

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

## (Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project at Survey No. 534/2B1B, 534/2B1C having area extend of 6100 Sq.m or 1.50 Acre in Kalappakulam Village, Kalappakulam Panchayat, Sankarankoil Panchayat Union, Sankarankoil Taluk, Tenkasi District, Tamilnadu

14/04/2026

P.Ramanathan and R.Umadevi,  
No. 113/38, Vadakasi Amman Kovil 2nd Street,  
Sankarankovil - 627756

Subject: Certificate for Residential Layout Development

Ref: New Registration

Sir,

I, **K.VELUSAMY** (name of the Architect/ Licensed Surveyor) having Registration Number: RE-III/ TEN /SEP/2021/005 on 29/09/2021 for the assessment and verification of development of work at bearing Survey No. 534/2B1B, 534/2B1C having area extend of 6100 Sq.m or 1.50 Acre in Kalappakulam Village, Kalappakulam Panchayat, Sankarankoil Panchayat Union, Sankarankoil Taluk, Tenkasi District, Tamilnadu Demarcated by its boundaries (latitude and longitude of the end points) 9.186745, 77.549112 to the North 9.186505, 77.548837 to the West 9.186544, 77.549359 to the East 9.185949, 77.549096 to the South of Division Kalappakulam Village, Kalappakulam Panchayat, Sankarankoil Panchayat Union, Sankarankoil Taluk, Tenkasi District Measuring area of 6100 Sq.m or 1.50 Acre Being developed by **P.Ramanathan and R.Umadevi**,

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 vide ம.வ/தெமாந.ஊஅ எண்: SWP/03/2026, (ROC No. XNHWBAA/2026/TCP), DATE: 09/01/2026 and Approved by Kalappakulam Panchayat President, Approval No. Roc No.05/2025-2026 Date: 03/03/2026 at present completed the road facilities as committed by the promoter to the allottees.

Yours Faithfully,

  
**Er. K.VELUSAMY, DCE.,**  
**LICENCED ENGINEER**  
Reg No : RE/Gr III/TEN/SEP/2021/005  
**JRI GANAPATHY CONSTRUCTION**  
85H, Main Road, (MGR Silai Opposite)  
Puliangudi - 627853  
Cell : 9715577287, 7010647000

Enclosed: *Photographs* of all sides of site

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

Bharthi Nagar 1<sup>st</sup> Street, Melagaram,

Tenkasi District - 627 818.

Phone : 04633 - 295294

E-mail: dtcp.tenkasi@gmail.com

**PROFESSIONAL REGISTRATION CERTIFICATE**

This is to certify that the Thiru.K.VELUSAMY has enrolled as Registered Engineer Grade-III (RE) with Tenkasi District Town And Country Planning Office who has the qualification of D.C.E., (CIVIL ENGINEERING) and experience in the relevant field for 18 years.

He has been given the Registration No. RE/Gr III/TEN/SEP/2021/005 on 29.09.2021. 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 up to 28.09.2026.



*(Signature)* 29/9/2021  
(C.MATHIVANAN)

JOINT DIRECTOR/ ASSISTANT DIRECTOR(FAC)  
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,  
TENKASI



To  
Thiru.K.Velusamy,  
30-1A, Bala Vinayagar 3<sup>rd</sup> South Street,  
T.N.Puthukudi,  
Puliankudi,  
Tirunelveli - 627 855

# 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.

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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,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

