

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: 21-04-2026

Address of the Project: All that piece and parcel of Vacant Site in Approved layout 1) S. GANESAN, 2) S. SATHANANTHAN, 3) S.M. SUNDARAM, "SMS AVENUE EXTENSION -1" L.P./ D.T.C.P. (VLR No. 30/2024), Katpadi village, Vellore Corporation, Katpadi Taluk, Vellore District. comprised in Survey No. 712/6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H & 6'I'1, Extent of - 11650.00 Sq.m (or) 2.88 Acre, Total Plot Nos: 68 (1-68), Shop-0 (Nil).  
(Address of the Promoter)

WE, 1) S. GANESAN, D NO: 318, SOUTH AVENUE ROAD, TNHB Phase-II, SATHUVACHARI, Vellore Taluk, district - 632009. CELL.NO: -9443342908,  
G-mail: k.selva2020@gmail.com.

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

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

Subject: Certificate for "SMS AVENUE EXTENSION -1"

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 -1" L.P./ D.T.C.P. (VLR No. 30/2024), Katpadi village, Vellore Corporation, Katpadi Taluk, Vellore District. comprised in Survey No. 712/6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H & 6'I'1, Extent of - 11650.00 Sq.m (or) 2.88 Acre, Total Plot Nos: 68 (1-68), Shop-0 (Nil).

demarcated by its boundaries (latitude and longitude of the end points LAT: - 12°57'42.1"N, LOG: - 79°09'28.0"E, to the North Vacant Land to the South Vacant Land to the East APP.Layout to the West of Division Existing Tar Road

Village: Katpadi, Taluk - Katpadi, Vellore District. Measuring 11650.00 Sqmts.

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

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.30/2024, dated 20-07-2024 including all amenities and facilities as committed by the promoter to the allottee's.

Yours Faithfully,s

**K. KALAISELVAN.**  
(Reg. License No RE/Gr-III/Oct-2024/033)  
Cell No: 9843164476

  
**SUN BUILDING PLANNERS**  
Er. K.KALAISELVAN, DCE  
VCMC : 035 /L.S/2024/00023  
DTCP : RE/Gr-III/Oct-2024/033  
DTCP : CE/Oct-2024/011  
Registered Engineer & Construction Engineer  
No.13, 1st Floor, Janaki Swam Complex, (Opp) Bank of India  
VIT Road, Old Katpadi, Vellore -7. Cell : 9843164476

**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](http://www.tn.gov.in/dtcp)

Mail ID: [ddtcpvlr9@gmail.com](mailto: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.

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
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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.

