Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

1. **Earmarking the boundaries in the site photos as per the approved plan, and comply the development works as per the DTCP conditions are storm water drains, street lights, the evidence for payment for the required fees for water supply including for OHT to the local body, etc. Upload the latest drone photos - 4 nos. and road view geo tagged photos - 4 nos.- with village name as per the approval.**

Earmarking the boundaries in the site photos as per the approved plan









comply the development works as per the DTCP conditions are storm water drains, street lights, the evidence for payment for the required fees for water supply including for OHT to the local body,etc.

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 27/07/2026

Applicant Name : KARUNAGARAN R

Application No : 7XWD4AJV

Fees Type : **Demand Fees**

Receipt Number : 2026072766249

Transaction ID : 11000375127169

Purpose

S.No	Description	Amount
1	Layout Approval Fees	129430.00
2	Layout Inspection Fees	50000.00

Total Amount : 179430

Amount In Words : Rupees One Lakh Seventy Nine Thousand Four Hundred Thirty Only

With Regards,
DTCP

Government of Tamil Nadu

E-Challan

Payable at - DTO VILUPPURAM

Remitter Copy

Challan Number	20260624011846	**Challan Date**	24-Jun-2026	**Payment Date**	24-Jun-2026 11:05:24
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	KARUNAGARAN R
Mobile No.	7708575999	**Aadhaar No.**		**Remitter Address**	NO:91, MAIN ROAD, PUDHU NAGAR,
Department	02602-Directorate of Town and Country Planning	**District**	VILUPPURAM	**DDO Code**	24010122
DDO / Office Name	ASST DIRECTOR DISTRICT TOWN AND COUNTRY PLANNING VILLUPURAM	**Department Transaction ID**	66249_1782279194 342	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	91167	66249	NA

Payment Mode	Online	**Payment Type**	null	**Payment Status**	Success
Challan Amount (Rs.)	91,167			**Bank Name**	SBI
Amount (in words)	Ninety One Thousand One Hundred Sixty Seven Rupees only.			**Bank ref no.**	CPAGWSXXZ0

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature
Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

For Office Use Only

Government of Tamil Nadu

E-Challan

Payable at - DTO VILUPPURAM

Remitter Copy

Challan Number	20260629010662	**Challan Date**	29-Jun-2026	**Payment Date**	29-Jun-2026 10:48:33
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	KARUNAGARAN R
Mobile No.	7708575999	**Aadhaar No.**		**Remitter Address**	NO:91, MAIN ROAD, PUDHU NAGAR,
Department	02602-Directorate of Town and Country Planning	**District**	VILUPPURAM	**DDO Code**	24010122
DDO / Office Name	ASST DIRECTOR DISTRICT TOWN AND COUNTRY PLANNING VILLUPURAM	**Department Transaction ID**	66249_1782710297 162	**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Collections- DoTP	Collections- DoTP	021703800AA22709	18000	66249	NA

Payment Mode	Online	**Payment Type**	null	**Payment Status**	Success
Challan Amount (Rs.)	18,000			**Bank Name**	SBI
Amount (in words)	Eighteen Thousand Rupees only.			**Bank ref no.**	CPAGXIKIC9

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

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DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	KARUNAGARAN R	**Payment Generated**	:	24/06/2026
Application No	:	7XWD4AJV	**Payment Completed**	:	29/06/2026
Fees Type	:	**Demand Fees**			
Receipt Number	:	2026062966249			
Transaction ID	:	6562447117215			

Demand Details:

S.No	Description	Amount
1	SubDivision Charges	24000.00
2	Development Charges	16190.00

Total Amount : 40190

Amount In Words : Rupees Forty Thousand One Hundred Ninety Only

With Regards,
DTCP

street lights



storm water drains




GPS Map Camera
Google
Mailam, Tamil Nadu, India
23/05, Mailam, Tamil Nadu 604304, India
Lat 12.124993° Long 79.611867°
Saturday, 29/08/2026 11:16 AM GMT +05:30

water supply



Total Project Cost (Land Cost +Development Charges (Infrastructures) + Market Value & Stamp Duty + On site Expenditure +Clearance and Other Incidental Charges)

Market Value of Land Cost

Including with Stamp Duty : Rs. 12,42,000

Development Charge +

On site Expenditure Charges : Rs. 18,00,000

Demand Fees Paid : Rs. 3,28,787

(DTCP + Village Panchayat)

Total Project Cost Value : Rs. 33,70,787/-

Upload the latest drone photos - 4 nos. and road view geo tagged photos - 4 nos.- with village name as per the approval.










GPS Map Camera
Google
Mailam, Tamil Nadu, India
23/05, Mailam, Tamil Nadu 604304, India
Lat 12.124993° Long 79.611867°
Saturday, 29/08/2026 11:16 AM GMT +05:30


44
GPS Map Camera
Google
Mailam, Tamil Nadu, India
23/05, Mailam, Tamil Nadu 604304, India
Lat 12.124993° Long 79.611867°
Saturday, 29/08/2026 11:12 AM GMT +05:30


GPS Map Camera
Google
Mailam, Tamil Nadu, India
23/05, Mailam, Tamil Nadu 604304, India
Lat 12.124993° Long 79.611867°
Saturday, 29/08/2026 11:16 AM GMT +05:30


23
GPS Map Camera
Google
Mailam, Tamil Nadu, India
23/05, Mailam, Tamil Nadu 604304, India
Lat 12.124993° Long 79.611867°
Saturday, 29/08/2026 11:13 AM GMT +05:30

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

Verified RealEstate™

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.