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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 16/02/2024

Applicant Name : Sundararajan V G And One Member

Application No : 1TZAJHAS

Fees Type : Scrutiny Fees

Receipt Number : 2024021622066

Transaction ID : 7384840458723

Purpose

S.No	Description	Amount
1	Scrutiny Fees	8504

Amount In Words : Rupees Eight Thousand Five Hundred Four Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 25/03/2024

Applicant Name : Sundararajan V G And One Member

Application No : 1TZAJHAS

Fees Type : Osra Fees

Receipt Number : 2024032522066

Transaction ID : 1296643391339

Purpose

S.No	Description	Amount
1	Osra Fees	146619

Amount In Words : Rupees One Lakh Forty Six Thousand Six Hundred Nineteen Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 11/07/2024

Applicant Name : Sundararajan V G And One Member

Application No : 1TZAJHAS

Fees Type : Demand Fees

Receipt Number :

Transaction ID : 8f33bc88-3791-4d56-ac89-35466dfe9b69

Purpose

S.No	Description	Amount
1	Layout Approval Fees	25400.00
2	Layout Inspection Fees	1000.00

Total Amount : 26400

Amount In Words : Rupees Twenty Six *Thousand* Four Hundred Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	Sundararajan V G And One Member	Payment Generated	:	01/04/2024
Application No	:	1TZAJHAS	Payment Completed	:	01/04/2024
Fees Type	:	Demand Fees			
Receipt Number	:	2024040122066			
Transaction ID	:	0053168991937			

Demand Details:

S.No	Description	Amount
1	Display Board Charges	10000.00
2	Centage Charges	9000.00

Total Amount : 19000

Amount In Words : Rupees Nineteen Thousand Only

With Regards,
DTCP

Government of Tamil Nadu

E-Challan

Payable at - DTO ERODE

Remitter Copy

Challan Number	20240715000829	**Challan Date**	15-Jul-2024	**Payment Date**	
Remitter Type	Public	**Remitter Code**	30	**Remitter Name**	V G Sundararajan And One Member
Mobile No.	9715618888	**Aadhaar No.**		**Remitter Address**	Attavanaipidariyur
Department	02602-Directorate of Town and Country Planning	**District**	ERODE	**DDO Code**	05010003
DDO / Office Name	DEPUTY DIRECOTRE, District Town and Country Planning Office, Erode	**Department Transaction ID**		**Office Name**	

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Others	Collections	021760800AS22709	63000	R.S.F.No:392/1A2	Land Conversion Charges

Payment Mode	Offline	**Payment Type**	Cash	**Payment Status**	Pending
Challan Amount (Rs.)	63,000			**Bank Name**	SBI
Amount (in words)	Sixty Three Thousand Rupees only.			**Bank ref no.**	CPADZEQTD7

Remitter Signature

SBI Gobichettipalayam-0839
PFID.:5826268
SACHITHANANDAM N.
15 JUL 2024
Queue No.
MAKER
CHECKER

For Bank Use

Bank Branch Stamp and Signature of Cashier

Manager/Accountant

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.

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.