensed Surveyor with

Reg License No **- RE/G-III/AUG-2022/138**

G.S.Radha

K. Bharath

Er. K. BHARATH, B.E., D.C.E.,
Authority of Licensed Planner in
(VLPA - RE/G-III/AUG2022/138)
KUTTY BUILDERS
No. 7, Jaya Complex, Kannan Nagar,
Sripuram Road, Ariyur, Vellore - 632 055
✆ : 80722 03787

K. Bharath

**LBS SIGN**

***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, Opp to Periyar Park,***
***Vellore 632 001***
Website: WWW.tn.gov.in/dtcp
Mail ID:ddtcpvlr9@gmail.com
Phone No:0416-2225344

***Roc No:1139/2022/VR3*** ***Dated:26 .08.2022***

## ***PROFESSIONAL REGISTRATION CERTIFICATE***

This is to certify that **Thiru. K.Bharath** has enrolled as **Registered Engineer Grade –III (RE)** with Joint Director, District Town and Country Planning Office- Vellore District, who has the qualification of B.E in Civil Engineering and experience in the relevant field for 03 years.

He has been given the Registration No. **RE/G-III/AUG 2022/138** on 26.08.2022. 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) Department, Dated: 04.02.2019.

This Registration is valid upto 25.08.2027.



26 AUG 2022

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

To
Thiru. K.Bharath,
No.79, 2nd Street,
Anna Nagar, Odugathur,
Vellore- 632 103

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.