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

Date: 25-04-2025

Address of the Project: ***All that piece and parcel of Vacant Site*** in Approved layout 1) **R. SELVAKUMAR (Owner), 2) S. RAJAPRIYA, 3) S. JAYAPRIYA, "PAULINE'S LAYOUT" L.P. / D.T.C.P. (VLPA) No. 52/2023, P.P No: 52/2023, Vellore District - Katpadi Taluk - Katpadi Panchayat Union – Karigiri Village & Panchayat – Survey No. 616/9, Extent of – 3844. 00 Sq.m (or) 0.95 Acre, "PAULINE'S LAYOUT", Total Plot No: 20- (1-20),**

**We are** 1) **R. SELVAKUMAR (Owner), 2) S. RAJAPRIYA, 3) S. JAYAPRIYA, NO: 12/15, Officer Colony Road, Ayanavaram, Chennai District -600 023. PH.NO: -97907 74718], G-mail: umeshraj1497@gmail.com.**
(Address of the Promoter)

Subject: Certificate for **"_____",** (Name of the project)

Ref:_____(TNRERA Registration Number) Sir,

I, **M. UMESH RAJ** (name of the Architect/ Licensed Surveyor) having License No: **RE/Gr-II/Aug-2024/031** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at 1) **R. SELVAKUMAR (Owner), 2) S. RAJAPRIYA, 3) S. JAYAPRIYA, "PAULINE'S LAYOUT" L.P. / D.T.C.P. (VLPA) No. 52/2023, P.P No: 52/2023, Vellore District - Katpadi Taluk - Katpadi Panchayat Union – Karigiri Village & Panchayat – Survey No. 616/9, Extent of – 3844. 00 Sq.m (or) 0.95 Acre, "PAULINE'S LAYOUT", Total Plot No: 20- (1-20),** demarcated by its boundaries (latitude and longitude of the end points ***LAT: - 12°97'97.06"N, LOG: - 79°19'44.37"E*** to the **North Existing 7.01m Road** to the **South Vacant Land** to the **East Vacant Land** to the **West of Division Vacant Land**.

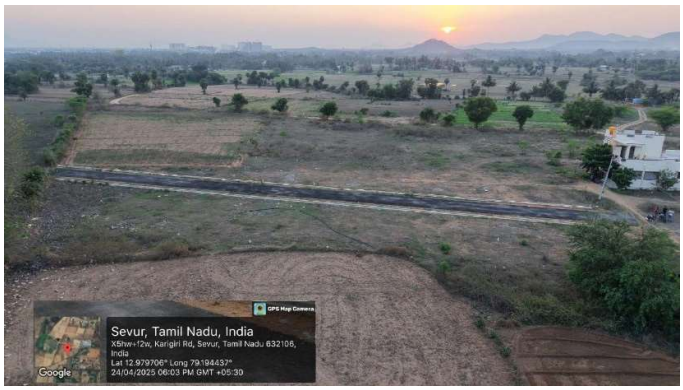
Village – **Karigiri,**
*Taluk* - **Katpadi,** measuring: **3844.00**
District – **Vellore.** **sq.mts**

Developed by **1) R. SELVAKUMAR (Owner), 2) S. RAJAPRIYA, (Owner), 3) S. JAYAPRIYA, " (Owner)** (Name of the Promoter).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. (VLPA) No. 52/2023, P.P No: 52/2023," dated 27-10-2023** including all amenities and facilities as committed by the promoter to the allottee's.

**Er. M. UMESHRAJ, BE.,**
Mobile : 99440 74734
Registered Engineer Grade-II (RE)
RE/Gr-II/Aug-2024/031
No. 32, Paari 1st Cross Street,
Ezhil Nagar, Palavansathu,
Thorapadi Post, Vellore - 632 002.
E-mail: umeshraj1497@gmail.com

*Yours Faithfully,*
Stamp, Signature & Name (IN BLOCK LETTERS) of Architect/ Licensed Surveyor with
**(Reg. License No RE/Gr-II/Aug-2024/031)**
Enclosed: Photographs of all sides of site





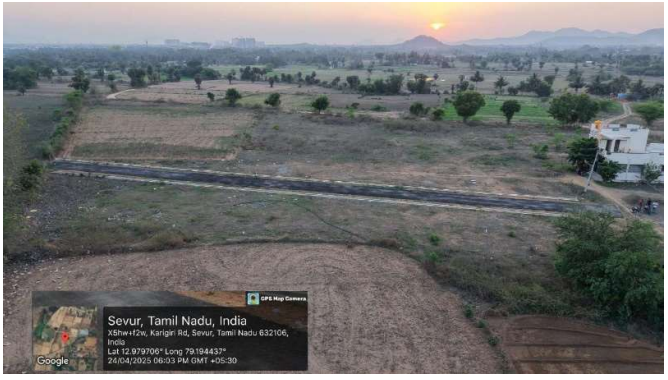


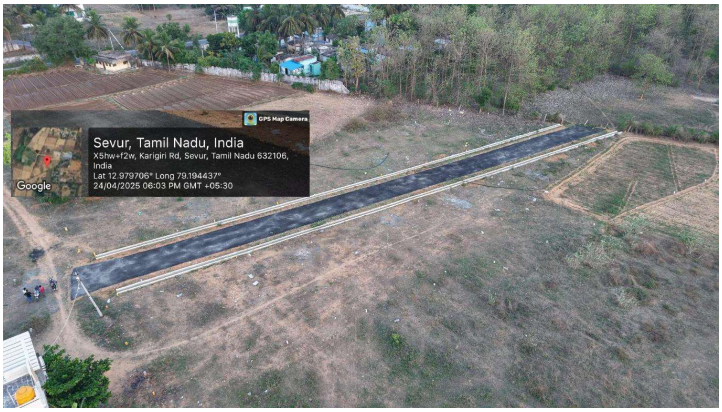









Er. M. UMESHRAJ, BE.,
Mobile : 99440 74734
Registered Engineer Grade-II (RE)
RE/Gr-II/Aug-2024/031
No. 32, Paari 1st Cross Street,
Ezhil Nagar, Palavansathu,
Thorapadi Post, Vellore - 632 002.
E-mail: umeshraj1497@gmail.com

**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
Mail ID: ddtcpvlr9@gmail.com


***Roc No: 2024050PROF-00013630/VD-3*** ***Dated: 14.08.2024***

## *PROFESSIONAL REGISTRATION CERTIFICATE*

This is to certify that, **Thiru. M.UMESHRAJ** has enrolled as **Registered Engineer Grade – *II* (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 5 years & 9 months.

He has been given the Registration No. **RE/Gr-II/Aug-2024/031** on **14.08.2024**. 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 **13.08.2029**

14/8/24

Assistant Director/Joint Director(FAC),
District Town and Country Planning office,
Vellore District.

14/8/24



மாவட்ட நகர் ஊரமைப்பு அலுவலகம் 14 AUG 2024 வேலூர்.

**To,**
Thiru. M.Umeshraj,
No.32, Paari 1st Cross street,
Ezhil Nagar, Palavansathu,
Thorapadi post,
Vellore - 2

**Er. M.UMESHRAJ, BE.,**
**Mobile : 99440 74734**
**Registered Engineer Grade-II (RE)**
**RE/Gr-II/Aug-2024/031**
**No. 32, Paari 1st Cross Street,**
**Ezhil Nagar, Palavansathu,**
**Thorapadi Post, Vellore - 632 002.**
**E-mail: umeshraj1497@gmail.com**



## 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