Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Form-5

Certificate by Architect/Licensed Surveyor

(Certificatefor the purpose of completion of Layout Project)

Date-25.02.2025

(Address of the Promoter) "Ganapathy Enterprises" (Reg no - 327/2013) : 1/20,PallaStreet,Anpoondi Village, Poigai post, Vellore taluk, Vellore district Tamilnadu State.

We (***Promoter)*** *Name of the firm partner* **G.Muthusamy S/o Gangadaran** resding at No:10,Koothandavar koil street, Idayansathu Village, Vellore taluk, Vellore district,632002 (1). *Name of the firm partner* **A.Parthasarathy S/o Annamalai** resding at No:62, Bajanai koil street, Munchurpattu post, Arcottangudisai Village, Vellore taluk, Vellore district,632057 (2). *Name of the firm partner* **M.Srinivasan S/o Munirathinam** resding at No: 1/20,PallaStreet, Anpoondi Village, Poigai post, Vellore taluk, Vellore district,632114 (3).

LAYOUT Name **"Vel Town" S.F no** 364/2, 365 Located at Katpadi village/ Taluk. Vellore Corporation & Vellore LPA Santioned extion devalopment plan no -9, VelloreDistrict, Tamilnadu State.

Approved by DTCP Vellore *LAYOUT NO:* 01/2024 dt 04.01.2024 and Vellore Corporation & *LPA File no* ***787/2023/F1*** *Dated* ***15.10.2024*** Santioned extion devalopment plan 09, *Vellore district.*

G-MAIL: bb27101968@gmail.com

Subject: *Certificate for – Name of the Project –* **"Vel Town"**

Ref (TNRERA Registration Number)

Sir

I ***P.S.RAHUL*** *(Name of the Architect /Licensed Surveyor) having License No:* ***RE/Gr-II/RD/SEP-2023/003*** *L.B.S Ranipet LPA and DTCP had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at* **"Vel Town"** *(name of the Project)*

Survey no	:	364/2, 365,
Measuring	:	11650.00 Sq.mtr.2.88 *acre*
Located at	:	Vellore Corporation & Vellore LPA Santioned extion devalopment plan no -9,
Taluk	:	Katpadi
District	:	Vellore District, Tamilnadu State

Latittude - **12°58'51.8"N,** ***Longitude -*** **79°08'43.8"E**

North - *Exsisting Road and plots,* ***to the*** **South** – Vacant *land,* ***to the*** **East** – *Exsisting Road,* ***to the*** **West** - *House Rejon*

Devoloped by ***"Ganapathy Enterprises" (Reg no - 327/2013)*** **"Vel Town"**
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 25.02.2025 of this certificate, the project has been developed and completed in all respects as per the layout plan sanctioned by Asst director,DTCP, Vellore & LPA, Vellore District vide Planning Permission Approved by DTCP *LAYOUT NO:* **01/2024 dt 04.01.2024** and Vellore Corporation & Vellore LPA Santioned extion devalopment plan no -9, *Vellore district the allotters. File no* ***787/2023/F1*** *Dated* ***15.10.2024,*** *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/Gr-II/RD/SEP-2023/003***

P.S.

Er. P.S. RAHUL, B.E., (Civil)
DTCP Registered Engineer-Grade-II,
Reg. No. RE/Gr-II/RD/Sep.2023/003
No.5A/13, Tippu Ali Dharga Street,
Kalavai Road, Arcot-632 503, Rpt. Dt.
Mobile : 63833 54803

GOVERNMENT OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

RANIPET DISTRICT

(F-Block, 4th Floor, Collectorate Campus, Ranipet – 632 402)
Website:WWW.tn.gov.in/dtcp
Mail ID: dtcp.ranipettai@gmail.com

Roc No:1189/2021/RD **Date:27.09.2023**

PROFESSIONAL REGISTRATION CERTIFICATE

This is Certify that **Thiru.P.S.RAHUL** has enrolled as Registered Engineer Grade – II with Assistant Director, District Town And Country Planning Office, Ranipet who has the qualification of **DEGREE OF BACHELOR OF ENGINEERING in CIVIL ENGINEERING** and experience in the relevant field for **5 years.**

He has been given the Registration No.**RE/Gr-II/RD/SEPTEMBER 2023/003 on 27.09.2023.** He Shall be required to comply with the duties and responsibilities prescribed by the Government of Tamilnadu in Part V, "Registration of Professionals", TamilNadu Combined Development and Building Rules, 2019 approved vide G.O(MS)No.18, MAWS(MA1) Department, Dated:04.02.2019.

The Registration is Valid up to **26.09.2028.**



27 SEP 2023

27/9/23

Assistant Director,
District Town and Country Planning Office,
Ranipet District.

To
Mr.P.S.Rahul,
No.29/2, Nabisha Nagar,
Vellore Main Road,
Arcot – 632 503.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate