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

DIGITALLY VERIFIED RECORD

From ,

Date : 23.06.2026

K. Layakh Ali
Nargis Banu
Irshad Raza
Anjum
Farida Ilias
Nesho R Nizar
Shamhoon Zeenath Jafree
11/16 Sanathi Street
Kalakad -627501
Tirunelveli dist.

To,

The Chairman
TNRERA ,
Chennai -600008.

Ref: 1) DTCP letter ref 733K90XC/2024/TCP dated 16/07/2024 and layout approval no SWP/55/2024 and Revised ROC D8I6JHRF/2026/TCP dated 10/04/2026 and revised layout approval no SWP/38/2026

2) Proceedings of the commissioner Kalakad Municipality

3) TNRERA Form C Project Registration number TNRERA/26/LO/0960/2026 dated 11.03.2026

Respected Sir,

SUB –Revised Residential Layout Registration to close the Form C TNRERA/26/LO/0960/2026 dated 11.03.2026 and issue new FORM C for the revised layout at –Tirunelveli dist , Nanguneri Taluk , Kalakad Muncipality ,Kalakad Part-1 Village K J nagar comprised of survey no – No: 797/1, 798/1, 799/1A1A, 799/1A1B, 799/1A2, 799/1A3, 799/1A4, 799/2A, 799/2B, 799/3, 800/1A, 800/1B, 801/1A1A, 801/1A1B, 801/1A1C, 801/1A1D, 801/1D1, 801/1D2, 801/1C1A1, 801/1C1B, 801/1C2, 801/3A, 801/3B, 801/4, 801/5, 801/6 ,801/7-Reg

We have received for TNRERA Form C with reference no -3 for our DTCP approved layout ROC No 733K90XC/2024/TCP dated 16/07/2024 and local body approval Lr No dated 30/05/2025 for our K J Nagar Layout . Now we have revised layout by handing over plot no 48,49,50,51,57,58,78,79,80 to local body as park area via gift deed no 424/2026 dated 13-03-2026 at Sub register office kalakad and also EWS plots also included to the revised layout and got DTCP approval with new ROC D8I6JHRF/2026/TCP dated 10/04/2026 and revised layout approval no SWP/38/2026 and local body approval from proceedings of Kalakad municipality ref 171/2026/007 dated 12-05-2026 for our K J nagar Layout , we hereby request you to close the old TNRERA Form C TNRERA/26/LO/0960/2026 dated 11.03.2026 and issue new FORM C for the revised layout .

Thanking You.

Yours Faithfully,

K. Layakh Ali
M. Nargis Banu
Irshad R
Anjum
Farida. Ilias
Nesho R Nizar
Shamhoon Zeenath Jafree

File No: TNRERA/PLI/0388/2026

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/26/LO/0960/2026 dated 11.03.2026

Project Name: K J NAGAR

Project Details & Address:

Registration for layout of house sites with 91 Plots comprised in Survey No.797/1, 798/1, 799/1A1A, 799/1A1B, 799/1A2, 799/1A3, 799/1A4, 799/2A, 799/2B, 799/3, 800/1A, 800/1B, 801/1A1A, 801/1A1B, 801/1A1C, 801/1A1D, 801/1D1, 801/1D2, 801/1C1A1, 801/1C1B, 801/1C2, 801/3A, 801/3B, 801/4, 801/5, 801/6 and 801/7 of Kalakadu part I Village, Kalakadu Municipality, Nanguneri Taluk, Tirunelveli District. The Joint Director, T&CP, Tirunelveli District approved the layout No.SWP/55/2024 in Letter No.733K90XC/2024/TCP, dated 16/07/2024. The Commissioner, Kalakadu Municipality approved the layout in Lr No.Nil dated 30/05/2025.

Applicant:
1) 1.Layakh Ali, 2.Nargis Banu, 3.Irshad Raza, 4.Anjum, 5.Farida ilias, 6.Nesho R Nizar & 7.Shamhoon Zeenath Jaffaree
No.1/14, 3D EDEN APTS, Kilpauk Garden 1st Lane, Chennai,
Kilpauk,
Chennai District - 600010

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

III.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

IV.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

V.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VI.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated:11.03.2026
Place: Chennai

Digitally Signed by
Additional Director (R), TNRERA
Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

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

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